



District Mission:

LCSD Challenges students to reach their fullest potential through personal, engaged and rigorous learning in the classroom and beyond.

Board Priorities:

Ensure all students stay on or above grade level each year and graduate prepared to successfully implement a plan for college or career.

Every day, we are college or career ready.

Provide all students with engaging learning opportunities.

Rigor and engagement are everywhere.

Create a space that is safe, inclusive and welcoming for all.

Diversity and culture make us better.

Plan and execute the capital and human capital investments that will make our district better.

We plan for the future.

Lake County School District Board of Education Sept. 14, 2021 5:00 pm Regular Meeting Location: District Office-Room 11 & via Zoom

1. 5:00 Call to order
2. 5:01 Pledge of Allegiance
3. 5:02 Roll Call
4. 5:03 Preview Agenda
5. 5:04 Public Participation

Members of the public who wish to address the board on non-agenda items are welcome to do so at this time. Please sign up with board secretary. We ask you to please observe the following guidelines:

- Confine your comments to matters that are germane to the business of the School District.
- Recognize that students often attend or view our meetings. Speaker's remarks, therefore, should be suitable for an audience that includes kindergarten through twelfth grade students.
- Understand that the board cannot discuss specific personnel matters or specific students in a public forum.

6. 5:15 Consent Agenda
 - a. Aug. 10, 2021 Regular Meeting Minutes
 - b. Aug. 24, 2021 Special Meeting Minutes
 - c. Employee Status
7. 5:16 Welcome to new student representative
8. 5:20 Action Items
 - a. 5:20 Bright Start/LCSD Lease
 - b. 5:30 Scheduling of future meetings
 - c. 5:40 RFP-Bid proposal for Federico Field Grandstands and LCIS stairs
9. 5:50 Discussion Items
 - a. 5:50 Certificate Of Participation-Dan O'Connell
 - b. 6:20 District Calendar-Eudelia Contreras
 - c. 6:40 Comprehensive Literacy State Development Grant-Andi Weigel
10. 7:10 Oversight Calendar
 - a. District Performance-Superintendent Massey
11. 7:20 Superintendent Update
12. Board Reports
13. Agenda planning
14. Adjourn
15. Meeting or event:
 - a. Sept. 28, 2021 Special Meeting 6:30 pm @ District Office/Zoom
 - b. Oct. 8, 2021 Members of the board may attend a district wide meeting @ LCHS 10:00 am

Estimated duration of meeting is 2.5 to 3 hours **Updated 9/8/2021

A few welcoming notes:

The board's meeting time is dedicated to its strategic mission and top priorities. • The "consent agenda" has items which have either been discussed prior or are highly routine. By not discussing these issues, we are able to spend time on our most important priorities. • "Public participation" is an opportunity to present brief comments or pose questions to the board for consideration or follow-up. Time limits are 3 minutes for individual speakers if fewer than 20 individuals have signed up to speak; 2 minutes' limit and 5 minutes for groups of 20 signed up; and 1 minute for individual and 3 minutes for groups if more than 30 have signed up to speak. Please see Board Policy GP-14 (Governance Process) for the full policy. The boundaries are designed to help keep the strategic meeting focused and in no way limits conversations beyond the board meeting. • Your insights are needed and welcomed and the board encourages you to request a meeting with any board member, should you have something to discuss. • If you are interested in helping the district's achievement effort, please talk with any member of the leadership team or call the district office at 719-486-6800. Opportunities abound. Your participation is highly desired.



Mision del Distrito:

LCSD desafía a los estudiantes a alcanzar su máximo potencial a través del aprendizaje personal, comprometido y riguroso en el aula y más allá.

Prioridades de la junta:

Asegúrese de que todos los estudiantes se mantengan en o por encima del nivel de grado cada año y se gradúen preparados para implementar con éxito un plan para la universidad o una carrera.

Todos los días estamos preparados para la universidad o una carrera.

Brindar a todos los estudiantes oportunidades de aprendizaje interesantes.

El rigor y el compromiso están en todas partes.

Crea un espacio seguro, inclusivo y acogedor para todos.

La diversidad y la cultura nos hacen mejores.

Planificar y ejecutar las inversiones de capital y capital humano que mejorarán nuestro distrito.

Planeamos para el futuro.

Junta de Educación del Distrito Escolar del Condado de Lake

14 de septiembre de 2021 5:00 pm Reunión ordinaria

Ubicación: Oficina del distrito y via Zoom

1. 5:00 Llamada al orden
2. 5:01 Juramento a la bandera
3. 5:02 Pasar lista
4. 5:03 Vista previa de la agenda
5. 5:04 Participación pública

Los miembros del público que deseen dirigirse a la junta sobre temas que no estén en la agenda pueden hacerlo en este momento. Regístrese con el secretario de la junta. Le pedimos que observe las siguientes pautas:

- Limite sus comentarios a asuntos relacionados con los negocios del Distrito Escolar.
- Reconozca que los estudiantes a menudo asisten o ven nuestras reuniones. Por lo tanto, los comentarios del orador deben ser adecuados para una audiencia que incluya a estudiantes de jardín de infantes a duodécimo grado.
- Entender que la junta no puede discutir asuntos específicos de personal o estudiantes específicos en un foro público.

6. 5:15 Agenda de consentimiento
 - a. Acta de la reunión ordinaria del 10 de agosto de 2021
 - b. Acta de la reunión especial del 24 de agosto de 2021
 - c. Estado de empleado
7. 5:16 Bienvenido al nuevo representante de estudiantes
8. 5:20 Elementos de acción
 - a. 5:20 Bright Start/LCSD alquiler
 - b. 5:30 Programación de futuras reuniones
 - c. 5:40 RFP- Bid proposal for Federico Field Grandstands and LCIS stairs
9. 5:50 Tema de discusión
 - a. 5:50 Certificado de participación-Dan O'Connell
 - b. 6:20 Calendario Distrital-Eudelia Contreras
 - c. 6:40 Beca de Desarrollo Estatal de Alfabetización Integral-Andi Weigel
10. 7:10 Calendario de supervisión
 - a. Rendimiento del distrito
11. 7:20 Actualización del Superintendente
12. Informes de la junta
13. Planificación de la agenda
14. Aplazar
15. Next Reunion o evento:
 - a. 28 de septiembre de 2021 reunión especial 6:30 pm en la oficina del distrito/Zoom
 - b. 8 de octubre de 2021 los miembros de la junta pueden asistir a una reunion de todo el distrito @ LCHS 10:00 am

La duración estimada de la reunión es de 2,5 a 3 horas ** Actualizado el 8 de septiembre de 2021

Algunas notas de bienvenida:

El tiempo de reunión de la junta se dedica a su misión estratégica y sus principales prioridades. • La "agenda de consentimiento" tiene elementos que han sido discutidos previamente o son muy rutinarios. Al no discutir estos temas, podemos dedicar tiempo a nuestras prioridades más importantes. • La "participación pública" es una oportunidad para presentar breves comentarios o plantear preguntas a la junta para su consideración o seguimiento. Los límites de tiempo son 3 minutos para oradores individuales si menos de 20 personas se han inscrito para hablar; Límite de 2 minutos y 5 minutos para grupos de 20 inscritos; y 1 minuto para individuales y 3 minutos para grupos si más de 30 se han inscrito para hablar. Consulte la Política de la Junta GP-14 (Proceso de gobernanza) para conocer la política completa). Los límites están diseñados para ayudar a mantener la reunión estratégica enfocada y de ninguna manera limita las conversaciones más allá de la reunión de la junta. • Sus ideas son necesarias y bienvenidas y la junta le anima a solicitar una reunión con cualquier miembro de la junta, en caso de que tenga algo que discutir. • Si está interesado en ayudar en el esfuerzo de rendimiento del distrito, hable con cualquier miembro del equipo de liderazgo o llame a la oficina del distrito al 719-486-6800. Abundan las oportunidades. Su participación es muy deseada d.

A few welcoming notes:

The board's meeting time is dedicated to its strategic mission and top priorities. • The "consent agenda" has items which have either been discussed prior or are highly routine. By not discussing these issues, we are able to spend time on our most important priorities. • "Public participation" is an opportunity to present brief comments or pose questions to the board for consideration or follow-up. Time limits are 3 minutes for individual speakers if fewer than 20 individuals have signed up to speak; 2 minutes' limit and 5 minutes for groups of 20 signed up; and 1 minute for individual and 3 minutes for groups if more than 30 have signed up to speak. Please see Board Policy GP-14 (Governance Process) for the full policy). The boundaries are designed to help keep the strategic meeting focused and in no way limits conversations beyond the board meeting. • Your insights are needed and welcomed and the board encourages you to request a meeting with any board member, should you have something to discuss. • If you are interested in helping the district's achievement effort, please talk with any member of the leadership team or call the district office at 719-486-6800. Opportunities abound. Your participation is highly desired.

SCHOOL BOARD MINUTES

Regular Meeting

Aug. 10, 2021

Meeting called to order –Director Contreras called the meeting to order.

Roll Call of Members - The regular meeting of the Board of Directors for Lake County School District R-1 was called to order on Aug. 10, 2021, at 5:03 p.m. and was held at the District Office and via Zoom. Directors Baker, Contreras, Federico, Solomon, Weston and Superintendent Massey were present.

Pledge of Allegiance –Director Contreras led the pledge of allegiance.

Preview of agenda- No changes were needed.

Book Study- Superintendent Massey spoke to the board about the book study that she will continue this year with the administrative team. The board discussed that they appreciated hearing about the book and hoped to continue with following along this year also.

Public Participation- N/A

Approval of consent agenda items- It was moved by Director Solomon to approve consent agenda. Director Federico seconded the motion; Director Weston abstained from the vote for the minutes from June 8 and June 22 as he was not in attendance for those meetings but voted Aye on minutes from July.

	Baker	Contreras	Federico	Solomon	Weston
Aye	X	X	X	X	X
Nay					
Absent					
Abstain					

motion carried 5-0-0-0.

Best Update- Colleen Kaneda presented an update to the board on the West Park BEST project.

Staff recognition Certified and Classified- Superintendent Massey recognized Eva Mascarenas as being named the Classified staff member of the year for all her work as the Custodial Manager and the work she and her team have had to manage over the past year.

It was moved by Director Solomon to wait until Mr. Remsen was available on Zoom to recognize him. Director Federico seconded, motion passed and will come back to it later in the meeting.

Oversight Calendar- Superintendent Massey gave an update on district preparedness and the start of the school year including COVID plans, staffing, opening of LCES and general start of school.

Bethany Massey, Paul Anderson and Mike Vagher presented on the Master Plan including what has been completed, what were the next steps according to the plan and options for moving forward including a proposed timeline for a BEST Grant application. Board members shared their thoughts and ask questions for the team to bring back more information at a later meeting.

Staff recognition Certified and Classified- Superintendent Massey recognized Karl Remsen for being named the Certified staff member of the year for all the work he does for the schools and for being the best possible teacher he can be for his students.

Superintendent Update- Superintendent Massey had no additional report after the Oversight Calendar.

Board reports- Director Baker had no additional report on the BEST project. Director Contreras spoke of the excitement of the students returning to school and the Ribbon Cutting at LCES. Director Federico had no report. Director Solomon spoke of Policy Council meeting for the first-time once school starts and the Ribbon Cutting at LCES. Director Weston had no report but spoke of missing a City Council Meeting that was on the same night as the meeting tonight and how we might be able to move meetings so that the board would have representation at those meetings.

Superintendent Massey updated the board on the changes to administrators at LCES and LCHS.

Upcoming meetings and agenda planning were discussed.

It was moved by Director Solomon to adjourn the meeting. Director Weston seconded the motion; motion carried.

Meeting adjourned at 7:06 pm.

ATTEST:

Felicia (Federico) Roeder, Secretary

Eudelia Contreras, President

SCHOOL BOARD MINUTES

Special Meeting

Aug. 24, 2021

Meeting called to order –Director Solomon called the meeting to order.

Roll Call of Members - The special meeting of the Board of Directors for Lake County School District R-1 was called to order on Aug. 24, 2021, at 6:30 p.m. and was held at the District Office and via Zoom. Directors Baker, Federico, Solomon, Weston and Superintendent Massey were present. Director Contreras was absent and excused.

Preview Agenda- No changes needed.

Public Participation- Jane Harelson was in attendance and spoke to the board on her concerns that the pool at LCIS has been closed down and what the plans were for the building.

Discussion Items: Taylor Trelka was in attendance and gave an update on the 21st Century Cohort IX Grant.

It was moved by Director Weston to table the discussion about revisiting the district calendar. Director Baker seconded the motion.

	Baker	Contreras	Federico	Solomon	Weston
Aye	X		X	X	X
Nay					
Absent		X			

motion carried 4-0-1.

The board discussed the possibility of moving the meetings to Monday's. We will add an action item to the agenda for the Sept. 14th meeting.

Superintendent Massey presented the draft Strategic Plan for the next five years and the board asked questions and discussed the plan.

Action Item: It was moved by Director Baker to approve the Change is Scope/Full Day Head Start Duration. Director Federico seconded the motion. Lisa Roeder was in attendance and explained the need for the change and answered questions from the board.

	Baker	Contreras	Federico	Solomon	Weston
Aye	X		X	X	X
Nay					
Absent		X			

motion carried 4-0-1.

Oversight Calendar: Mike Vagher spoke regarding facilities and projects that were done over the summer and upcoming projects and needs for the district.

A short break was taken and the meeting resumed.

Action Item: It was moved by Director Baker to approve the BEST application. Director Solomon seconded the motion.

	Baker	Contreras	Federico	Solomon	Weston
Aye	X		X	X	X
Nay					
Absent		X			

motion carried 4-0-1.

Superintendent update: Superintendent Massey spoke of highlights from the start of school at each of the schools, planning on a district wide celebration on Oct. 8th and gave a hiring and staffing update.

Upcoming meetings were discussed and it was moved by Director Weston to adjourn the meeting. Director Baker seconded the motion; motion carried.

Meeting adjourned at 8:48 pm.

ATTEST:

Felicia (Federico) Roeder, Secretary

Eudelia Contreras, President

Lake County School District R-1
Employee Status Report
September 7, 2021

9/7/2021

Certified Staff

Recommended for Hire

<u>Name</u>	<u>Assignment</u>	<u>Degree</u>	<u>License- Endorsement</u>	<u>Experience</u>
Saunders, Elizabeth	Kindergarten Teacher - LCES	BS Education	Elementary Education - CDE applied	1 year

Transfers

<u>Name</u>	<u>Current Assignment</u>	<u>Transfer Assignment</u>	<u>Location</u>	<u>Effective</u>
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Resignations/Terminations

Stock, McKenzie	Art Teacher	Resignation	WPE	9/17/2021
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Eudelia Contreras, President

Felicia (Federico) Roeder, Secretary

**Lake County School District R-1
Employee Status Report
September 7, 2021**

9/7/2021

Support Staff/Classified

Recommended for Hire

Allen, Judy	Substitute
Carreon Ramirez, Sergio	Custodian
Contreras, Raquel	Project Dream Crew Leader
Fernandez, Desiree	Special Education Paraprofessional
Green , Megan	Family Connector
Gurrola-Navarro, Lidia	Bilingual Program Support -The Center
Guzman, Elia	Project Dream Crew Leader
Hansen, Reuben	Project Dream Crew Leader
Jenkins, Danah	Substitute
Lozano, Miriam	Family Connector
Martin, William	Substitute
Martin, Wyatt	STEM Instructional Paraprofessional
Perea, Cindy,	Family Connector
Rudy, Alison	Special Education Paraprofessional
Smith, Alice	Substitute
Vanderweit, Todd	Project Dream Crew Leader

Transfers

<u>Name</u>	<u>Current Assignment</u>	<u>Transfer Assignment</u>	<u>Effective</u>
Carreno, Heidy	Special Education Paraprofessional	ELD Instructional Paraprofessional	2021-2022 Year
Ritacco, Cynthia	Special Education Paraprofessional	Instructional Paraprofessional	2021-2022 Year
			2021-2022 Year

Resignations/Terminations

Rea-Ortega, Jessica	Special Education Paraprofessional	LCIS	8/27/2021
Speckman, Katie	Lead Preschool Teacher	The Center	8/4/2021

Eudelia Contreras, President

Felicia (Federico) Roeder, Secretary

**Lake County School District R-1
Employee Status Report
September 7, 2021**

9/7/2021

Certified/Staff

3-6 Counselor	LCIS	2021-2022
Social/Emotional Professional (Counselor/Social Worker)	WPE	2021-2022

Classified/Support Staff

1:1 Special Education Paraprofessional	LCIS	2021-2022
Art Instructional Paraprofessional	LCES	2021-2022
Bus Drivers	District	2021-2022
Out of School Time Leaders	District	2021-2022
Preschool Lead, Substitute and Assistant Teachers	Center	2021-2022
Safety Paraprofessional	LCHS	2021-2022
Spanish/Language Instructional Paraprofessional	LCHS	2021-2022
Special Education Paraprofessional	LCES	2021-2022
Substitutes: Teacher, Classroom Aide, Bus Drivers, Preschool Teachers	District	2021-2022

Coaches/Athletics

HS Girls' Basketball Assistant 1	LCHS
HS Boys' Basketball Assistant 1	LCHS

Lake County School District
328 West 5th Street
Leadville, Colorado 80461
www.lakecountyschools.net

AGENDA COVER MEMO

TO: Board of Education
PRESENTER(S): Bethany Massey
MEMO PREPARED BY: Bethany Massey
INVITED GUESTS: Kayla Marcella
TIME ALLOTTED ON AGENDA: 10 minutes
ATTACHMENTS: 1

RE: *Bright Start and LCSD Lease*, Action Item

TOPIC SUMMARY

Background:

At our May 25th Board meeting, the board took action to support the allowance of Bright Start childcare to lease a space at Pitts facility for their community childcare programming. The vote passed. It was stated that a draft of the lease would be brought back to the board for consideration prior to final approval.

Topic for Presentation:

Today's presentation provides a copy of the drafted lease with Bright Start including the details of the agreement being proposed. Details of the lease will be discussed. Action to approve the drafted lease will be voted upon by board members.

LEASE AGREEMENT For Instructional Space

This **Lease** agreement made and entered into, by and between the **Lake County School District**, hereinafter referred to as “The District” and **Bright Start Learning Center**, a non-profit preschool, hereinafter referred to as “Bright Start”.

RECITALS

WHEREAS, The District is the owner of real property situated at 315 West 5th Street, Leadville, Colorado 80461 and known as Pitts Elementary School, hereinafter referred to as “The Building”; and

WHEREAS, Bright Start has requested a lease to use a portion of The Building (specified in Use of Premises below) for the purpose of maintaining daycare instruction.

NOW, THEREFORE, in consideration of the rental reserved herein, the mutual covenants, agreements and provisions hereinafter set forth and hereby acknowledged, the parties agree as follows:

1. LEASE. The District hereby grants to the Bright Start use of a portion of The Building premises generally known as Pitts Elementary at 315 West 5th St, Leadville, Colorado for use of a daycare instruction. The portion of the premises included within this agreement includes: classrooms 1, 2, 3, 4 and 5, the South East preschool sized playground for daily use. Use of the gymnasium and Kitchen may be used with permission from Cloud City High School principal or designee.

2. USE of PREMISES BRIGHT START. shall have the right to utilize the designated portion of the premises areas for the purpose of maintaining daycare instruction. The maximum student capacity shall not exceed 55 students total. Entry and exit of the building shall be limited to the South East door of The Building as accessed through the South East preschool playground. The BRIGHT START will be provided a key for access to the South East entrance of the building. Additional access keys may be requested to The District and provision of these additional keys will be considered by The District.

3. TERM. The term of this lease shall extend from the date of the execution of this agreement until June 30, 2022.

(a) RENEWAL/EXTENSION. Each subsequent year may be renewed/extended for the term of July 1 through June 30 for a maximum of 5 years (June 30, 2027) under this lease agreement. The ability to amend elements of the lease agreement shall be revisited in May of each year prior to the renewal of the lease for another term.

(b) TERMINATION. The District or Bright Start may terminate the lease without cause at the expiration of the Term (or prior to the expiration of any extension/renewal of the Term) upon sixty (60) days' prior written notice, in such party's sole discretion, and such termination shall also terminate any and all options to extend.

(c) EARLY TERMINATION. The District or Bright Start may terminate the lease without cause prior to the expiration of the Term (or prior to the expiration of any extension/renewal of the Term) upon ninety (90) day's prior written notice, in such party's sole discretion, and such termination shall also terminate any and all options to extend.

(d) NOTICE. Any notice relating to the leased premises or to the occupancy thereof, shall be deemed duly served, if mailed. Written notice shall be provided to the following address:

THE DISTRICT

Lake County School District
328 West 5th Street
Leadville, Colorado 80461

BRIGHT START

Bright Start Board

4. RENT. The rent due from the BRIGHT START shall consist of its reimbursement of a portion of the utilities of The Building during the term of this lease commencing upon the commencement date, and each subsequent month thereafter during the entire Term of this lease. Bright Start shall pay 20% of the utility billing of The Building to The District. Utilities shall include: Gas/Electric, Sewer and Water. Utility billing of The Building shall be provided to Bright Start each month by The District in the form of an invoice. Payment to The District for utilities will be due to The District within 30 days of receipt of Invoice.

5. MAINTENANCE. Bright Start shall be responsible to maintain the designated portion of the premises during the term of this lease. Maintenance includes the construction and maintenance of the wall structure and playground structure located at the facility.

Bright Start is solely responsible for snow removal of the parking lot and walkways on the days that school is in session or when needed for the benefit of Bright Start's activities.

6. SANITATION. Bright Start shall be responsible to maintain the leased premises in a sanitary condition and in compliance with the resolutions and ordinances of the County, Statutes of the State, and regulations of the Federal Government or any of their agencies as the same relates to its use of the property. Bright Start shall be responsible for the removal of all trash and refuse.

Bright Start shall not use the plumbing facilities for any purpose other than that for which

they were constructed. Wipes including those labeled “flushable wipes”, paper towels or other items that do not break down in water shall not be placed into plumbing systems. The expense of any breakage, stoppage or other damage relating to the plumbing and resulting from the introduction by Bright Start, its agents, employees or invitees of foreign substances into the plumbing facilities shall be borne by Bright Start.

7. INSURANCE. The casualty insurance will be maintained by The District but Bright Start shall be responsible for obtaining liability insurance with a loss payable clause with the benefit of The District. The District shall not be responsible for the loss of injury incurred by Bright Start or any of its students, employees, guests or invitees (available upon request). Bright Start agrees to provide a copy of the Insurance policy to The District within 30 days of lease execution.

8. ACCESS TO LEASED PREMISES. The District or agents of The District may, at reasonable times, enter to view the leased premises without notice. The District may make repairs and alterations as The District should elect to do without limitation that may be reasonably necessary.

9. NOTICE. Any notice relating to the leased premises or to the occupancy thereof, shall be deemed duly served, if mailed. Written notice shall be provided to the following address:

THE DISTRICT

Lake County School District
328 West 5th Street
Leadville, Colorado 80461

BRIGHT START

Bright Start Board

10. SURRENDER. Upon the termination of this Lease, Bright Start will vacate its possession of the leased premises by midnight on the date of termination. Bright Start will leave the leased premises in the same or in substantially better condition than when was initially rented.

Bright Start agrees to do a final walk through with The District upon surrender of all keys, locks or other personal property to The District.

In witness whereof, the parties have executed this agreement on September 14, 2021.

Bright Start Authorized Representative

Date

Lake County School District Authorized Representative

Date

Lake County School District
328 West 5th Street
Leadville, Colorado 80461
www.lakecountyschools.net

AGENDA COVER MEMO

TO: Board of Education
PRESENTER(S):
MEMO PREPARED BY: B. Taylor
INVITED GUESTS:
TIME ALLOTTED ON AGENDA: 10 minutes
ATTACHMENTS: 0

RE: *Scheduling of future meetings*

TOPIC SUMMARY

Background: At the Special Meeting on Aug. 24, 2021, the board discussed the possibility of moving the meeting nights of the board meetings. The board will discuss and may act upon changing the meeting nights and/or times.

Lake County School District
328 West 5th Street
Leadville, Colorado 80461
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AGENDA COVER MEMO

TO: Board of Education
PRESENTER(S): Mike Vagher
MEMO PREPARED BY: Mike Vagher
INVITED GUESTS:
TIME ALLOTTED ON AGENDA: 10 minutes
ATTACHMENTS: 2

RE: *Action Item-Bid Proposal*

TOPIC SUMMARY

Background: Federico Field Grandstands and LCIS stairs have deteriorated to the point that they are unsafe and need to be removed.

Topic for Presentation: Federico Field, LCIS Stair Demolition/Disposal

RFP & Bids below

REQUEST FOR PROPOSAL

Federico Field Grandstand and Intermediate School Stairs Demolition Services

Introduction

The Lake County School District is seeking proposals for demolition of Federico Field Grandstands and a set of stairs at Lake County Intermediate School. Interested parties are requested to submit a statement of experience, understanding of the project, qualifications and a cost breakdown of services to Lake County regarding providing these deliverables. The project award is contingent upon funding approval by the Lake County.

Project Description

The Federico Field grandstands were originally built in 1962 and are 384 square feet. They are wood bleachers on a steel support structure. The grandstands have now deteriorated and are not structurally safe. They need to be removed and disposed of.



Lake County Intermediate School was built in 1976 and is 142,600 square feet. The three story steel structure, steel framing and decking, non-load bearing exterior masonry, stucco, and

metal panels, slab on grade and composite deck. The stairs are on the south side of the building



Scope of Work

The successful applicant will be required to provide a proposal with a plan and services to address the following:

- 1) Demolition services for Federico Field Grandstands
- 2) Demolition services for LCIS stairs

The awarded contractor will work directly with the Chief Operating Officer and Lake County Maintenance department to define a more specific scope of work and deadline for the completion of that work based upon the contractor's initial proposal.

All proposals must include the following information

1. Qualifications: Describe the background of your company and why it is qualified to provide the requested services.
2. Understanding of the Project: Describe your understanding of the project including a brief overview of your plan on accomplishing the services being requested.
3. Statement of Experience: Provide evidence of similar, past experience that demonstrates your ability to successfully provide the services being requested in this RFP. Include names and contact information from past projects for reference purposes.
4. Cost: Break down of costs for each major project task area and a list of standard billing rates along with an estimate of the time involved in completing the various tasks.

Evaluation and Award

Responses shall be evaluated strictly in accordance with the requirements set forth in this RFP and any addenda that may be issued. All responses will be reviewed by the Chief Operation Officer for completeness. Proposals will be reviewed by the Executive Committee on Friday August 6, 2021. A recommendation for award will be made to the Lake County School Board on Tuesday, August 10th , 2021. A contract will be executed with Lake County School District after the project has been awarded.

Submittal

All interested parties must submit their bids by 5:00 pm, August 2, 2021. Questions about the RFP or this process can be directed to: Mike Vagher, 719-486-6813 or mvagher@lakecountyschools.net Bids may be submitted via email or to 328 West 5th Street, Leadville, CO 80461.

Any proposals received after this date and time will be deemed unresponsive. Lake County School District reserves the right to accept or reject any and all proposals, to re-solicit proposals, to waive any irregularities, to negotiate pricing and to select the proposal deemed to be in the best interests of Lake County School District. Issuance of this RFP does not obligate Lake County School District to award a contract nor is Lake County School District liable for any costs incurred by the proponent in the preparation and submittal of the proposal.



**FEDERICO FIELD GRANDSTAND
AND
LAKE CTY INTERMEDIATE SCHOOL STAIR CASE
DEMOLITION**

**Raquel Gallardo
8/2/2021**

Date: 08/02/2021

Sent via email :

Project Name: Federico Field
Project Number: 4421198
Position : Contracts Administrator
Company : Lake County Schools
Address: 328 West 5th Street, Leadville, CO 80461
Project Address: Leadville, CO

To Lake County Schools:

Vintage Environmental Inc. would like to thank you for the opportunity to quote on the above referenced project. It is our desire to provide you with a quality solution to your environmental needs. As a highly qualified contractor, we feel that our experience, financial strength and environmental contracting techniques enable us to assure you a professionally completed project.

Vintage Environmental Inc. is pleased to provide you with this proposal for the following

SCOPE of WORK:

1. Demolition and disposal of the set of stairs located on the south side of Lake County Intermediate School Care will be taken not to impact the adjacent retaining wall. Vintage will work with the C.O.O. and maintenance department to determine what to do with the remaining railing above the retaining wall.
2. Disconnect Utilities and demolish/dispose of the announcer box at the top of the Federico Field grandstand
3. Removal and salvage of aluminum bleachers.
4. Demolition and disposal of the structurally unsafe concrete support structure.
5. Return existing terrain to grade at both locations

PRICE and DURATION: **Vintage Environmental Inc.** proposes to perform the Scope of Work for **(\$48,995.00)**. **20% (\$9,799.00)** of the total amount will be required prior to commencement of work and due at signing.

Based upon our experience the estimated number of working days to perform the Scope of Work will be: **(12)** working days.

PROPOSED PROJECT BID AND COST BREAKDOWN

Labor/Lodging: \$29,995.00

Equipment Rental: \$7,750.00

Utility Disconnect: \$2,000.00

Trucking/Disposal: \$9,250.00

Total Proposed Bid: \$48,995

PROPOSAL TERMS:

1. Includes costs for: Labor, Material, Disposal and Applicable Taxes.
2. Compliance with federal, state and local laws.
3. Site Conditions being reasonably like those at the time of inspection.
4. Reasonable interpretation of existing conditions based upon Owner provided information of the work area.
5. No contingency or consideration given for delays to the work.
6. Pricing based on normal working hours unless otherwise indicated.
7. Single mobilization to the site unless otherwise indicated. (Additional mobilizations will be priced separately.)
8. All non-stationary items are to be removed by others prior to the start of our work
9. Vintage will not be liable for damage to items left within the specified work area.
10. Proposal based upon mutually agreeable contract terms and conditions.
11. Client agrees that Vintage Environmental Inc. has been given the privilege by the property Owner to enter the premises, perform services, use of any blue prints, etc., and agree to hold harmless, and defend Vintage Environmental Inc, its Officers, Employees, Sub-Contractors, for any and all claims, costs or damages that result from services contracted, in the absence of gross neglect or willful wrongdoing of Vintage Environmental Inc.
12. Vintage Environmental Inc. is expressly authorized to sign any required disposal forms on behalf of the Owner or generator of any waste removed from the site.
13. Payment and Performance Bond costs are not included in this proposal.
14. Unknown conditions may exist at the site which, were not evident at the time of site assessment. The scope of work is specific and does not include contingencies for unknown conditions. Additional work, if required, will be priced separately.
15. This proposal may be withdrawn for any reason if not accepted within **Thirty (30) days**.
26. ALL INVOICES are due upon receipt and are expected to be paid within 14 days.

If you have any additional questions regarding this proposal, please feel free to contact Raquel Gallardo at (720)557-1051. If this proposal is accepted forward the signed form to:

rg@vintageenviro.com

<i>Sincerely,</i>	<i>Customer Acceptance</i>
By: Raquel Gallardo President Phone – (720)799-1995 Mobile – (720)557-1051 Fax- (720)204-1795	Name: Title: Date:

Vintage Environmental Inc. Contract Agreement will be sent to you upon receipt of this signed proposal.

All Client generated Contracts are to be sent directly to our corporate office as follows:

Attention: Ms. Raquel Gallardo
President
Vintage Environmental
720 Billings St Unit A.
Aurora, CO. 80011
rg@vintageenviro.com

Cory Mowery
Project Manager
Vintage Environmental
720 Billings St Unit A.
Aurora CO.80011
cory@vintageenviro.com



Vintage Environmental, Inc.

720 Billings St. Unit. A
Aurora, CO 80011
(720)-762-0077

Process Description

Vintage Environmental will have all utilities disconnected at any required location. Once utility disconnects are complete and verified, we will begin by safely demolishing the stair set at Lake County Intermediate School. We will utilize a mini-excavator equipped with a jackhammer attachment to perform the demolition. Beginning at the top and working down, the stair set will be pulled away from the retaining wall as it is demolished. Care will be taken not to damage the retaining wall or attached railing. The railing on the south side of the stairs will be removed with the stairs. All debris will be disposed of in a side dump truck. We will return the underlying hill to grade as it appears the underlying substrate has gradually washed out from below the stairs.

After completion of the stairs, we will remove or expand the existing fencing surrounding the grandstand. We will then brace the damaged structural support and begin removal of all aluminum bleacher components by hand. Once aluminum is removed, we will begin demolition of the announcers booth at the top of the grandstand utilizing the mini excavator. All debris will be staged and loaded out at the flat area adjacent to W. 3rd St near the top of the Grandstands. When the announcers booth is complete, we will begin demolition of the concrete support structure of the grandstand. We will start at the top and work down, moving debris to the top of the hill as we go. After demolition is complete, we will dispose of all site debris utilizing side dump trailers.

After completion of demo, load out, and site cleanup, Vintage will return the hill to grade and will neatly stack the existing fence panels. After verification of completion from the C.O.O. and/or County Maintenance Department, we will demobilize from the site.

Vintage Environmental, Inc.
(720)-762-0077
cory@vintageenviro.com



PRIOR PROJECT SUCCESS

Fitzsimmons Apartments Breezeway Removal-2018

Removal of two sets of 3 story, concrete pedestrian walkways and removal of 2,000 square feet of concrete slab and foundations utilizing cranes, excavators, and skid steers. This was a complex project involving removal and disposal of multiple levels of concrete walkways.

Project Contact: Justin Mast (720)-454-2776

Cheyenne Regional Medical Center-2014

Partial Structural Demolition near active surgery room. Demolished large amounts of steel and concrete without impacting adjacent structures.

U.S. Air Force Academy Cadet Gym-2016

Demolition and disposal of multiple large sets of Grandstands.

U.S. Air Force Academy Medical Clinic-2021

Demolition and disposal of over 10,000 square feet of concrete walls and flooring utilizing equipment and hand methods.

Project Contact: Demetrius King (719)-922-5417

Vintage Environmental, Inc.
720 Billings St. Unit A Aurora, CO 80011
(720)-557-1051

Statement of Qualifications

Abatement and Demolition



Vintage Environmental Inc.
720 Billings St. Aurora, CO 80011
www.vintageenvironmental.com
Office (720) 557-1051
rg@vintageenviro.com
vintageenvironmentalinc@gmail.com

www.vintageenvironmentalinc.com

Company Profile



Vintage Environmental Inc. was founded in 2013, a minority owned and operated company, founded specifically to meet the needs of the environmental remediation industry in the state of Colorado. Vintage Environmental Inc. is a leader in our field and has built and maintained a reputation based on quality, integrity, and professionalism. Vintage Environmental Inc. is located in Aurora Colorado to respond quickly and effectively to our client's needs. Our experience and performance record enable us to provide insurance in occurrence form to include asbestos, mold, Methamphetamine decontamination, and bio hazard clean up. We are proud of our zero OSHA incident rating due to our team's commitment to a healthy and safe work environment. Our experienced personnel have completed environmental remediation projects ranging from small residential emergencies to large scale complex projects such as commercial buildings, schools, hospitals, multifamily dwellings and single-family homes. Our commitment as Vintage Environmental Inc. assures our clients that all projects will be completed safely, on time, with discretion, and within budget with minimal disruption on day to day activities.



Company Disciplines

Vintage Environmental Inc. provides a range of services in the abatement and remediation disciplines associated with today's complexities and challenges faced in the environmental industry. Licensed as a General Abatement Contractor in the state of Colorado, our company employs experienced professionals dedicated to excellence in industry standards. Our team of over 20 Technicians managed by 2 seasoned Project Managers supported by 1 Field Superintendent as well as additional staffing support provided by our sister company ATA Labor Services. Make Vintage Environmental Inc. able to take on any challenge and meet our client's needs.

Asbestos Abatement

Mold Remediation

Methamphetamine

Decontamination

Bio-hazard Clean Up



Safety

Vintage takes pride in protecting our most valuable asset: Our People. We take a proactive approach in placing the highest priority and value on the safety of our clients and Team members. We maintain a comprehensive safety program, and ensure all technicians are kept up to speed on new training, safety regulations and recommendations.

The Objectives of our safety program is to:

- Promote a greater awareness of safety. Eliminating injuries and illness resulting from workplace activities.
- Maintain good working relationship between Vintage Environmental and its subcontractors.
- Establish and maintain effective safety procedures and practices.
- Full compliance with applicable federal, state and local laws.
- Provide maximum protection of property and personnel on all job sites.

Asbestos Abatement

It is estimated that over 1.3 million employees in construction and general industry in the United States face significant on the job asbestos exposure. The heaviest amount of exposure is in the asbestos industry, suffered during renovation or demolition activities. Vintage Environmental Inc. can assist in the proper removal of asbestos containing materials before the renovation or demolition project begins. With over 30 years of combined experience in the environmental industry. Our team is fully licensed and certified to perform any size asbestos abatement project from small private clients to large commercial buildings. Vintage Environmental Inc. is the right choice for all your environmental projects.



Mold Remediation

Mold growth, which often looks like spots, can be many different colors, and can smell musty. If you can vary greatly, either because of the amount or type of mold, you cannot rely on sampling and culturing to know your health risk. The best practice is to remove the mold and work to prevent future growth.

When mold remediation is necessary, it is essential that the job is handled by experienced professionals who perform the mold remediation according to the standards set by the experts in the mold restoration industry. Vintage Environmental Inc. adhere to these standards and guarantee every customer these standards will be followed in their homes and businesses resulting in safe mold removal. The process of mold mitigation begins with a mold inspection, which is a visual inspection of the affected area to find potential mold contamination. Moisture readings utilizing our specialized equipment will be take of the area as well. Typically, these mold inspections can provide information regarding the cause of the mold and will allow our project managers to develop an effective mold remediation plan for the mold cleanup and removal that needs to occur. Our services have been utilized by schools, apartments, private homes, commercial buildings, and medical phaticities. Vintage Environmental Inc. is highly respected for its ability to provide mold remediation services while protecting the integrity of your home or business quickly and economically.



Methamphetamine Decontamination

General Information:

Clandestine Meth labs may leave contamination on hard surfaces like walls, countertops, sinks, heating and air ducting, and may also be absorbed by soft goods, items like furniture, drapes, and carpet. Even in small amounts, meth lab contamination may pose dangerous health risks to people exposed to them.

Statutes and regulations require meth labs to be cleaned up in accordance with standards established by the State board of Health, or the property owner may elect to demolish the property instead. A property owner who cleans up a property in compliance with the regulations has immunity from civil lawsuits by future owners, occupants, or neighbors related to the meth labs if verification testing is conducted by a qualified professional and a copy of the results provided to the local governing body (as defined in the statute) Meth lab properties that don't meet the regulatory requirement are deemed a public health nuisance.



Bio-Hazard Cleanup & Decontamination

The decontamination of a home or business due to trauma, sewerage backups, chemical spills, hoarding, or other biohazards can be both dangerous and emotional. Specialized training and experience are key when choosing a cleanup company to resolve these circumstances. Vintage Environmental Inc. and our experienced professionals have been trained in the proper removal and disposal of bodily fluids, tissue and other potentially pathogenic substances resulting from accident, trauma, crime or death. Our Trained Professional team is clean, disinfect and deodorize affected areas.



Exposure to biological and chemical contaminants can pose serious health consequences. A failure to properly remove such substances can contribute to unhealthy and dangerous environments. Vintage Environmental Inc. is trained to safely clean and remove biohazardous substances and dispose of them properly in accordance with OSHA and health regulations. Vintage Environmental Inc. is here to help transform any unsafe environment back to clean, safe homes and offices.

References

DIRC Homes LLC 720-642-7310

Worked with them on an abatement project

TOLIN 303-455-2828

Completed an Asbestos Spill response in a Church for them on 7/24/2018.

Innovation Roofing & Renovation LLC 303-465-2095

Completed a project for them

American Abatement, Inc 303-298-8550

Family Environmental Compliance Services 303-886-4693

Management Team

Vintage Environmental Inc. employees are environmental professionals with an array of expertise, interests, and experience to perform tasks with conviction and attention to details



Raquel Gallardo

President

Business Development & Project Manager



Laura Pantoja

Accounts Manager



Jose Madera

Safety Officer

Head of Field Operations & Project Manager

Management Team



Cory Mowery

Project Manager

Marcelino Cuevas

Site Superintendent



Raquel Gallardo



Summary of Qualifications:

Mrs. Gallardo has been in the environmental industry for over 13 years. She has experience supervising and managing large residential, multimillion dollar commercial projects such as: Lockheed Martin, GSA, Federal prisons, US Mint, Anadarko pipelines, Steamboat Resort, Green Wood Towers, Weyerhaeuser Flak Jacket Removal, schools' projects, including University of Colorado, DU, School of Mines.

Professional Background:

Project Manager, Supervisor, Superintendent duties include site evaluation, compliance with state and federal Environmental Regulations, Staff Supervision, filed management and client relations.

Training/Certifications

Meth Lab Decontamination Supervisor, Asbestos Supervisor (AHERA), NORM Decontamination Supervisor, 40 hr. HAZPOWER, Reg 19 Supervisor, RRP Supervisor, 40 Hr. OSHA, Safe Land Certified, Confined Space, HAZCOM, Boom lift Certified, Fire/Water Restoration.

Work Experience:

Vintage Environmental Inc.

Aurora, CO

Mar.2018-Present

President/ Chief Executive Officer

Oversight and Direction of All Operations
Personnel Management
Client Relations

Project Management
Cost Control

Allstar Environmental LLC

Aurora, CO

Aug. 2017-Mar. 2018

President/Field Operations

Oversight of Field Operations
Staffing Placement/needs
Safety Compliance

Project Management
Scheduling
Project Billing

ARC Abatement

Broomfield, CO

Feb. 2015– Aug. 2017

Project Manager

Project Management
Project Staffing
Job Walks/Estimates

Personnel Management
Site Inspections
Proposals



Jose Madera



Summary of Qualifications:

Mr. Madera has been in the environmental industry for 15 years. He has experience supervising and running large residential, multimillion dollar commercial projects such as:

Lockheed Martin, GSA, Federal prisons, US Mint, Anadarko pipelines, Steamboat Resort, Green Wood Towers, Weyerhaeuser Flak Jacket Removal, school projects, including University of Colorado, DU, School of Mines.

Professional Background:

Field Superintendent, and Supervisor duties include site evaluation, compliance with state and federal Environmental Regulations, Staff Supervision, field management, documentation, Heavy Equipment Operator.

Training/Certifications

Meth Lab Decontamination Supervisor, Asbestos Supervisor (AHERA), NORM Decontamination Supervisor, 40 hr. HAZPOWER, Reg 19 Supervisor, RRP Supervisor, 40 Hr. OSHA, Safe Land Certified, Confined Space, HAZCOM, Boom lift Certified, Fire/Water Restoration.

Work Experience

<u>Vintage Environmental Inc.</u>	Aurora, CO	Mar.2018-Present
<i>Field Superintendent/Foreman</i>		
Oversight of Job Sites and Technicians	Safety Inspections	
Personnel Onsite Training	Client relations	
Quality Control		
<u>Allstar Environmental LLC</u>	Aurora, CO	Aug. 2017-Mar. 2018
<i>Foreman</i>		
Oversight of Field Operations	Project Management	
Documentation	Equipment inventory and cost breakdown	
Safety Compliance		
<u>ARC Abatement</u>	Broomfield, CO	Feb. 2015– Aug. 2017
<i>Asbestos/Meth Lab Supervisor</i>		
Oversight of all Onsite Operations	Asbestos Removal	
Meth Lab Decontamination	Mold Remediation	
Water/Fire Loss	Job Site Training	
Site Documentation	Site Safety Inspections	
Conducting Safety Meetings	Federal and State regulatory Compliance	



Cory Mowery



Summary of Qualifications:

Mr. Mowery has been in the environmental industry for 13 years. He is a certified asbestos project designer and has experience supervising and running large Government projects such as:

United States Air Force Academy Cadet Gym, Clinic, and Chapel, Ft. Carson, Cheyenne Mountain/NORAD, Buckley AFB, Denver Fed Center, Diego Garcia, F.E. Warren AFB, Peterson AFB

Professional Background:

Field Superintendent, and Supervisor duties include site evaluation, compliance with state and federal Environmental Regulations, Staff Supervision, field management, documentation, Heavy Equipment Operator.

Training/Certifications

Asbestos Supervisor (AHERA), Asbestos Project Designer, 40 hr. HAZPOWER, 30 Hr. OSHA, Confined Space, HAZCOM, Excavator/Loader/Skidsteer/ Scissor Lift/Boom lift Certified, EM385 Program Manager, First Aid Trainer

Work Experience

<u>Vintage Environmental Inc.</u>	Aurora, CO	Mar.2018-Present
<i>Project Manager</i>		
Oversight of Job Sites and Technicians	Safety Inspections	
Personnel Training	Client relations	
Quality Control	Procurement	
<u>Hudspeth, Inc</u>	Englewood, CO	2009-2021
<i>Site Superintendent</i>		
Oversight of Field Operations	Project Design	
Documentation	Project Management	
Safety Compliance	Equipment inventory and cost breakdown	
Oversight of all Onsite Operations	Asbestos Removal	
Mold Remediation	Water/Fire Loss	
Site Documentation	Site Safety Inspections	
Conducting Safety Meetings	Federal and State regulatory Compliance	

Marcelino Cuevas



Summary of Qualifications:

Mr. Cuevas has been in the environmental industry for 33 years. He has experience supervising and running large residential, multimillion dollar commercial projects such as:

Lockheed Martin, Federal prisons, Gates, pipelines, Military bases, Sierra Vista, school projects, including University of Colorado, DU, School of Mines.

Professional Background:

Field Superintendent, and Supervisor duties include site evaluation, compliance with state and federal Environmental Regulations, Staff Supervision, field management, and documentation.

Training/Certifications

Meth Lab Decontamination Supervisor, Asbestos Supervisor (AHERA), NORM Decontamination Supervisor, 40 hr. HAZPOWER, Reg 19 Supervisor, RRP Supervisor, 40 Hr. OSHA, Safe Land Certified, Confined Space, HAZCOM, Boom lift Certified, Fire/Water Restoration.

Work Experience

Vintage Environmental Inc.

Aurora, CO

Mar.2018-Present

Project Manager

Oversight of Job Sites and Technicians
Personnel Onsite Training
Quality Control

Safety Inspections
Client relations

Mac Bestos

Denver, CO

Aug. 2017-Mar. 2018

Foreman

Oversight of Field Operations
Documentation
Safety Compliance

Project Management
Equipment inventory and cost breakdown

ARC Abatement

Broomfield, CO

Feb. 2015– Aug. 2017

Asbestos/Meth Lab Supervisor

Oversight of all Onsite Operations
Meth Lab Decontamination
Water/Fire Loss
Site Documentation
Conducting Safety Meetings

Asbestos Removal
Mold Remediation
Job Site Training
Site Safety Inspections
Federal and State regulatory Compliance

Colorado Licenses & Certificates

General Abatement Contractor

Methamphetamine– Affected Properties

Mold Restoration Water & Fire Loss

Lead Reg 19 & RRP



Lake County School District
328 West 5th Street
Leadville, Colorado 80461
www.lakecountyschools.net

AGENDA COVER MEMO

TO: Board of Education
PRESENTER(S): Dan O'Connell
MEMO PREPARED BY: Paul Anderson
INVITED GUESTS:
TIME ALLOTTED ON AGENDA: 30 minutes
ATTACHMENTS: 1

RE: *Certificate of Participation (COP)*

TOPIC SUMMARY

Background: The Lake County School District is preparing a Building Excellent Schools Today (BEST) Grant application for an addition to the Lake County Elementary School to include grades 3 - 6. This "Phase 2" of construction is the second item prioritized on the Lake County School District Master Plan to address facility, program, and efficiency deficiencies in the district.

Topic for Presentation: If awarded a BEST Grant, matching funds are necessary to cover repayment of a portion of the project. One option for repayment being discussed tonight is a Certificate of Participation (COP).

BEST Match Alternative for Lake County School District

- The district plans to apply for a BEST grant in 2022 for a \$16,000,000 addition of Lake County Elementary School
 - Current match percentage is 40%, meaning the district would need to provide 40% of the funding or approximately \$6.4 million (match may change next application cycle).
- The district has received two large BEST grants. In both cases, the local match was funded through a matching money bond election.
- Should the district not want to pursue an election, they could provide matching dollars in the form of a Certificate of Participation (COP)
- Unlike a GO(General Obligation) bond BEST match, the district would not be subject to the constraints of a November election to provide the local match. Instead, they would apply for the grant and if received, can provide the funding match within two to three months.
 - For instance if BEST board awards LCSD with grant end of June, district can secure funding by early September with COPS.

Certificates of Participation (COPS)

- COP's are a commonly used lease-financing mechanism where the government enters into an agreement to make regular lease payments for the use of an asset over some period, after which the title for the asset transfers to the government.
 - The asset is used as collateral and must be approximately equal to the amount borrowed
 - Substitute collateral may be used
- Since the district can decide at any time, to discontinue the lease, COPs do not constitute a multi-year fiscal obligation and so can be issued without voter approval
 - Each year the board would decide to appropriate the revenues necessary to pay for the lease
- The interest rate and the borrowing credit is based on the credit on the underlying asset, and the district's general fund
 - Interest rates would be higher than General Obligation Bonds as it is a general fund credit as opposed to a unlimited Tax pledge of the district's property tax base.
 - Current interest rate assumption is approximately 2-4% based upon length of amortization
 - 10 year amortization would be approximately \$735,000 annually
 - 15 year amortization would be approximately \$560,000 annually
 - 20 year amortization would be approximately \$470,000 annually
- The District must be comfortable with a general fund expenditure **every year** until COPS are paid off

Lake County School District
328 West 5th Street
Leadville, Colorado 80461
www.lakecountyschools.net

AGENDA COVER MEMO

TO: Board of Education
PRESENTER(S): Eudelia Contreras
MEMO PREPARED BY: Bethany Massey
INVITED GUESTS: None
TIME ALLOTTED ON AGENDA: 20 minutes
ATTACHMENTS: 0

RE: *Revisiting the District Calendar*, Presentation

TOPIC SUMMARY

Background: This year begins our second year to enact the new “four-day” calendar. With this calendar students and staff attend school Monday through Thursday most weeks with Friday being a non-contact day.

In March and May we took a look at the number of absences of instructional staff on the Friday student contact days that followed a holiday. Our school calendar also goes two weeks longer this year to keep the same number of student contact days.

There may be additional and renewed interest in reviewing the school calendar for future school years.

Topic for Presentation:

Board directors will discuss the potential for additional or renewed interest in discussions around the school calendar.

Lake County School District
328 West 5th Street
Leadville, Colorado 80461
www.lakecountyschools.net

AGENDA COVER MEMO

TO: Board of Education
PRESENTER(S): Andi Weigel
MEMO PREPARED BY:
INVITED GUESTS:
TIME ALLOTTED ON AGENDA: 20minutes
ATTACHMENTS: 0

RE: *Comprehensive Literacy State Dev. Grant*, Presentation

TOPIC SUMMARY

Background: LCSD applied for and received funding for a four-year , comprehensive literacy grant to serve our community. Grant funds will be used for children from birth-12th grade and will include professional development, community events, and collaboration with partner groups. LCSD will also finish the curriculum audit they started and recommend necessary changes.

Topic for Presentation: CLSD grant awarded for birth-12th grade literacy efforts.

CDE Literacy Grant

Comprehensive Literacy
State Development Grant

Background

In September 2020, the U.S. Department of Education awarded Colorado a \$16 million grant to implement the Colorado Comprehensive Literacy Project, which aims to advance literacy skills for children from birth to grade 12 with special emphasis on children living in poverty, English learners and children with disabilities

The Comprehensive Literacy State Development Program is a competitive federal grant that seeks to improve literacy in the state by using evidence-based practices, activities and interventions, including pre-literacy skills. The grant will span five years and will provide funding to districts through a competitive grant process.

The grant will provide professional development and technical assistance, literacy coaching, and will help districts disseminate family literacy information. Ninety-five percent of the funds will be directed to school districts, both rural and urban that are geographically diverse, and funds will be distributed to at least three Qualified Opportunity Zones throughout Colorado.

The Colorado Comprehensive Literacy Project activities will also create an infrastructure for districts to develop their own local literacy plans and to apply for funding to implement research-based literacy strategies and interventions. The timeline and process for distributing the funds through a competitive process is still being determined.

Why?

LCSD applied for the CLSD grant due to the fact that it generated funding for our learners from birth to grade 12. This allows us to reach out to our community in a way that we haven't previously been able to.

We have implemented many great literacy practices over the years, but are still seeing that our learners need more support. This grant will enable us to identify the highest leverage moves that we can make and will allow us to fund these shifts.

Budget

LCSD has requested \$631,784.00 for year 1 of this four year grant.

Budget Lines: *Official Budget will be shared once finalized with CDE

- Professional Development
- Literacy Consultant
- Community Engagement
- Stipends for literacy events
- Supplies for literacy
- Curriculum, if needed

What now?

- Interviewing Consultants
- Finishing K-8 literacy audit to share results with consultant
- Setting literacy goals for grant
- Inform schools and community about grant once finalized.

Lake County School District
328 West 5th Street
Leadville, Colorado 80461
www.lakecountyschools.net

AGENDA COVER MEMO

TO: Board of Education
PRESENTER(S): Bethany Massey
MEMO PREPARED BY: Bethany Massey
INVITED GUESTS: None
TIME ALLOTTED ON AGENDA: 10 minutes
ATTACHMENTS: 1

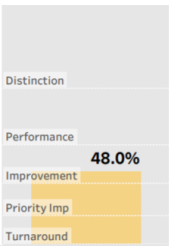
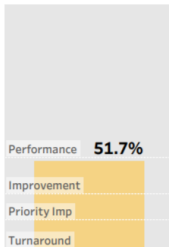
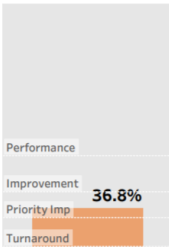
RE: *State Accountability*, Presentation

TOPIC SUMMARY

Background: Each year schools are accredited by the State Board through the accountability system. Typically the district and each school is provided a performance framework with the final rating that the state has assigned to the school and district. In response to disruptions caused by COVID-19, Colorado has paused the accountability system for two school years (2020-21 and 2021-22) which was signed into law in House Bill 21-1161. The presentation will share the impacts of this pause that are specific to our district and schools.

Topic for Presentation:

- District and school plan types will roll over from 2020-21 school year (which were rolled over from 2019) and will not receive a 2021 performance framework or final reports. Our plan types from the 2019 year are:
 - District: **Accredited with Improvement Plan**
 - Lake County High School: **Improvement Plan**
 - Cloud City High School: **Improvement Plan**
 - Lake County Intermediate School: **Priority Improvement Plan**
 - Lake County Elementary School: **Improvement Plan**

DISTRICT	LCHS	CCHS	LCIS	LCES (WPE)
		<p>*Improvement Plan</p>		<p>*Improvement Plan</p>

- Request to Reconsider is available for schools and districts on the accountability clock. We will review local data of LCIS to see if this is something we believe we should pursue. This does not adjust the accountability clock but could shorten the time needed to fully exit performance watch.
- Improvement plans will be due October 15th to CDE. We plan to bring these forward to the Board at an October board meeting.
- EASI Funds are being used for SPED oversight as our targeted assistance was identified for IEPs (SPED Deans one full one partial FTE - \$100K)

Attachment:

Included in the packet is our letter from the state that includes the detail level of this summary including this year's accountability measures for Lake County.



August 23, 2021

Dear Superintendent Bethany Massey,

Thank you for the extraordinary efforts you have been putting into educating our Colorado students during this unprecedented time. Last year we sent a letter that listed the schools in your district that have been identified by the state and federal accountability systems. Given the continuation of the [accountability pause](#), we are writing to provide clarification on requirements and supports for districts with identified schools for the 2021-22 school year.

The information below will provide you with: (1) an overview of the effects of the accountability pause on accountability processes and requirements, (2) information on the supports and resources available to meet identified schools' needs, and (3) the list of schools in your district that were previously identified by the Colorado's accountability system in 2019, including any updates as a result of the request to reconsider process.

State and Federal Accountability Identifications Have Been Paused

In response to disruptions created by COVID-19, Colorado has paused the state accountability system for two school years (2020-21 and 2021-22). On March 16, the governor signed [House Bill 21-1161](#) into law, pausing state accountability for a second year. The department also applied for and received waivers from the U.S. Department of Education for additional flexibility on federal accountability requirements and use of funds.

While similar to many of the practices used for the accountability pause in 2020-21, there are some key differences in 2021-22.

- District and school plan types will roll over from the 2020-21 school year (which were rolled over from 2019).
- Districts and schools (including alternative education campuses) will not receive a 2021 performance framework. Preliminary and final reports will not be available.
- A request to reconsider process will be available for schools and districts on the accountability clock (i.e., Priority Improvement, Turnaround) in fall 2021. The most up-to-date information about the [request to reconsider process](#) is available on the website.
- Improvement planning continues. Reminder: All improvement plans must be submitted to CDE by Oct. 15, 2021, for public posting unless the district or school is eligible for biennial flexibility. CDE will review plans for identified schools and districts (i.e., Performance Watch, ESSA Comprehensive Support) and provide feedback within six weeks of submission. See more details [here](#).

State Performance Watch

- Schools and districts on Performance Watch (i.e., Priority Improvement, Turnaround, On Watch) will retain their Performance Watch year without advancing (e.g., a school on Year 4 of the accountability clock in 2019-20 remained on Year 4 in 2020-21 and will continue in 2021-22). This holds true even for those schools and districts that participate in the request to reconsider process. The State Board of Education will not hold any accountability clock hearings in 2021-22, unless the district opts for early action or changes are needed for a current board order.
- Progress monitoring will continue for sites that have received directed action from the State Board of Education. The department will contact districts about scheduling State Review Panel visits and recommendations.

Federal Identification

- In accordance with the state's approved ESSA waiver, schools identified in 2019-20 for Comprehensive (CS) or Targeted Support (TS), except those described in the next paragraph, will maintain their 2019 identification category and will remain eligible for support. No new identifications will be made until fall 2022.



- Only schools identified as CS based on graduation rates can exit the 2019-20 identification list, if they meet the exit criteria based on recent graduation data (either four- or seven-year graduation rate above 67%). Additionally, any schools identified as TS in 2017-18 and 2018-19 that meet or have met the district's exit criteria for TS schools, as indicated in the 2021-22 Consolidated Application, will be removed from the list of ESSA-identified schools. Any 2017-18 or 2018-19 TS schools retained on the list because they have not yet met the district's exit criteria will be eligible for support, but will be a lower priority than more recently identified and higher priority schools (e.g., CS schools, TS schools identified in 2019-20).
- Schools remaining on the updated list will be eligible for support in 2021-22 and will be required to comply with ESSA [improvement planning requirements](#) within their UIP, which were not impacted or changed by the waiver. The list of ESSA identified schools on [CDE's website](#) will be updated in early fall to reflect these changes.

Continued Support

- Schools identified for support and improvement through the state accountability clock or under ESSA (both CS and TS) in 2019 will continue to be eligible for supports and funding through the EASI grants 2021-22. Continue to work with your assigned support coordinator.

Requirements Tied to Identification

State and federal law specify requirements for identified schools and districts that must be fulfilled by local boards, districts and schools. These requirements (e.g., improvement planning, parent notification) are intended to improve performance for students. An outline of requirements and any effects of the pause year on those requirements [can be found here](#).

Details about these requirements can be found in:

- [The Priority Improvement and Turnaround Supplement](#)
- [The Accountability Handbook](#)
- [The Unified Improvement Planning Handbook](#)
- [CDE's ESSA Planning Requirements website](#)

CDE Will Continue to Provide Supports and Resources

Support Coordinators

A major focus at CDE is using the accountability identifications to match school and district needs with available supports and resources. To assist with this process, we have assigned a CDE staff member to get to know you and your schools' needs and to help with accessing additional resources. Your district's support coordinator is Lisa Steffen (Steffen_L@cde.state.co.us, 303.866.6676). Lisa Steffen will be in touch with you soon after the release of this notification.

Empowering Action for School Improvement (EASI) Grant

Another cornerstone of our aligned school improvement services is the [Empowering Action for School Improvement \(EASI\) grant application](#). This is a one-stop shop for districts to apply for state and federal funds that are focused on school improvement strategies. Available supports range from funding for exploration of school improvement efforts (e.g., diagnostic review, stakeholder engagement, improvement planning) to CDE supports (e.g., School Turnaround Leadership Development, Turnaround Network, Connect for Success, and Accountability Pathways) to improvement efforts designed and led by districts.

The EASI process will begin in September, and applications will be due in December. Your support coordinator can assist with this process. To help you find the services or support that might be the most helpful to your schools, CDE plans to host both an in-person and virtual EASI Support Fair in October that will allow district teams to learn more about the application process and connect with CDE staff about support. Keep an eye out for further details.



Details will also be available at www.cde.state.co.us/fedprograms/easiapplication and then scroll to the Technical Assistance section.

Early Action Option

Early Action is a voluntary process through which schools and districts in Year 3 or Year 4 of state accountability Performance Watch can pursue an improvement pathway before the required state board-directed action in Year 5. If you are interested in learning more about the pros and cons of pursuing Early Action, please contact your support coordinator.

Request to Reconsider

While not available in 2020-21, the [modified](#) request to reconsider process will be available to schools and districts on the accountability clock (i.e., Priority Improvement, Turnaround). This is different from previous years when the process was open to all districts regardless of plan type. While eligible schools and districts may request a new plan type, the accountability clock is not adjusted. For example, a school with a Priority Improvement - Y3 plan type could move to Improvement - Y3. Two consecutive frameworks at Improvement or higher will need to be earned to fully exit performance watch. The State Board of Education voted to approve the rules for this amended process at the August board meeting (Aug. 11) to include examining a broad body of evidence including state and local assessment data and qualitative measures (e.g., UIP, site visit). More details about the process can be found [on the request to reconsider webpage](#).

Accreditation

Districts Accredited with Improvement, Priority Improvement and Turnaround. Accreditation contracts were signed in June for an 18-month period. Contracts will be signed again by December 2022.

Districts Accredited with Performance or Distinction. A customized accreditation contract for your district will be available in August; district superintendents and board presidents will have the fall to sign it. To clarify, your district contract is typically automatically renewed. Because of the accountability pause and updates to language in the contract, the department recommends that all districts sign updated contracts this year. This will also enable the department to publicly post all signed contracts on the CDE website. As Commissioner Anthes is committed to providing as much flexibility as possible to districts during the pandemic, this is not a required submission this year for your district. Please contact the [Accountability & Continuous Improvement Unit](#) if you would like to delay updating your contract.



State and Federal Identifications: Prioritization for Support and Improvement

Your district's overall 2019 Final District Performance Framework rating was: Accredited with Improvement Plan: Low Participation.

Within your district, the following school(s) were identified for improvement and support based on 2019 state performance data and will retain their status for the 2021-2022 school year.

2019-20 Identifications Held for the 2020-21 & 2021-22 School Years				
School Name	Overall School Performance		Graduation Rates	Performance of Student Groups
	Final SPF Plan Type & Year on Clock	ESSA Comprehensive Support and Improvement (CS) - Lowest 5%	ESSA Comprehensive Support and Improvement (CS) - Low Graduation	ESSA Targeted (TS) or Additional Targeted Support and Improvement (ATS)
Lake County Elementary School	Improvement Plan	--	--	TS (K-2) - IEP
Lake County High School	Improvement Plan: Low Participation	--	--	TS - IEP
Lake County Intermediate School	Priority Improvement Plan: Meets 95% Participation - Year 1	--	--	--

For a high level overview of how the identifications were made in 2019, see [Colorado's System for Identifying Schools for Support and Improvement](#). For a more detailed description and more communication resources, visit CDE's [Accountability Tools webpage](#) or contact the [Accountability and Continuous Improvement](#) team.

For an explanation of ESSA identification and requirements, visit CDE's [CDE's webpage on the methods for identifying schools for comprehensive or targeted support and improvement](#). The ESSA School Profile shared with you last year remains available in Syncplicity and includes the data used as part of the ESSA identification process. Should you have any issues with Syncplicity or any questions, contact the [Federal Programs](#) unit.



Thank You for All You Are Doing, Today and Every Day

We are deeply grateful for the dedication you show to your students every single day in meeting the challenges and needs in your schools and communities. Please feel free to reach out to any of us, or your support coordinator, with any needs, questions or feedback you may have.

Lastly, as a professional courtesy, this letter is being sent to superintendents first. Later this week, this letter will be sent to school board chairs, district accountability contacts, local ESEA directors and authorized representatives, and special education directors.

Thank you,
Melissa Colsman, Associate Commissioner, Student Learning
Rhonda Haniford, Associate Commissioner, School Quality and Support



Accountability Notifications
Key for Acronyms and Terms

<i>Acronym or Term</i>	Description
<i>A</i>	Asian Students
<i>AIAN</i>	American Indian/Alaskan Native Students
<i>ANW</i>	Aggregated Non-White, includes students from any race/ethnic group that on its own
<i>ATS</i>	Additional Targeted Support and Improvement under ESSA
<i>ATS – Followed by 2018 &/or 2017</i>	School not identified for Additional Targeted Support or Improvement in 2019, but still eligible for supports and funding in 2020-21
<i>BAA</i>	Black/African American Students
<i>CS</i>	Comprehensive Support and Improvement under ESSA
<i>EL</i>	English Learner Students
<i>ESEA</i>	The Elementary and Secondary Education Action (ESEA), reauthorized as ESSA
<i>ESSA</i>	The Every Student Succeeds Act
<i>FRL</i>	Students who are eligible for Free or Reduced Lunch (same student group as FRM)
<i>FRM</i>	Students who are eligible for Free or Reduced Meal (same student group as FRL)
<i>HL</i>	Hispanic and Latino/a Students
<i>Hold</i>	CS schools that were not identified in the current year, but have not yet met the exit criteria and/or exceed the 3-year identification
<i>IEP</i>	Students with an Individualized Education Plan
<i>K-2</i>	Schools that only enroll students in Kindergarten through 2 nd Grade
<i>MIN</i>	Minority Students
<i>TS</i>	Targeted Support and Improvement under ESSA
<i>TS – Followed by 2018 &/or 2017</i>	School not identified for Targeted Support or Improvement in 2019, but still eligible for supports and funding in 2020-21
<i>TWO</i>	Students who are from Two or More Race or Ethnic Groups
<i>W</i>	White Students

Lake County School District
328 West 5th Street
Leadville, Colorado 80461
www.lakecountyschools.net

AGENDA COVER MEMO

TO: Board of Education
PRESENTER(S): Bethany Massey
MEMO PREPARED BY: Bethany Massey
INVITED GUESTS: None
TIME ALLOTTED ON AGENDA: 5 minutes
ATTACHMENTS: 1

RE: *Superintendent Updates*, Presentation

TOPIC SUMMARY

Topic for Presentation:

Included in your packet is the results of our most recent school facility condition report we received for your review. The CFI rose from .42 to .49 which is the number used by CDE for ranking needs across the state.

We are still short staffing positions across the district, especially bus drivers.

The Homecoming parade is set for September 30 @ 4PM on Harrison.

Attachment:

School Facility Condition Report

Colorado Department of Education

School Report



Lake County R-1

Lake County MS

Sep 8, 2021

Executive Summary

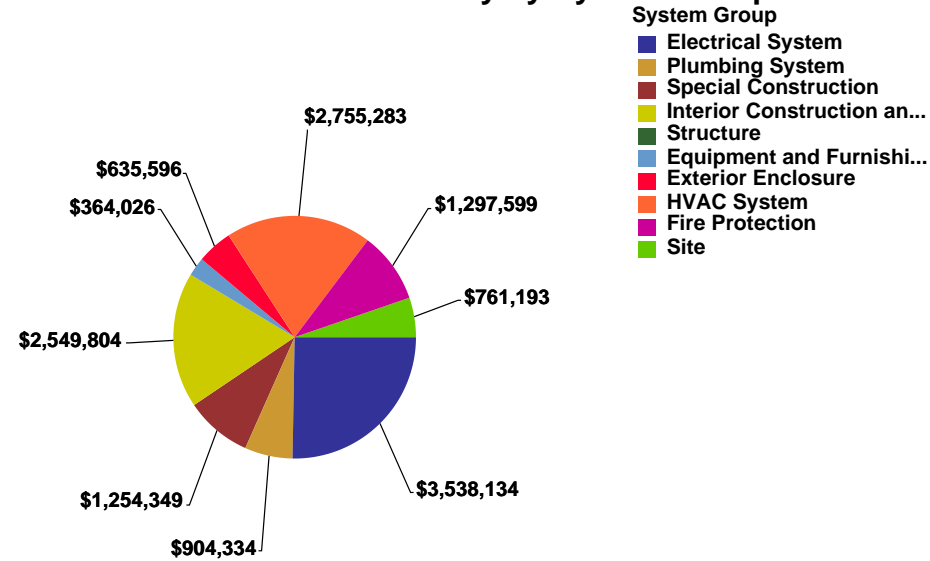
District:	Lake County R-1
School Name:	Lake County MS
Address:	1000 WEST 6TH STREET
City:	LEADVILLE
Gross Area (SF):	109,476
Number of Buildings:	1
Replacement Value:	\$27,771,793
Condition Budget:	\$13,681,440
Total FCI:	0.49
Adequacy Index:	0.11



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,009,352	\$3,538,134	0.88
Equipment and Furnishings	\$448,107	\$364,026	0.81
Exterior Enclosure	\$2,667,964	\$635,596	0.24
Fire Protection	\$741,424	\$1,297,599	1.75
HVAC System	\$4,764,106	\$2,755,283	0.58
Interior Construction and Conveyance	\$4,551,611	\$2,549,804	0.56
Plumbing System	\$1,627,430	\$904,334	0.56
Site	\$1,479,048	\$761,193	0.51
Special Construction	\$1,003,479	\$1,254,349	1.25
Structure	\$6,479,270	\$0	0.00
Overall - Total	\$27,771,793	\$14,060,318	0.51

Condition Deficiency by System Group



Condition Deficiency Priority

Building/Site	GSF (SF)	FCI	1 - Due within 1 Year of Inspection	2 - Due within 2 Years of Inspection	3 - Due within 5 Years of Inspection	4 - Not Time Based
Lake County MS Main	109,476	0.49	\$0	\$0	\$12,920,248	\$378,877
Lake County MS Site	319,165	0.51	\$0	\$0	\$761,193	\$0

Site Summary



Replacement Value:	\$1,479,048	Condition Budget:	\$761,192	Total FCI:	0.51
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Site Description

The original site was constructed in 1977 and is located on the east side of Leadville, Colorado. There are forested areas to the west, north, and east of the school and a local hospital to the south. The site is furnished with parking spaces, sidewalks, outdoor play areas, and landscaping. Improvements were made to the site in 2016 providing new playground equipment and additional landscaping.

Site Condition Budget Summary

System Group	Replacement Value	Requirement Cost	SCI
Site	\$1,479,048	\$761,193	0.51
Overall - Total	\$1,479,048	\$761,193	0.51

Site Condition Budget Details

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
G2021	Parking Lot and Roadway Flexible Pavement - Intermediate Course	25	1977	2026	2021	\$193,176	\$119,769	0.62
G2021	Parking Lot and Roadway Flexible Pavement - Base Course	65	1977	2042	2042	\$99,819	\$0	0.00

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
G2022	Parking Lot and Roadway Flexible Pavement - Surface Course	25	1977	2026	2021	\$212,312	\$265,391	1.25
G2023	Parking Lot and Roadway - Traffic Barriers - Pipe Bollards	25	1977	2026	2021	\$8,108	\$10,135	1.25
G2023	Parking Lot - Traffic Barriers - Concrete Jersey Barriers	25	2016	2041	2041	\$48,072	\$0	0.00
G2023	Parking Lot - Curbs, Rails and Barriers	25	1977	2026	2021	\$11,705	\$14,631	1.25
G2025	Parking Lot - Traffic Control - Painted Pavement Markings	10	2016	2026	2026	\$5,094	\$5,858	1.15
G2031	Accessible Ramp - Exterior Concrete	25	1977	2026	2021	\$53,914	\$6,470	0.12
G2031	Pedestrian Pavement - Concrete - 1977	25	1977	2026	2021	\$73,985	\$92,482	1.25
G2031	Pedestrian Pavement - Bituminous Asphalt	25	2016	2041	2041	\$19,138	\$0	0.00
G2031	Pedestrian Pavement - Base Course - Gravel - 2016	75	2016	2091	2091	\$16,832	\$0	0.00
G2031	Pedestrian Pavement - Concrete-2016	25	2016	2041	2041	\$38,883	\$0	0.00
G2031	Pedestrian Pavement - Base Course - Gravel - 1977	75	1977	2052	2052	\$13,805	\$0	0.00
G2033	Exterior Stairs - Concrete	30	2008	2038	2038	\$13,937	\$0	0.00
G2041	Site Development - Fencing - Chain Link	20	2010	2030	2030	\$32,844	\$0	0.00
G2042	Site Development - Retaining Wall - Concrete	40	2016	2056	2056	\$28,379	\$0	0.00
G2044	Monument Sign	40	1977	2026	2021	\$6,854	\$8,567	1.25
G2045	Site Furnishings - Wood Bench	30	2016	2046	2046	\$999	\$0	0.00
G2045	Site Furnishings - Powder Coated Steel Park Bench	30	2016	2046	2046	\$4,258	\$0	0.00
G2045	Site Furnishings - Trash Can - Recycled Plastic	25	2016	2041	2041	\$2,774	\$0	0.00
G2048	Site Development - Flagpoles	25	2016	2041	2041	\$7,995	\$0	0.00
G2049	Modular Playground Equipment	20	2016	2036	2036	\$66,870	\$0	0.00
G2052	Landscaping - Boulder	75	2016	2091	2091	\$100,008	\$0	0.00
G2052	Landscaping - Mulching - Wood Chips	20	2016	2036	2036	\$7,252	\$0	0.00
G2052	Landscaping - Mulching - River Rock	50	2019	2069	2069	\$9,555	\$0	0.00
G2054	Landscaping - Grass Sodding	25	2016	2041	2041	\$13,723	\$0	0.00
G2055	Landscaping - Trees and Bushes	50	2016	2066	2066	\$46,932	\$0	0.00
G2057	Landscaping - Sprinkler System	25	2016	2041	2041	\$8,220	\$0	0.00
G3011	Water Supply - Potable Water Distribution Piping	30	1977	2026	2021	\$37,811	\$37,811	1.00
G3014	Water Supply - Fire Protection Distribution Piping	30	1977	2026	2021	\$82,040	\$82,040	1.00
G3021	Sanitary Sewer - Waste Water Piping	50	1977	2027	2027	\$69,746	\$0	0.00
G3061	Fuel Distribution - Gas Service Piping - 4" Steel	30	1977	2026	2021	\$12,616	\$13,246	1.05
G4013	Site Electrical Distribution - Underground Power Distribution - 15kV Cable	50	1977	2027	2027	\$20,860	\$0	0.00
G4013	Site Electrical Distribution - Underground Power	30	1977	2026	2021	\$54,934	\$68,667	1.25

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
	Distribution - 1000kVA Pad Mounted Transformer							
G4021	Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID - 4 Fixture	20	1990	2026	2021	\$16,830	\$21,038	1.25
G4021	Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID - 1 Fixture	20	1977	2026	2021	\$11,579	\$14,474	1.25
G4022	Site Lighting - Poles - Metal	40	1990	2030	2030	\$7,573	\$0	0.00
G4022	Site Lighting - Poles - Concrete Base	40	1990	2030	2030	\$7,209	\$0	0.00
G4023	Site Lighting - Wiring Conduits and Ductbanks - Light Fixture Wiring	50	1977	2027	2027	\$11,919	\$0	0.00
G4024	Site Lighting - Site Lighting Controls - Time Clock	20	1977	2026	2021	\$491	\$614	1.25
Overall - Total						\$1,479,048	\$761,193	0.51

Site Condition Details

G2021 - Bases and Sub-Bases

Parking Lot and Roadway Flexible Pavement - Base Course

CRV: \$99,819



Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	65 years	Obs. Yrs. Rem:	21 years
Quantity:	77,247 SF	Unit Cost:	\$1.29
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Parking lot and roadway flexible pavement (bituminous) includes a 12" thick gravel base course for large paved areas.

No Requirements

G2021 - Bases and Sub-Bases

Parking Lot and Roadway Flexible Pavement - Intermediate Course

CRV: \$193,176



Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	77,247 SF	Unit Cost:	\$2.50
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Parking lot and roadway flexible pavement includes a 3" thick bituminous intermediate binder course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Parking Lot and Roadway Flexible Pavement - Intermediate Course Renewal

Cost:	\$119,769	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Bases and Sub-Bases
		Action:	Parking Lot and Roadway Flexible Pavement - Intermediate Course Renewal



Description:

Auto generated renewal for Parking Lot and Roadway Flexible Pavement - Intermediate Course. System Description: Parking lot and roadway flexible pavement includes a 3" thick bituminous intermediate binder course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2022 - Paving and Surfacing

Parking Lot and Raodway Flexible Pavement - Surface Course

CRV: \$212,312

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	77,247 SF	Unit Cost:	\$2.75
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Parking lot and roadway flexible pavement includes a 2" thick bituminous wearing surface course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Parking Lot and Raodway Flexible Pavement - Surface Course Renewal

Cost:	\$265,391	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Paving and Surfacing
		Action:	Parking Lot and Raodway Flexible Pavement - Surface Course Renewal



Description:

Auto generated renewal for Parking Lot and Raodway Flexible Pavement - Surface Course. System Description: Parking lot and roadway flexible pavement includes a 2" thick bituminous wearing surface course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2023 - Curbs, Rails and Barriers

Parking Lot - Curbs, Rails and Barriers

CRV: \$11,705

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	781 LF	Unit Cost:	\$14.99
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Parking lot and roadway include cast-in-place concrete curbs, rails and barriers at borders, planting islands, etc. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Parking Lot - Curbs, Rails and Barriers Renewal

Cost:	\$14,631	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Curbs, Rails and Barriers
		Action:	Parking Lot - Curbs, Rails and Barriers Renewal



Description:

Auto generated renewal for Parking Lot - Curbs, Rails and Barriers. System Description: Parking lot and roadway include cast-in-place concrete curbs, rails and barriers at borders, planting islands, etc. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2023 - Curbs, Rails and Barriers

Parking Lot - Traffic Barriers - Concrete Jersey Barriers

CRV: \$48,072

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	20 years
Quantity:	18 Each	Unit Cost:	\$2,670.69
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Parking lot traffic barriers include concrete jersey type precast units.

No Requirements

G2023 - Curbs, Rails and Barriers

Parking Lot and Roadway - Traffic Barriers - Pipe Bollards

CRV: \$8,108

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	4 Each	Unit Cost:	\$2,027.05
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Parking lot and roadway traffic barriers include concrete filled painted steel pipe bollards. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Parking Lot and Roadway - Traffic Barriers - Pipe Bollards Renewal

Cost: \$10,135 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/21/26 **Prime Sys:** Curbs, Rails and Barriers
Action: Parking Lot and Roadway - Traffic Barriers - Pipe Bollards Renewal



Description:

Auto generated renewal for Parking Lot and Roadway - Traffic Barriers - Pipe Bollards. System Description: Parking lot and roadway traffic barriers include concrete filled painted steel pipe bollards. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2025 - Markings and Signage

Parking Lot - Traffic Control - Painted Pavement Markings

CRV: \$5,094

Current Age: 5 years **Year Installed:** 2016
Exp. Use. Life: 10 years **Obs. Yrs. Rem:** 5 years
Quantity: 74 Each **Unit Cost:** \$68.84
Insp. Date: 7/21/21 **Inspector:** Tim Cissell



System Description:

Parking lot includes painted pavement markings for parking space and accessibility graphics. This system is approaching the end of its useful life and should be budgeted for repair/replacement.



Site Condition Details

Requirements:

Parking Lot - Traffic Control - Painted Pavement Markings Renewal

Cost:	\$5,858	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Markings and Signage
		Action:	Parking Lot - Traffic Control - Painted Pavement Markings Renewal

Description:

Auto generated renewal for Parking Lot - Traffic Control - Painted Pavement Markings. System Description: Parking lot includes painted pavement markings for parking space and accessibility graphics. This system is approaching the end of its useful life and should be budgeted for repair/replacement.



G2031 - Paving and Surfacing

Pedestrian Pavement - Base Course - Gravel - 2016

CRV: \$16,832

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	70 years
Quantity:	9,041 SF	Unit Cost:	\$1.86
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Pedestrian pavement includes a 6" thick gravel base course for sidewalks.

No Requirements

G2031 - Paving and Surfacing

Pedestrian Pavement - Base Course - Gravel - 1977

CRV: \$13,805

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	31 years
Quantity:	7,415 SF	Unit Cost:	\$1.86
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Pedestrian pavement includes a 6" thick gravel base course for sidewalks.

No Requirements

Site Condition Details

G2031 - Paving and Surfacing

Pedestrian Pavement - Concrete - 1977

CRV: \$73,985

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	7,415 SF	Unit Cost:	\$9.98
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Pedestrian Pavement - Concrete - 1977 Renewal

Cost:	\$92,482	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Paving and Surfacing
		Action:	Pedestrian Pavement - Concrete - 1977 Renewal



Description:

Auto generated renewal for Pedestrian Pavement - Concrete - 1977. System Description: Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2031 - Paving and Surfacing

Pedestrian Pavement - Concrete-2016

CRV: \$38,883

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	20 years
Quantity:	3,897 SF	Unit Cost:	\$9.98
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding.

No Requirements

Site Condition Details

G2031 - Paving and Surfacing

Pedestrian Pavement - Bituminous Asphalt

CRV: \$19,138

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	20 years
Quantity:	5,144 SF	Unit Cost:	\$3.72
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Pedestrian pavement includes 2-1/2" thick bituminous asphalt sidewalks with 2" thick sand bedding.

No Requirements

G2031 - Paving and Surfacing

Accessible Ramp - Exterior Concrete

CRV: \$53,914

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	51 LF	Unit Cost:	\$1,057.13
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Concrete in place, handicapped ramp w/cheek walls & rails, 5' wide. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Accessible Ramp - Exterior Concrete Renewal

Cost:	\$6,470	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Paving and Surfacing
		Action:	Accessible Ramp - Exterior Concrete Renewal



Description:

Auto generated renewal for Accessible Ramp - Exterior Concrete. System Description: Concrete in place, handicapped ramp w/cheek walls & rails, 5' wide. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2033 - Exterior Steps

Exterior Stairs - Concrete

CRV: \$13,937

Current Age:	13 years	Year Installed:	2008
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	17 years
Quantity:	4 Each	Unit Cost:	\$3,484.35
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Exterior steps include cast in place concrete stairs.

No Requirements

G2041 - Fences and Gates

Site Development - Fencing - Chain Link

CRV: \$32,844

Current Age:	11 years	Year Installed:	2010
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	9 years
Quantity:	609 LF	Unit Cost:	\$53.93
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Site development includes 6' high chain link fencing with 2" post.

No Requirements

G2042 - Retaining Walls

Site Development - Retaining Wall - Concrete

CRV: \$28,379

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	40 years	Obs. Yrs. Rem:	35 years
Quantity:	136 LF	Unit Cost:	\$208.67
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Site development includes retaining wall 2-ft. high consisting of cast-in-place concrete.

No Requirements

Site Condition Details

G2044 - Signage

Monument Sign

CRV: \$6,854

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	40 years	Obs. Yrs. Rem:	5 years
Quantity:	2 Each	Unit Cost:	\$3,426.86
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Site improvements include a monument sign identifying the building. The quantity reflects the size and construction type of the monument sign. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Monument Sign Renewal

Cost:	\$8,567	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Signage
		Action:	Monument Sign Renewal



Description:

Auto generated renewal for Monument Sign. System Description: Site improvements include a monument sign identifying the building. The quantity reflects the size and construction type of the monument sign. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2045 - Site Furnishings

Site Furnishings - Trash Can - Recycled Plastic

CRV: \$2,774

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	20 years
Quantity:	2 Each	Unit Cost:	\$1,386.83
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Site furnishings include 32 Gal capacity recycled plastic trash receptacle.

No Requirements

Site Condition Details

G2045 - Site Furnishings

Site Furnishings - Powder Coated Steel Park Bench

CRV: \$4,258

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	25 years
Quantity:	2 Each	Unit Cost:	\$2,129.03
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Site furnishings include powder coated steel park benches.

No Requirements

G2045 - Site Furnishings

Site Furnishings - Wood Bench

CRV: \$999

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	25 years
Quantity:	1 Each	Unit Cost:	\$998.69
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Site furnishings include wood park benches.

No Requirements

G2048 - Flagpoles

Site Development - Flagpoles

CRV: \$7,995

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	20 years
Quantity:	1 Each	Unit Cost:	\$7,994.78
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Site development includes aluminum flagpoles, direct imbedded, internal halyard, 30 - ft. high.

No Requirements

Site Condition Details

G2049 - Miscellaneous Structures

Modular Playground Equipment

CRV: \$66,870

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	15 years
Quantity:	1 Each	Unit Cost:	\$66,870.21
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The site includes modular play equipment.

**No Requirements**

G2052 - Erosion Control Measures

Landscaping - Mulching - Wood Chips

CRV: \$7,252

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	15 years
Quantity:	7,399 SF	Unit Cost:	\$0.98
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Landscaping includes erosion control measures applied in a large ground cover format that includes wood chips over weed barrier.

**No Requirements**

G2052 - Erosion Control Measures

Landscaping - Mulching - River Rock

CRV: \$9,555

Current Age:	2 years	Year Installed:	2019
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	48 years
Quantity:	2,198 SF	Unit Cost:	\$4.35
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Landscaping includes river rock over weed barrier.

**No Requirements**

Site Condition Details

G2052 - Erosion Control Measures

Landscaping - Boulder

CRV: \$100,008

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	70 years
Quantity:	451 Each	Unit Cost:	\$221.75
Insp. Date:	7/21/21	Inspector:	Tim Cissell

**System Description:**

Landscaping includes boulders.

No Requirements

G2054 - Seeding and Sodding

Landscaping - Grass Sodding

CRV: \$13,723

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	20 years
Quantity:	10,204 SF	Unit Cost:	\$1.34
Insp. Date:	7/21/21	Inspector:	Tim Cissell

**System Description:**

Landscaping includes graded, sodded grass areas.

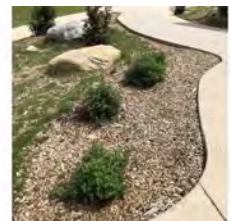
No Requirements

G2055 - Planting

Landscaping - Trees and Bushes

CRV: \$46,932

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	45 years
Quantity:	30 Each	Unit Cost:	\$1,564.39
Insp. Date:	7/21/21	Inspector:	Tim Cissell

**System Description:**

Landscaping includes trees, bushes and shrubs with prepared beds.

No Requirements

Site Condition Details

G2057 - Irrigation Systems

Landscaping - Sprinkler System

CRV: \$8,220

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	20 years
Quantity:	10,204 SF	Unit Cost:	\$0.81
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Landscaping includes a commercial type irrigation system typical for lawns; estimated 2 inch supply.



No Requirements

G3011 - Potable Water Distribution and Storage

Water Supply - Potable Water Distribution Piping

CRV: \$37,811

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	325 LF	Unit Cost:	\$116.34
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Water supply includes underground potable water distribution piping with excavation and backfill. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Requirements:

Water Supply - Potable Water Distribution Piping Renewal

Cost:	\$37,811	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Potable Water Distribution and Storage
		Action:	Water Supply - Potable Water Distribution Piping Renewal

Description:

Auto generated renewal for Water Supply - Potable Water Distribution Piping. System Description: Water supply includes underground potable water distribution piping with excavation and backfill. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details

G3014 - Fire Protection Distribution and Storage

Water Supply - Fire Protection Distribution Piping

CRV: \$82,040



Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	495 LF	Unit Cost:	\$165.74
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Water supply includes underground fire protection water distribution piping with excavation, backfill, and fire hydrants. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Water Supply - Fire Protection Distribution Piping Renewal

Cost:	\$82,040	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Fire Protection Distribution and Storage
		Action:	Water Supply - Fire Protection Distribution Piping Renewal



Description:

Auto generated renewal for Water Supply - Fire Protection Distribution Piping. System Description: Water supply includes underground fire protection water distribution piping with excavation, backfill, and fire hydrants. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G3021 - Piping

Sanitary Sewer - Waste Water Piping

CRV: \$69,746

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	6 years
Quantity:	450 LF	Unit Cost:	\$154.99
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Sanitary sewer includes underground waste water drainage piping.

No Requirements

Site Condition Details

G3061 - Fuel Piping

Fuel Distribution - Gas Service Piping - 4" Steel

CRV: \$12,616

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	250 LF	Unit Cost:	\$50.46
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Fuel distribution includes direct buried gas service piping. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Fuel Distribution - Gas Service Piping - 4" Steel Renewal

Cost:	\$13,246	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Fuel Piping
		Action:	Fuel Distribution - Gas Service Piping - 4" Steel Renewal



Description:

Auto generated renewal for Fuel Distribution - Gas Service Piping - 4" Steel. System Description: Fuel distribution includes direct buried gas service piping. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G4013 - Underground Power Distribution

Site Electrical Distribution - Underground Power Distribution - 1000kVA Pad Mounted Transformer

CRV: \$54,934

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$54,933.68
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Site electrical distribution includes a 1000kVA pad mounted transformer rated at 25kV, 480/277V, 3 phase, 4 wire, located on north east side of school. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Site Electrical Distribution - Underground Power Distribution - 1000kVA Pad Mounted Transformer Renewal

Cost:	\$68,667	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Underground Power Distribution
		Action:	Site Electrical Distribution - Underground Power Distribution - 1000kVA Pad Mounted Transformer Renewal



Description:

Auto generated renewal for Site Electrical Distribution - Underground Power Distribution - 1000kVA Pad Mounted Transformer. System Description: Site electrical distribution includes a 1000kVA pad mounted transformer rated at 25kV, 480/277V, 3 phase, 4 wire, located on north east side of school. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G4013 - Underground Power Distribution

Site Electrical Distribution - Underground Power Distribution - 15kV Cable

CRV: \$20,860

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	6 years
Quantity:	250 LF	Unit Cost:	\$83.44
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Site electrical distribution includes a 15kV underground power cable.

No Requirements

G4021 - Fixtures and Transformers

Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID - 4 Fixture

CRV: \$16,830

Current Age:	31 years	Year Installed:	1990
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	3 Each	Unit Cost:	\$5,610.02
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Site lighting includes 400W HID light fixtures for parking/pathway/roadway lighting. Bracket arms are included. Concrete base, pole and circuitry is excluded. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID - 4 Fixture Renewal

Cost:	\$21,038	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Fixtures and Transformers
		Action:	Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID - 4 Fixture Renewal



Description:

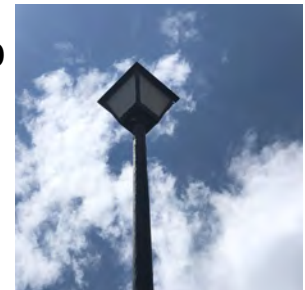
Auto generated renewal for Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID - 4 Fixture. System Description: Site lighting includes 400W HID light fixtures for parking/pathway/roadway lighting. Bracket arms are included. Concrete base, pole and circuitry is excluded. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G4021 - Fixtures and Transformers

Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID - 1 Fixture

CRV: \$11,579

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	7 Each	Unit Cost:	\$1,654.17
Insp. Date:	7/21/21	Inspector:	Tim Cissell



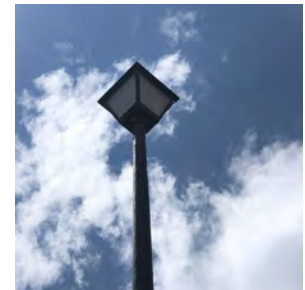
System Description:

Site lighting includes 400W HID (High-Intensity Discharge) light fixtures for parking/pathway/roadway lighting. Bracket arms are included. Note: concrete base and circuitry is captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID - 1 Fixture Renewal

Cost:	\$14,474	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Fixtures and Transformers
		Action:	Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID - 1 Fixture Renewal



Description:

Auto generated renewal for Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID - 1 Fixture. System Description: Site lighting includes 400W HID (High-Intensity Discharge) light fixtures for parking/pathway/roadway lighting. Bracket arms are included. Note: concrete base and circuitry is captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G4022 - Poles

Site Lighting - Poles - Concrete Base

CRV: \$7,209

Current Age:	31 years	Year Installed:	1990
Exp. Use. Life:	40 years	Obs. Yrs. Rem:	9 years
Quantity:	10 Each	Unit Cost:	\$720.88
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Site lighting includes concrete base for lighting poles. Based on 2 Cubic Yards of concrete per pole.

No Requirements

G4022 - Poles

Site Lighting - Poles - Metal

CRV: \$7,573

Current Age:	31 years	Year Installed:	1990
Exp. Use. Life:	40 years	Obs. Yrs. Rem:	9 years
Quantity:	10 Each	Unit Cost:	\$757.26
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Site lighting includes metal light poles. Light fixtures, bracket arms and circuitry are captured in a separate system.

No Requirements

G4023 - Wiring Conduits and Ductbanks

Site Lighting - Wiring Conduits and Ductbanks - Light Fixture Wiring

CRV: \$11,919

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	6 years
Quantity:	10 Each	Unit Cost:	\$1,191.91
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Electrical site lighting wiring includes 1" PVC and #10 wire.

No Requirements

Site Condition Details

G4024 - Site Lighting Controls

Site Lighting - Site Lighting Controls - Time Clock

CRV: \$491

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$491.02
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Controls for site lighting include a time clock. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Site Lighting - Site Lighting Controls - Time Clock Renewal

Cost:	\$614	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Site Lighting Controls
		Action:	Site Lighting - Site Lighting Controls - Time Clock Renewal



Description:

Auto generated renewal for Site Lighting - Site Lighting Controls - Time Clock. System Description: Controls for site lighting include a time clock. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Summary



Name:	Lake County MS Main	Year Constructed:	1977	Year Renovated:	2001
Replacement Value:	\$26,292,745	Condition Budget:	\$12,920,248	Total FCI:	0.49
Size (SF):	109,476				

Building Description

The Lake County Intermediate School is a two-story building located in Leadville, Colorado. The building was constructed in 1977 and currently serves third through sixth grade levels. The school is furnished with administrative offices, learning classrooms, a media center and computer lab, a kitchen, a gymnasium, an indoor pool, and restrooms throughout. A remodel in 2001 added interior partitions providing closed classrooms. Dates were verified through school staff.

Building Condition Budget Summary

System Group	Replacement Value	Requirement Cost	SCI
Electrical System	\$4,009,352	\$3,538,134	0.88
Interior Construction and Conveyance	\$4,551,611	\$2,549,804	0.56
Exterior Enclosure	\$2,667,964	\$635,596	0.24
Special Construction	\$1,003,479	\$1,254,349	1.25
Equipment and Furnishings	\$448,107	\$364,026	0.81

System Group	Replacement Value	Requirement Cost	SCI
Fire Protection	\$741,424	\$1,297,599	1.75
Plumbing System	\$1,627,430	\$904,334	0.56
Structure	\$6,479,270	\$0	0.00
HVAC System	\$4,764,106	\$2,755,283	0.58
Overall - Total	\$26,292,745	\$13,299,125	0.51

Building Condition Budget Details

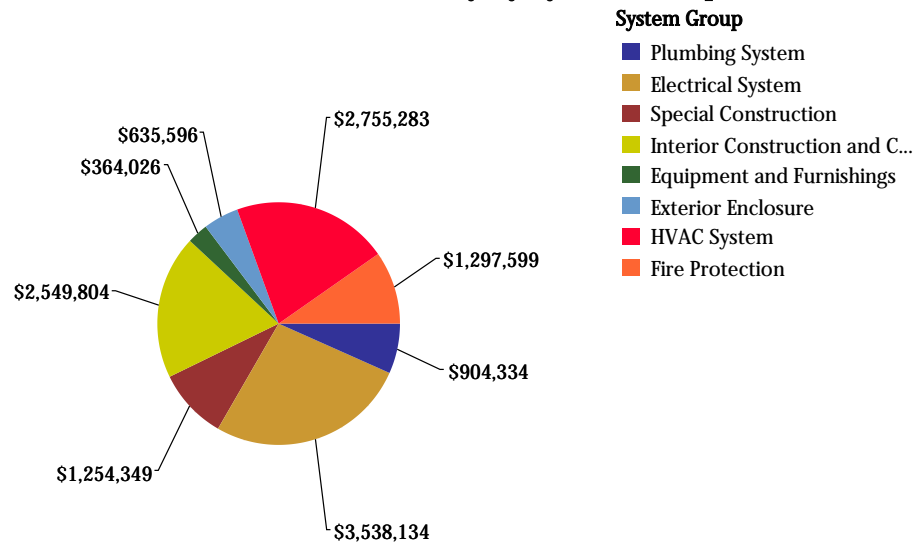
Unformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
A	Foundation Wall and Footings	75	1977	2052	2052	\$267,994	\$0	0.00
A	Concrete Footings	75	1977	2052	2052	\$175,811	\$0	0.00
A	Structural Slab on Grade	75	1977	2052	2052	\$760,957	\$0	0.00
A	Grade Beams	75	1977	2052	2052	\$219,659	\$0	0.00
B10	Multi-Story - Steel	75	1977	2052	2052	\$4,900,826	\$0	0.00
B1014	Accessible Ramp - Interior Concrete	75	1977	2052	2052	\$92,022	\$0	0.00
B1015	Exterior Stairs - Concrete	50	1977	2027	2027	\$38,325	\$0	0.00
B1015	Exterior Stairs - Steel	50	1977	2027	2027	\$23,675	\$0	0.00
B2010	Metal Paneled Walls	60	1977	2037	2037	\$239,285	\$0	0.00
B2010	Brick Cavity Walls - CMU Backup	75	1977	2052	2052	\$860,454	\$0	0.00
B2010	EIFS Wall Panels - CMU Backup	75	1977	2052	2052	\$91,465	\$0	0.00
B2013	Metal Wall Louvers	50	1977	2027	2027	\$10,868	\$0	0.00
B2020	Aluminum Windows	30	1977	2026	2021	\$219,158	\$273,948	1.25
B2030	Door Assembly - 3 x 7 HM	30	1977	2026	2021	\$4,082	\$5,103	1.25
B2030	Door Assembly - 6 x 7 Storefront	30	1977	2026	2021	\$248,431	\$310,539	1.25
B2030	Door Assembly - 6 x 7 HM	30	1977	2026	2021	\$31,557	\$39,446	1.25
B2030	Automatic Openers	30	2000	2030	2030	\$17,691	\$0	0.00
B30	Metal Roofing	65	1977	2042	2042	\$459,228	\$0	0.00
B30	Single-Ply Membrane	25	2016	2041	2041	\$480,495	\$0	0.00
B3022	Roof Hatch	40	1977	2026	2021	\$5,248	\$6,560	1.25
C1010	CMU Block Walls	50	1977	2027	2027	\$69,188	\$0	0.00
C1010	Interior Windows	50	1977	2027	2027	\$19,968	\$0	0.00
C1010	GWB Walls -1977	50	1977	2027	2027	\$357,068	\$0	0.00
C1010	GWB Walls -2001	50	2001	2051	2051	\$222,112	\$0	0.00
C1020	Swinging Doors - Pair - 6 x 7 Wd	50	1977	2027	2027	\$67,963	\$0	0.00
C1020	Swinging Doors - 3 x 7 Wd - 2001	50	2001	2051	2051	\$328,120	\$0	0.00

Unifomat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
C1020	Swinging Doors - Pair - 6 x 7 HM	50	2016	2066	2066	\$13,458	\$0	0.00
C1020	Swinging Doors - Pair - 6 x 7 Wd - Rated	50	2001	2051	2051	\$79,810	\$0	0.00
C1020	Swinging Doors - 3 x 7 Wd - 1977	50	1977	2027	2027	\$182,665	\$0	0.00
C1020	Swinging Doors - 3 x 7 Wd - Rated	50	1977	2027	2027	\$16,913	\$0	0.00
C1030	Restroom Accessories	25	2020	2045	2045	\$161,625	\$0	0.00
C1030	Toilet Partitions	40	2006	2046	2046	\$146,321	\$0	0.00
C1035	Fittings - Signage	10	2001	2026	2021	\$85,034	\$106,293	1.25
C20	Stairs	75	1977	2052	2052	\$166,640	\$0	0.00
C3010	Ceramic Tile	25	1977	2026	2021	\$64,790	\$80,988	1.25
C3010	Paint Masonry/Epoxy Finish	15	2018	2033	2033	\$17,897	\$0	0.00
C3010	Painted Finish	10	2018	2028	2028	\$288,921	\$0	0.00
C3020	Ceramic Tile	25	1977	2026	2021	\$90,186	\$112,732	1.25
C3020	Carpeting - Tile	10	2001	2026	2021	\$251,436	\$314,295	1.25
C3020	Resilient Athletic Flooring	30	2016	2046	2046	\$216,062	\$0	0.00
C3020	Concrete - Painted/Polished	10	2018	2028	2028	\$7,235	\$0	0.00
C3020	Weight Room Tile Flooring	12	2018	2030	2030	\$4,894	\$0	0.00
C3020	VCT	10	2001	2026	2021	\$153,844	\$192,305	1.25
C3020	Epoxy Flooring	50	2006	2056	2056	\$31,983	\$0	0.00
C3030	ACT System - 1977	20	1977	2026	2021	\$633,201	\$791,502	1.25
C3030	GWB Taped and Finished	30	1977	2026	2021	\$159,342	\$199,177	1.25
C3030	ACT System - 2000	20	2001	2026	2021	\$560,453	\$700,567	1.25
D1010	Hydraulic Passenger Elevator	35	2001	2036	2036	\$112,927	\$0	0.00
D1010	Elevator Controls - Motor Controller	20	2001	2026	2021	\$41,556	\$51,945	1.25
D2010	Restroom Fixtures - Group Locker Room Showers	30	1977	2026	2021	\$51,121	\$63,901	1.25
D2010	Restroom Fixtures	30	2006	2036	2036	\$340,162	\$0	0.00
D2010	Custodial/Utility Sinks	30	1977	2026	2021	\$43,695	\$54,619	1.25
D2010	Water Coolers - Wall-Mount	20	1977	2026	2021	\$47,779	\$59,724	1.25
D2020	Water Heater - Gas - 2004	15	2004	2026	2021	\$63,563	\$71,190	1.12
D2020	Water Dist Complete	30	1977	2026	2021	\$496,593	\$556,185	1.12
D2020	Pressure Booster Pump - 2 HP	15	2016	2031	2031	\$17,214	\$0	0.00
D2020	Water Heater - Gas - 2011	15	2011	2026	2026	\$63,563	\$71,190	1.12
D2030	Sanitary Waste - Gravity Discharge	50	1977	2027	2027	\$337,797	\$0	0.00
D2040	Roof Drainage - Gravity	50	1977	2027	2027	\$131,536	\$0	0.00
D2090	Pool Equipment - Filter - Treatment and Pump	20	1977	2026	2021	\$22,020	\$27,525	1.25
D2090	Grease Trap	50	1977	2027	2027	\$12,388	\$0	0.00

Unifomat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
D3012	Natural Gas Service to Bldg - 4" Feed	40	1977	2026	2021	\$14,526	\$18,158	1.25
D3020	Boiler HW - Gas-Fired	30	2011	2041	2041	\$599,609	\$0	0.00
D3040	Central AHU - Const Volume w/Distribution - 2004	25	2004	2029	2029	\$260,822	\$0	0.00
D3040	Fan Coil System - Cabinet - 2 Pipe	20	2001	2026	2021	\$259,303	\$324,129	1.25
D3040	Exhaust System - Restroom	20	1977	2026	2021	\$67,580	\$84,475	1.25
D3040	Exhaust System - Kitchen	15	1977	2026	2021	\$28,241	\$35,302	1.25
D3040	Two Pipe Distribution System	30	2001	2031	2031	\$1,645,354	\$0	0.00
D3040	Central AHU - Const Volume w/Distribution - 1977	25	1977	2026	2021	\$1,075,380	\$1,344,225	1.25
D3040	Exhaust System - General Building	25	1977	2026	2021	\$135,992	\$169,990	1.25
D3060	DDC System	20	2001	2026	2021	\$157,155	\$196,443	1.25
D3060	Pneumatic Controls	20	1977	2026	2021	\$520,143	\$582,561	1.12
D40	Wet Sprinkler System - Ordinary Hazard w/Pump	35	1977	2026	2021	\$724,042	\$1,283,930	1.77
D40	Fire Extinguishers - Dry Chem w/Cabinet	30	2001	2031	2031	\$6,447	\$0	0.00
D40	Kitchen Hood Suppression	20	2001	2026	2021	\$10,935	\$13,669	1.25
D5012	Distribution Equipment, Panelboards, and Feeders - 1200A 480Y/277V & 208Y/120V - 1977	30	1977	2026	2021	\$631,068	\$788,835	1.25
D5012	Distribution Equipment, Panelboards, and Feeders - 1200A 480Y/277V & 208Y/120V - 2001	30	2001	2031	2031	\$157,765	\$0	0.00
D5012	Main Electrical Service - 1200A 480Y/277V	30	1977	2026	2021	\$144,743	\$180,928	1.25
D5020	Lighting - Exterior - HID Wall Packs	20	1977	2026	2021	\$2,997	\$3,746	1.25
D5021	Branch Wiring - Equipment & Devices - 1977	30	1977	2026	2021	\$216,685	\$270,857	1.25
D5021	Snow Melt - Heat Tape Wiring	10	2016	2026	2026	\$24,754	\$30,942	1.25
D5021	Branch Wiring - Equipment & Devices -2001	30	2001	2031	2031	\$125,700	\$0	0.00
D5022	Indoor Sports Arena Lighting - High Bay Fluorescent	20	1977	2026	2021	\$26,502	\$33,128	1.25
D5022	Lighting Fixtures	20	1977	2026	2021	\$352,814	\$441,017	1.25
D5022	Lighting Fixtures - LED	30	2001	2031	2031	\$210,600	\$0	0.00
D5031	Scoreboard - Single-Sided	15	1977	2026	2021	\$4,964	\$6,205	1.25
D5032	Intercom System	10	2001	2026	2021	\$169,146	\$211,432	1.25
D5033	Telephone System - 2001	10	2001	2026	2021	\$173,358	\$183,760	1.06
D5033	Telephone System - 1977	10	1977	2026	2021	\$298,839	\$316,770	1.06
D5036	Clock System	10	2001	2026	2021	\$85,494	\$106,868	1.25
D5037	Fire Alarm System	10	2001	2026	2021	\$541,623	\$677,029	1.25
D5038	Security System - CCTV	10	2018	2028	2028	\$89,507	\$0	0.00
D5038	Security System - Burglar Alarm System	10	2001	2026	2021	\$155,106	\$193,882	1.25
D5039	LAN System	15	2018	2033	2033	\$523,498	\$0	0.00

Unifomat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
D5092	Exit Signs	10	2001	2026	2021	\$74,188	\$92,735	1.25
E	Food Service Counter	25	2016	2041	2041	\$22,025	\$0	0.00
E	Fixed Casework	25	2001	2026	2026	\$276,458	\$345,573	1.25
E	Kitchen Equipment	20	2018	2038	2038	\$90,097	\$0	0.00
E10	Access Ladder	30	1977	2026	2021	\$4,762	\$4,762	1.00
E2010	Student Lockers - Steel	35	1977	2026	2021	\$54,765	\$13,691	0.25
F1041	Indoor Pool	25	1977	2026	2021	\$1,003,479	\$1,254,349	1.25
Overall - Total						\$26,292,745	\$13,299,125	0.51

Condition Deficiency by System Group



Building Condition Details

A - Substructure

Foundation Wall and Footings

CRV: \$267,994

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	31 years
Quantity:	1,347 LF	Unit Cost:	\$198.96
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.

No Requirements

A - Substructure

Concrete Footings

CRV: \$175,811

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	31 years
Quantity:	54,738 SF	Unit Cost:	\$3.21
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Concrete column footings.

No Requirements

A - Substructure

Grade Beams

CRV: \$219,659

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	31 years
Quantity:	1,347 LF	Unit Cost:	\$163.07
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The substructure includes grade beams.

No Requirements

Building Condition Details

A - Substructure

Structural Slab on Grade

CRV: \$760,957

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	31 years
Quantity:	54,738 SF	Unit Cost:	\$13.90
Insp. Date:	7/21/21	Inspector:	Tim Cissell

**System Description:**

The building substructure includes a structural slab on grade.

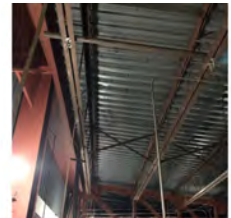
No Requirements

B10 - Superstructure

Multi-Story - Steel

CRV: \$4,900,826

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	31 years
Quantity:	109,476 SF	Unit Cost:	\$44.77
Insp. Date:	7/21/21	Inspector:	Tim Cissell

**System Description:**

Multi-story steel building includes steel columns, beams, floor pans with concrete, and roof structure.

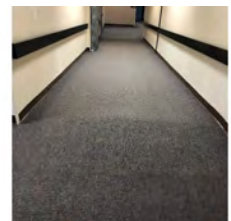
No Requirements

B1014 - Ramps

Accessible Ramp - Interior Concrete

CRV: \$92,022

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	31 years
Quantity:	72 LF	Unit Cost:	\$1,278.09
Insp. Date:	7/21/21	Inspector:	Tim Cissell

**System Description:**

Concrete handicapped ramp w/cheek walls & rails both sides, 5' wide.

No Requirements

Building Condition Details

B1015 - Exterior Stairs and Fire Escapes

Exterior Stairs - Concrete

CRV: \$38,325



Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	6 years
Quantity:	10 Each	Unit Cost:	\$3,832.54
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Exterior concrete stairs (6' wide x 5 risers) with railing.

No Requirements

B1015 - Exterior Stairs and Fire Escapes

Exterior Stairs - Steel

CRV: \$23,675



Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	6 years
Quantity:	3 Each	Unit Cost:	\$7,891.82
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Exterior steel stairs (one flight) with railing.

No Requirements

B2010 - Exterior Walls

EIFS Wall Panels - CMU Backup

CRV: \$91,465



Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	31 years
Quantity:	3,219 SF	Unit Cost:	\$28.41
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The exterior wall construction is of EIFS (Exterior Insulation Finish System) wall panels with CMU (Concrete Masonry Unity) backup.

No Requirements

Building Condition Details

B2010 - Exterior Walls

Brick Cavity Walls - CMU Backup

CRV: \$860,454

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	31 years
Quantity:	18,340 SF	Unit Cost:	\$46.92
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The exterior wall construction is of brick cavity walls with CMU (Concrete Masonry Unit) backup.

No Requirements

B2010 - Exterior Walls

Metal Paneled Walls

CRV: \$239,285

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	60 years	Obs. Yrs. Rem:	16 years
Quantity:	5,691 SF	Unit Cost:	\$42.05
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The exterior wall construction is metal panels such as standing seam metal or insulated metal panels.

No Requirements

B2013 - Exterior Louvers, Screens, and Fencing

Metal Wall Louvers

CRV: \$10,868

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	6 years
Quantity:	111 SF	Unit Cost:	\$97.91
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Metal louvers at the exterior of mechanical rooms and penthouses, both for appearance and ventilation.

No Requirements

Building Condition Details

B2020 - Exterior Windows

Aluminum Windows

CRV: \$219,158

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	1,603 SF	Unit Cost:	\$136.72
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The building includes aluminum framed exterior units with insulating glass. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Aluminum Windows Renewal

Cost:	\$273,948	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Exterior Windows
		Action:	Aluminum Windows Renewal



Description:

Auto generated renewal for Aluminum Windows. System Description: The building includes aluminum framed exterior units with insulating glass. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

B2030 - Exterior Doors

Door Assembly - 6 x 7 Storefront

CRV: \$248,431

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	23 Each	Unit Cost:	\$10,801.36
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The exterior doors include a pair of 3 x 7 swinging glazed aluminum storefront leafs plus glazed transom, aluminum frame, hardware including closers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Door Assembly - 6 x 7 Storefront Renewal

Cost: \$310,539 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/21/26 **Prime Sys:** Exterior Doors
Action: Door Assembly - 6 x 7 Storefront Renewal



Description:

Auto generated renewal for Door Assembly - 6 x 7 Storefront. System Description: The exterior doors include a pair of 3 x 7 swinging glazed aluminum storefront leafs plus glazed transom, aluminum frame, hardware including closers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

B2030 - Exterior Doors

Automatic Openers

CRV: \$17,691

Current Age: 21 years **Year Installed:** 2000
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 9 years
Quantity: 2 Each **Unit Cost:** \$8,845.68
Insp. Date: 7/21/21 **Inspector:** Tim Cissell



System Description:

Door hardware add-ons, automatic openers, for single swing door, per opening, includes motor, handicap actuator buttons and wiring.

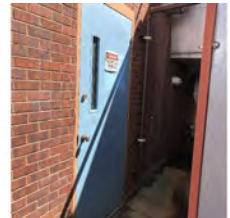
No Requirements

B2030 - Exterior Doors

Door Assembly - 3 x 7 HM

CRV: \$4,082

Current Age: 44 years **Year Installed:** 1977
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 1 Each **Unit Cost:** \$4,082.37
Insp. Date: 7/21/21 **Inspector:** Tim Cissell



System Description:

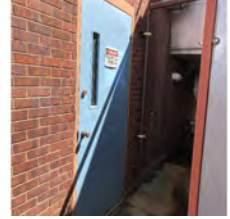
Exterior doors include 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Door Assembly - 3 x 7 HM Renewal

Cost: \$5,103 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/21/26 **Prime Sys:** Exterior Doors
Action: Door Assembly - 3 x 7 HM Renewal



Description:

Auto generated renewal for Door Assembly - 3 x 7 HM. System Description: Exterior doors include 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

B2030 - Exterior Doors

Door Assembly - 6 x 7 HM

CRV: \$31,557

Current Age: 44 years **Year Installed:** 1977
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 4 Each **Unit Cost:** \$7,889.15
Insp. Date: 7/21/21 **Inspector:** Tim Cissell



System Description:

Exterior doors include a pair of 3 x 7 HM (Hollow Metal) steel doors and steel frame with hinges, locksets, exit hardware and closers. Includes painted doors and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Door Assembly - 6 x 7 HM Renewal

Cost: \$39,446 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/21/26 **Prime Sys:** Exterior Doors
Action: Door Assembly - 6 x 7 HM Renewal



Description:

Auto generated renewal for Door Assembly - 6 x 7 HM. System Description: Exterior doors include a pair of 3 x 7 HM (Hollow Metal) steel doors and steel frame with hinges, locksets, exit hardware and closers. Includes painted doors and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

B30 - Roofing

Metal Roofing

CRV: \$459,228

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	65 years	Obs. Yrs. Rem:	21 years
Quantity:	24,973 SF	Unit Cost:	\$18.39
Insp. Date:	7/21/21	Inspector:	Tim Cissell

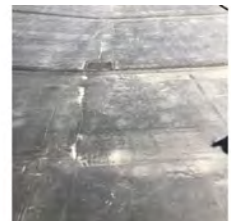
System Description:

The roof covering is of formed metal roofing, such as standing seam metal.

No Requirements

B30 - Roofing

Single-Ply Membrane

CRV: \$480,495

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	20 years
Quantity:	29,765 SF	Unit Cost:	\$16.14
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The roof covering is of a single-ply fully adhered membrane with insulation.

No Requirements

B3022 - Roof Hatches

Roof Hatch

CRV: \$5,248

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	40 years	Obs. Yrs. Rem:	5 years
Quantity:	3 Each	Unit Cost:	\$1,749.37
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The facility includes a roof hatch with insulated curb. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Roof Hatch Renewal

Cost:	\$6,560	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Roof Hatches
		Action:	Roof Hatch Renewal



Description:

Auto generated renewal for Roof Hatch. System Description: The facility includes a roof hatch with insulated curb. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

C1010 - Partitions

GWB Walls -2001

CRV: \$222,112

Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	30 years
Quantity:	36,124 SF	Unit Cost:	\$6.15
Insp. Date:	7/21/21	Inspector:	Tim Cissell

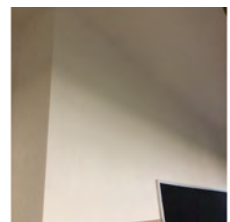
System Description:

The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished, but not painted. Wall finishes will be addressed in a separate system.

No Requirements

C1010 - Partitions

GWB Walls -1977

CRV: \$357,068

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	6 years
Quantity:	58,073 SF	Unit Cost:	\$6.15
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

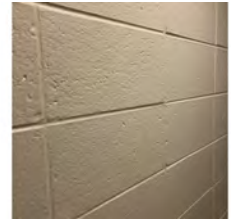
The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished, but not painted. Wall finishes will be addressed in a separate system.

No Requirements

Building Condition Details

C1010 - Partitions

CMU Block Walls

CRV: \$69,188

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	6 years
Quantity:	4,331 SF	Unit Cost:	\$15.98
Insp. Date:	7/21/21	Inspector:	Tim Cissell

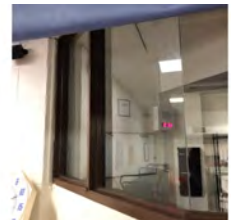
System Description:

Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls with no finish. Wall finishes will be addressed in a separate system.

No Requirements

C1010 - Partitions

Interior Windows

CRV: \$19,968

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	6 years
Quantity:	176 SF	Unit Cost:	\$113.45
Insp. Date:	7/21/21	Inspector:	Tim Cissell

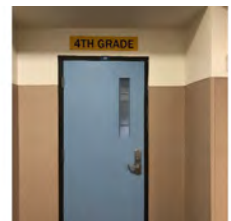
System Description:

Building interior includes windows and storefront partitions.

No Requirements

C1020 - Interior Doors

Swinging Doors - 3 x 7 Wd - 2001

CRV: \$328,120

Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	30 years
Quantity:	97 Each	Unit Cost:	\$3,382.68
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

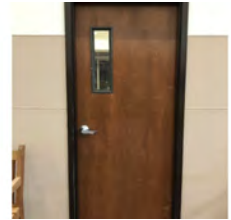
Interior doors include 3 x 7 Wd (wood) door and frame with vision lite, hinges, lockset, panic hardware and closer. Includes finished door and frame.

No Requirements

Building Condition Details

C1020 - Interior Doors

Swinging Doors - 3 x 7 Wd - 1977

CRV: \$182,665

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	6 years
Quantity:	54 Each	Unit Cost:	\$3,382.68
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Interior doors include 3 x 7 Wd (wood) door and frame with vision lite, hinges, lockset, panic hardware and closer. Includes finished door and frame.

No Requirements

C1020 - Interior Doors

Swinging Doors - Pair - 6 x 7 Wd - Rated

CRV: \$79,810

Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	30 years
Quantity:	7 Each	Unit Cost:	\$11,401.44
Insp. Date:	7/21/21	Inspector:	Tim Cissell

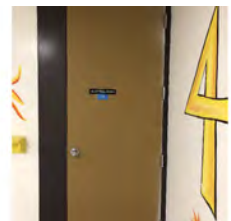
System Description:

Interior doors include pr. rated 3 x 7 wood doors and steel frame with hinges, locksets (lever), panic hardware and closers. Includes finished doors and painted frame.

**No Requirements**

C1020 - Interior Doors

Swinging Doors - 3 x 7 Wd - Rated

CRV: \$16,913

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	6 years
Quantity:	5 Each	Unit Cost:	\$3,382.68
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

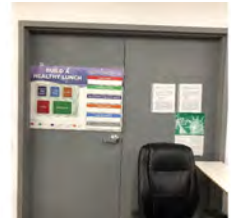
Interior doors include rated 3 x 7 Wd (wood) door and frame with vision lite, hinges, lockset, panic hardware and closer. Includes finished door and frame.

No Requirements

Building Condition Details

C1020 - Interior Doors

Swinging Doors - Pair - 6 x 7 HM

CRV: \$13,458

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	45 years
Quantity:	2 Each	Unit Cost:	\$6,728.77
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Interior doors include a pair of non-rated 3 x 7 HM (Hollow Metal) steel doors and steel frame with hinges, locksets and closers. Includes painted doors and painted frame.

No Requirements

C1020 - Interior Doors

Swinging Doors - Pair - 6 x 7 Wd

CRV: \$67,963

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	6 years
Quantity:	13 Each	Unit Cost:	\$5,227.89
Insp. Date:	7/21/21	Inspector:	Tim Cissell

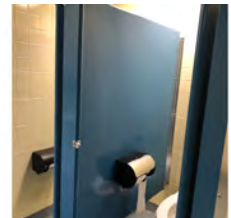
System Description:

Interior doors include a pair of non-rated 3 x 7 Wd (wood) doors and frame with hinges, locksets and closers. Includes finished doors and frame.

No Requirements

C1030 - Fittings

Toilet Partitions

CRV: \$146,321

Current Age:	15 years	Year Installed:	2006
Exp. Use. Life:	40 years	Obs. Yrs. Rem:	25 years
Quantity:	109,476 SF	Unit Cost:	\$1.34
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Restrooms are equipped with wall-hung partitions.

No Requirements

Building Condition Details

C1030 - Fittings

Restroom Accessories

CRV: \$161,625

Current Age:	1 years	Year Installed:	2020
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	24 years
Quantity:	109,476 SF	Unit Cost:	\$1.48
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The restroom accessories include mirrors, grab bars, paper towel dispensers and disposal, toilet paper holders and soap dispensers.



No Requirements

C1035 - Identifying Devices

Fittings - Signage

CRV: \$85,034

Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	109,476 SF	Unit Cost:	\$0.78
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Requirements:

Fittings - Signage Renewal

Cost:	\$106,293	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Identifying Devices
		Action:	Fittings - Signage Renewal

Description:

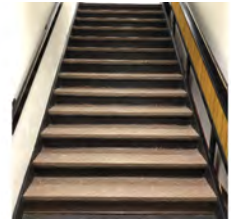
Auto generated renewal for Fittings - Signage. System Description: Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C20 - Stairs

Stairs

CRV: \$166,640

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	31 years
Quantity:	10 Each	Unit Cost:	\$16,664.03
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The interior stairs include 12 risers per flight with landing and 2 flights per story. Approximately 28 LF of center rail plus 28 feet of wall rail per flight.

No Requirements

C3010 - Wall Finishes

Painted Finish

CRV: \$288,921

Current Age:	3 years	Year Installed:	2018
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	7 years
Quantity:	188,394 SF	Unit Cost:	\$1.53
Insp. Date:	7/21/21	Inspector:	Tim Cissell

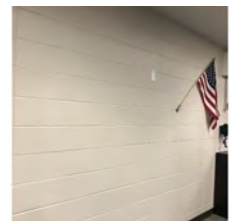
System Description:

Interior wall finishes include paint finish.

No Requirements

C3010 - Wall Finishes

Paint Masonry/Epoxy Finish

CRV: \$17,897

Current Age:	3 years	Year Installed:	2018
Exp. Use. Life:	15 years	Obs. Yrs. Rem:	12 years
Quantity:	4,331 SF	Unit Cost:	\$4.13
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Wall finishes include paint on CMU (Concrete Masonry Unit) and minimum hi-build epoxy finish.

No Requirements

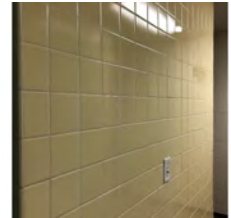
Building Condition Details

C3010 - Wall Finishes

Ceramic Tile

CRV: \$64,790

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	4,331 SF	Unit Cost:	\$14.96
Insp. Date:	7/21/21	Inspector:	Tim Cissell



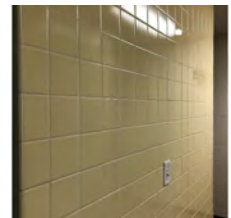
System Description:

Building wall coverings include 4-in. x 4-in. ceramic tiles. Includes wainscot with bullnose trim. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Ceramic Tile Renewal

Cost:	\$80,988	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Wall Finishes
		Action:	Ceramic Tile Renewal



Description:

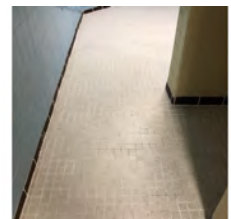
Auto generated renewal for Ceramic Tile. System Description: Building wall coverings include 4-in. x 4-in. ceramic tiles. Includes wainscot with bullnose trim. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

C3020 - Floor Finishes

Ceramic Tile

CRV: \$90,186

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	4,159 SF	Unit Cost:	\$21.68
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Floor finishes include ceramic tile and base in restrooms. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Ceramic Tile Renewal

Cost: \$112,732 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/21/26 **Prime Sys:** Floor Finishes
Action: Ceramic Tile Renewal



Description:

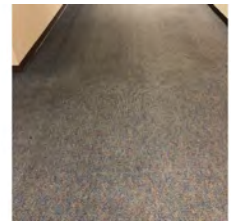
Auto generated renewal for Ceramic Tile. System Description: Floor finishes include ceramic tile and base in restrooms. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

C3020 - Floor Finishes

Carpeting - Tile

CRV: \$251,436

Current Age: 20 years **Year Installed:** 2001
Exp. Use. Life: 10 years **Obs. Yrs. Rem:** 5 years
Quantity: 34,216 SF **Unit Cost:** \$7.35
Insp. Date: 7/21/21 **Inspector:** Tim Cissell



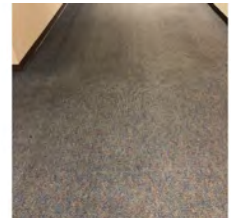
System Description:

Floor finishes include carpet tiles and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Carpeting - Tile Renewal

Cost: \$314,295 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/21/26 **Prime Sys:** Floor Finishes
Action: Carpeting - Tile Renewal



Description:

Auto generated renewal for Carpeting - Tile. System Description: Floor finishes include carpet tiles and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3020 - Floor Finishes

Epoxy Flooring

CRV: \$31,983

Current Age:	15 years	Year Installed:	2006
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	35 years
Quantity:	1,930 SF	Unit Cost:	\$16.57
Insp. Date:	7/21/21	Inspector:	Tim Cissell

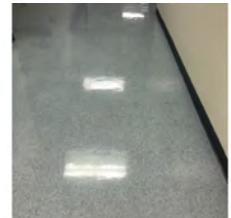
System Description:

Floor finishes include cement epoxy flooring.

No Requirements

C3020 - Floor Finishes

VCT

CRV: \$153,844

Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	23,785 SF	Unit Cost:	\$6.47
Insp. Date:	7/21/21	Inspector:	Tim Cissell

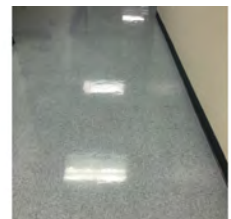
System Description:

Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Extended life cycle of system due to how well the system is wearing. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

VCT Renewal

Cost:	\$192,305	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Floor Finishes
		Action:	VCT Renewal

**Description:**

Auto generated renewal for VCT. System Description: Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Extended life cycle of system due to how well the system is wearing. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3020 - Floor Finishes

Concrete - Painted/Polished

CRV: \$7,235

Current Age:	3 years	Year Installed:	2018
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	7 years
Quantity:	4,797 SF	Unit Cost:	\$1.51
Insp. Date:	7/21/21	Inspector:	Tim Cissell

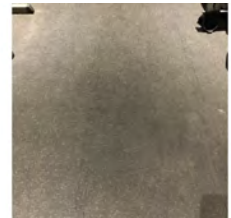
System Description:

Floor finishes include painted/polished concrete.

No Requirements

C3020 - Floor Finishes

Weight Room Tile Flooring

CRV: \$4,894

Current Age:	3 years	Year Installed:	2018
Exp. Use. Life:	12 years	Obs. Yrs. Rem:	9 years
Quantity:	610 SF	Unit Cost:	\$8.02
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Floor finishes include resilient athletic tiles and vinyl wall base for weight room.

No Requirements

C3020 - Floor Finishes

Resilient Athletic Flooring

CRV: \$216,062

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	25 years
Quantity:	16,436 SF	Unit Cost:	\$13.15
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Resilient athletic vinyl flooring with wall base.

Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

This system is approaching the end of its useful life and should be budgeted for repair/replacement.

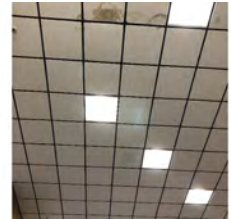
Years remaining have been reduced because [insert reason here]. The system should be budgeted for repair/replacement.

Building Condition Details

No Requirements

C3030 - Ceiling Finishes

ACT System - 1977

CRV: \$633,201

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	45,409 SF	Unit Cost:	\$13.94
Insp. Date:	7/21/21	Inspector:	Tim Cissell

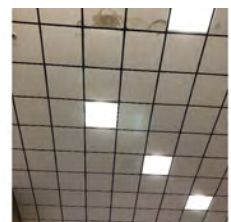
System Description:

Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

ACT System - 1977 Renewal

Cost:	\$791,502	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Ceiling Finishes
		Action:	ACT System - 1977 Renewal

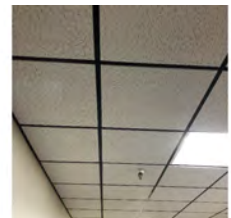


Description:

Auto generated renewal for ACT System - 1977. System Description: Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

C3030 - Ceiling Finishes

ACT System - 2000

CRV: \$560,453

Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	40,192 SF	Unit Cost:	\$13.94
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

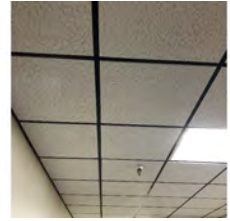
Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

ACT System - 2000 Renewal

Cost: \$700,567 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/21/26 **Prime Sys:** Ceiling Finishes
Action: ACT System - 2000 Renewal



Description:

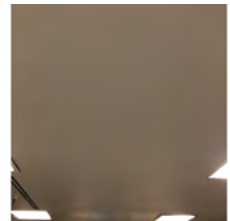
Auto generated renewal for ACT System - 2000. System Description: Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

C3030 - Ceiling Finishes

GWB Taped and Finished

CRV: \$159,342

Current Age: 44 years **Year Installed:** 1977
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 23,875 SF **Unit Cost:** \$6.67
Insp. Date: 7/21/21 **Inspector:** Tim Cissell



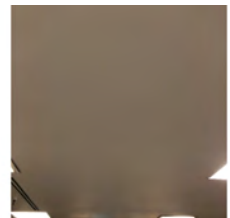
System Description:

Ceiling finishes include GWB (Gypsum Wall Board) taped, finished and painted with primer and 2 finish coats. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

GWB Taped and Finished Renewal

Cost: \$199,177 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/21/26 **Prime Sys:** Ceiling Finishes
Action: GWB Taped and Finished Renewal



Description:

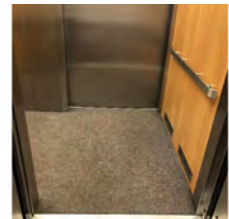
Auto generated renewal for GWB Taped and Finished. System Description: Ceiling finishes include GWB (Gypsum Wall Board) taped, finished and painted with primer and 2 finish coats. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D1010 - Elevators and Lifts

Hydraulic Passenger Elevator

CRV: \$112,927



Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	35 years	Obs. Yrs. Rem:	15 years
Quantity:	1 Each	Unit Cost:	\$112,926.92
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The building includes a passenger hydraulic elevator - two stories.

No Requirements

D1010 - Elevators and Lifts

Elevator Controls - Motor Controller

CRV: \$41,556



Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$41,556.28
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Building includes elevator equipment controls. Master control cabinet and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Elevator Controls - Motor Controller Renewal



Cost:	\$51,945	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Elevators and Lifts
		Action:	Elevator Controls - Motor Controller Renewal

Description:

Auto generated renewal for Elevator Controls - Motor Controller. System Description: Building includes elevator equipment controls. Master control cabinet and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D2010 - Plumbing Fixtures

Custodial/Utility Sinks

CRV: \$43,695



Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	7 Each	Unit Cost:	\$6,242.14
Insp. Date:	7/21/21	Inspector:	Tim Cissell

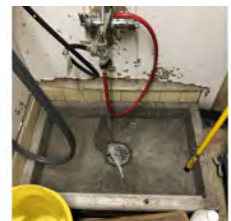
System Description:

The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Custodial/Utility Sinks Renewal

Cost:	\$54,619	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Plumbing Fixtures
		Action:	Custodial/Utility Sinks Renewal



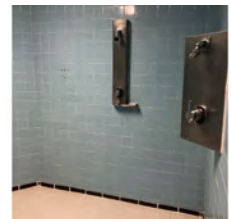
Description:

Auto generated renewal for Custodial/Utility Sinks. System Description: The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D2010 - Plumbing Fixtures

Restroom Fixtures - Group Locker Room Showers

CRV: \$51,121



Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	2 Each	Unit Cost:	\$25,560.36
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

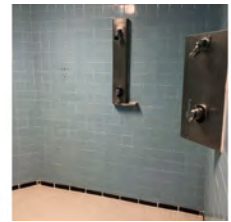
The restroom fixtures include shower heads and controls in a single shower room. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Restroom Fixtures - Group Locker Room Showers Renewal

Cost:	\$63,901	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Plumbing Fixtures
		Action:	Restroom Fixtures - Group Locker Room Showers Renewal



Description:

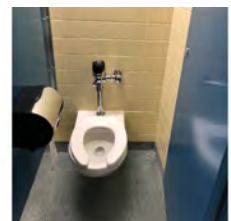
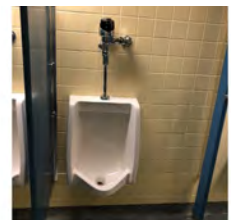
Auto generated renewal for Restroom Fixtures - Group Locker Room Showers. System Description: The restroom fixtures include shower heads and controls in a single shower room. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D2010 - Plumbing Fixtures

Restroom Fixtures

CRV: \$340,162

Current Age:	15 years	Year Installed:	2006
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	15 years
Quantity:	109,476 SF	Unit Cost:	\$3.11
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

The restroom fixtures include urinals, water closets and lavatories.

No Requirements

D2010 - Plumbing Fixtures

Water Coolers - Wall-Mount

CRV: \$47,779

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	109,476 SF	Unit Cost:	\$0.44
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Plumbing fixtures include dual-height wall-mounted water coolers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Water Coolers - Wall-Mount Renewal

Cost:	\$59,724	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Plumbing Fixtures
		Action:	Water Coolers - Wall-Mount Renewal



Description:

Auto generated renewal for Water Coolers - Wall-Mount. System Description: Plumbing fixtures include dual-height wall-mounted water coolers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D2020 - Domestic Water Distribution

Water Dist Complete

CRV: \$496,593

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	109,476 SF	Unit Cost:	\$4.54
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The building domestic water distribution system includes a four inch main line, water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Water Dist Complete Renewal

Cost:	\$556,185	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Domestic Water Distribution
		Action:	Water Dist Complete Renewal



Description:

Auto generated renewal for Water Dist Complete. System Description: The building domestic water distribution system includes a four inch main line, water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D2020 - Domestic Water Distribution

Water Heater - Gas - 2004

CRV: \$63,563

Current Age:	17 years	Year Installed:	2004
Exp. Use. Life:	15 years	Obs. Yrs. Rem:	5 years
Quantity:	2 Each	Unit Cost:	\$31,781.29
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The domestic hot water is provided by a gas-fired water heater with recirculation pump. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Water Heater - Gas - 2004 Renewal

Cost:	\$71,190	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Domestic Water Distribution
		Action:	Water Heater - Gas - 2004 Renewal



Description:

Auto generated renewal for Water Heater - Gas - 2004. System Description: The domestic hot water is provided by a gas-fired water heater with recirculation pump. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D2020 - Domestic Water Distribution

Water Heater - Gas - 2011

CRV: \$63,563

Current Age:	10 years	Year Installed:	2011
Exp. Use. Life:	15 years	Obs. Yrs. Rem:	5 years
Quantity:	2 Each	Unit Cost:	\$31,781.29
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The domestic hot water is provided by a gas-fired water heater with recirculation pump. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Water Heater - Gas - 2011 Renewal

Cost:	\$71,190	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Domestic Water Distribution
		Action:	Water Heater - Gas - 2011 Renewal



Description:

Auto generated renewal for Water Heater - Gas - 2011. System Description: The domestic hot water is provided by a gas-fired water heater with recirculation pump. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

D2020 - Domestic Water Distribution

Pressure Booster Pump - 2 HP

CRV: \$17,214

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	15 years	Obs. Yrs. Rem:	10 years
Quantity:	1 Each	Unit Cost:	\$17,213.92
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

The domestic water distribution system includes a pressure booster pump system.

No Requirements

D2030 - Sanitary Waste

Sanitary Waste - Gravity Discharge

CRV: \$337,797

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	6 years
Quantity:	109,476 SF	Unit Cost:	\$3.09
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.

No Requirements

Building Condition Details

D2040 - Rain Water Drainage

Roof Drainage - Gravity

CRV: \$131,536



Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	6 years
Quantity:	54,738 SF	Unit Cost:	\$2.40
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow.

No Requirements

D2090 - Other Plumbing Systems

Pool Equipment - Filter - Treatment and Pump

CRV: \$22,020



Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$22,019.90
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The building includes pool filtration, treatment and pumping system, including equipment related piping and valves. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Pool Equipment - Filter - Treatment and Pump Renewal

Cost:	\$27,525	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Other Plumbing Systems
		Action:	Pool Equipment - Filter - Treatment and Pump Renewal



Description:

Auto generated renewal for Pool Equipment - Filter - Treatment and Pump. System Description: The building includes pool filtration, treatment and pumping system, including equipment related piping and valves. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D2090 - Other Plumbing Systems

Grease Trap

CRV: \$12,388

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	6 years
Quantity:	1 Each	Unit Cost:	\$12,388.02
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

The food service area includes a grease trap.

No Requirements

D3012 - Gas Supply System

Natural Gas Service to Bldg - 4" Feed

CRV: \$14,526

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	40 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$14,526.13
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

The building includes a natural gas supply with a 4" line coming into the building. The supply is for boilers, kitchen and other equipment.

Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Natural Gas Service to Bldg - 4" Feed Renewal

Cost:	\$18,158	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Gas Supply System
		Action:	Natural Gas Service to Bldg - 4" Feed Renewal



Description:

Auto generated renewal for Natural Gas Service to Bldg - 4" Feed. System Description: The building includes a natural gas supply with a 4" line coming into the building. The supply is for boilers, kitchen and other equipment.

Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3020 - Heat Generating Systems

Boiler HW - Gas-Fired

CRV: \$599,609

Current Age:	10 years	Year Installed:	2011
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	20 years
Quantity:	109,476 SF	Unit Cost:	\$5.48
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Heat is provided by a gas-fired HW (hot water) boiler, with no redundancy.

No Requirements

D3040 - Distribution Systems

Central AHU - Const Volume w/Distribution - 2004

CRV: \$260,822

Current Age:	17 years	Year Installed:	2004
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	8 years
Quantity:	13,524 SF	Unit Cost:	\$19.29
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The HVAC system includes constant volume air handling units, distribution ductwork, diffusers and plenum return in the pool area.

No Requirements

D3040 - Distribution Systems

Exhaust System - Restroom

CRV: \$67,580

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	109,476 SF	Unit Cost:	\$0.62
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Exhaust System - Restroom Renewal

Cost: \$84,475 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/21/26 **Prime Sys:** Distribution Systems
Action: Exhaust System - Restroom Renewal



Description:

Auto generated renewal for Exhaust System - Restroom. System Description: HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3040 - Distribution Systems

Central AHU - Const Volume w/Distribution - 1977

CRV: \$1,075,380



Current Age: 44 years **Year Installed:** 1977
Exp. Use. Life: 25 years **Obs. Yrs. Rem:** 5 years
Quantity: 55,760 SF **Unit Cost:** \$19.29
Insp. Date: 7/21/21 **Inspector:** Tim Cissell

System Description:

The HVAC system includes constant volume air handling units, distribution ductwork, diffusers and plenum return. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Central AHU - Const Volume w/Distribution - 1977 Renewal

Cost: \$1,344,225 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/21/26 **Prime Sys:** Distribution Systems
Action: Central AHU - Const Volume w/Distribution - 1977 Renewal



Description:

Auto generated renewal for Central AHU - Const Volume w/Distribution - 1977. System Description: The HVAC system includes constant volume air handling units, distribution ductwork, diffusers and plenum return. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3040 - Distribution Systems

Exhaust System - Kitchen

CRV: \$28,241



Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	15 years	Obs. Yrs. Rem:	5 years
Quantity:	2,092 SF	Unit Cost:	\$13.50
Insp. Date:	7/21/21	Inspector:	Tim Cissell

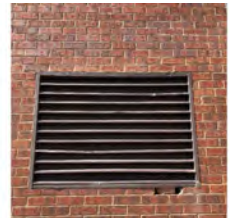
System Description:

The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Exhaust System - Kitchen Renewal

Cost:	\$35,302	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Distribution Systems
		Action:	Exhaust System - Kitchen Renewal



Description:

Auto generated renewal for Exhaust System - Kitchen. System Description: The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3040 - Distribution Systems

Fan Coil System - Cabinet - 2 Pipe

CRV: \$259,303



Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	40,192 SF	Unit Cost:	\$6.45
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

HVAC system includes ceiling mounted cabinet type fan coil system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Fan Coil System - Cabinet - 2 Pipe Renewal

Cost:	\$324,129	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Distribution Systems
		Action:	Fan Coil System - Cabinet - 2 Pipe Renewal



Description:

Auto generated renewal for Fan Coil System - Cabinet - 2 Pipe. System Description: HVAC system includes ceiling mounted cabinet type fan coil system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3040 - Distribution Systems

Two Pipe Distribution System

CRV: \$1,645,354

Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	10 years
Quantity:	109,476 SF	Unit Cost:	\$15.03
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

HVAC distribution is provided by a two-pipe distribution system.

No Requirements

D3040 - Distribution Systems

Exhaust System - General Building

CRV: \$135,992

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	109,476 SF	Unit Cost:	\$1.24
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

The HVAC ventilation system includes roof-mounted exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Exhaust System - General Building Renewal

Cost:	\$169,990	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Distribution Systems
		Action:	Exhaust System - General Building Renewal



Description:

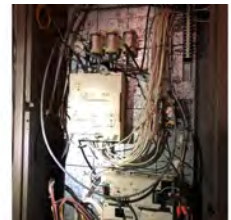
Auto generated renewal for Exhaust System - General Building. System Description: The HVAC ventilation system includes roof-mounted exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3060 - Controls and Instrumentation

Pneumatic Controls

CRV: \$520,143

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	69,284 SF	Unit Cost:	\$7.51
Insp. Date:	7/21/21	Inspector:	Tim Cissell



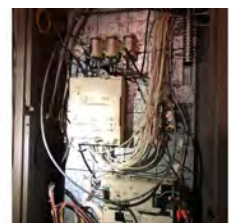
System Description:

The building includes a pneumatic HVAC control system with air supply, controls and sensors. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Pneumatic Controls Renewal

Cost:	\$582,561	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Controls and Instrumentation
		Action:	Pneumatic Controls Renewal



Description:

Auto generated renewal for Pneumatic Controls. System Description: The building includes a pneumatic HVAC control system with air supply, controls and sensors. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3060 - Controls and Instrumentation

DDC System

CRV: \$157,155

Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	40,192 SF	Unit Cost:	\$3.91
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

HVAC controls include a DDC system for system optimization, pc control and sensors. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

DDC System Renewal

Cost:	\$196,443	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Controls and Instrumentation
		Action:	DDC System Renewal



Description:

Auto generated renewal for DDC System. System Description: HVAC controls include a DDC system for system optimization, pc control and sensors. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D40 - Fire Protection

Fire Extinguishers - Dry Chem w/Cabinet

CRV: \$6,447

Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	10 years
Quantity:	109,476 SF	Unit Cost:	\$0.06
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Handheld type dry chemical fire extinguishers are located throughout the building. Includes cabinets.

No Requirements

Building Condition Details

D40 - Fire Protection

Kitchen Hood Suppression

CRV: \$10,935

Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$10,935.24
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

System includes a chemical fire suppression system for the kitchen. Fire suppression includes fusible links, manual pull stations, 3 gallon tanks, nozzles, and control panels. Hood included under a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Kitchen Hood Suppression Renewal

Cost:	\$13,669	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Fire Protection
		Action:	Kitchen Hood Suppression Renewal

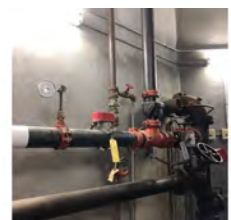


Description:

Auto generated renewal for Kitchen Hood Suppression. System Description: System includes a chemical fire suppression system for the kitchen. Fire suppression includes fusible links, manual pull stations, 3 gallon tanks, nozzles, and control panels. Hood included under a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D40 - Fire Protection

Wet Sprinkler System - Ordinary Hazard w/Pump

CRV: \$724,042

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	35 years	Obs. Yrs. Rem:	5 years
Quantity:	66,207 SF	Unit Cost:	\$10.94
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The fire protection systems include a wet fire sprinkler system with backflow protection, standpipes and fire pump. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Wet Sprinkler System - Lacking

Cost: \$378,877 **Priority:** 4 - Not Time Based
Action Date: **Prime Sys:** Fire Protection
Action: Add Wet Sprinkler System



Description:

Portions of the building lack a fire sprinkler system. System should be installed when required.

Requirements:

Wet Sprinkler System - Ordinary Hazard w/Pump Renewal

Cost: \$905,053 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/21/26 **Prime Sys:** Fire Protection
Action: Wet Sprinkler System - Ordinary Hazard w/Pump Renewal



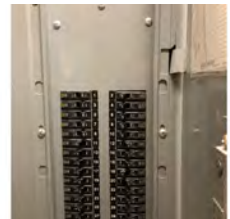
Description:

Auto generated renewal for Wet Sprinkler System - Ordinary Hazard w/Pump. System Description: The fire protection systems include a wet fire sprinkler system with backflow protection, standpipes and fire pump. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5012 - Low Tension Service and Dist.

Distribution Equipment, Panelboards, and Feeders - 1200A 480Y/277V & 208Y/120V - 2001

CRV: \$157,765



Current Age: 20 years **Year Installed:** 2001
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 10 years
Quantity: 21,895 SF **Unit Cost:** \$7.21
Insp. Date: 7/21/21 **Inspector:** Tim Cissell

System Description:

The electrical distribution system for this building includes panelboards, feeders and associated equipment.

No Requirements

Building Condition Details

D5012 - Low Tension Service and Dist.

Distribution Equipment, Panelboards, and Feeders - 1200A 480Y/277V & 208Y/120V - 1977

CRV: \$631,068



Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	87,581 SF	Unit Cost:	\$7.21
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The electrical distribution system for this building includes panelboards, feeders and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for replacement.

Requirements:

Distribution Equipment, Panelboards, and Feeders - 1200A 480Y/277V & 208Y/120V - 1977 Renewal

Cost:	\$788,835	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Low Tension Service and Dist.
		Action:	Distribution Equipment, Panelboards, and Feeders - 1200A 480Y/277V & 208Y/120V - 1977 Renewal



Description:

Auto generated renewal for Distribution Equipment, Panelboards, and Feeders - 1200A 480Y/277V & 208Y/120V - 1977. System Description: The electrical distribution system for this building includes panelboards, feeders and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for replacement.

D5012 - Low Tension Service and Dist.

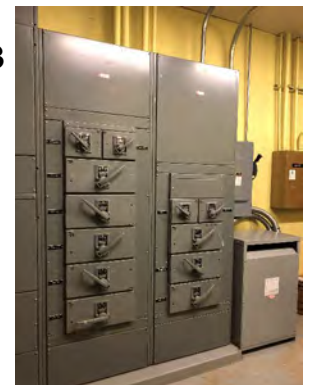
Main Electrical Service - 1200A 480Y/277V

CRV: \$144,743

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$144,742.52
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The building includes an electrical service, which includes incoming feeders, main panel and metering. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

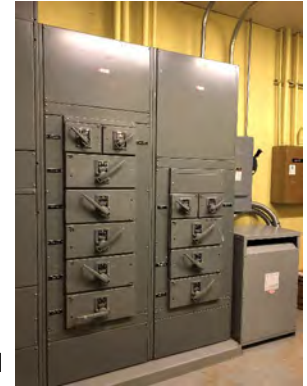


Building Condition Details

Requirements:

Main Electrical Service - 1200A 480Y/277V Renewal

Cost:	\$180,928	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Low Tension Service and Dist.
		Action:	Main Electrical Service - 1200A 480Y/277V Renewal



Description:

Auto generated renewal for Main Electrical Service - 1200A 480Y/277V. System Description: The building includes an electrical service, which includes incoming feeders, main panel and metering. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5020 - Lighting and Branch Wiring

Lighting - Exterior - HID Wall Packs

CRV: \$2,997

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	5 Each	Unit Cost:	\$599.44
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Exterior lighting consists of HID (High-Intensity Discharge) wall pack units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Lighting - Exterior - HID Wall Packs Renewal

Cost:	\$3,746	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Lighting and Branch Wiring
		Action:	Lighting - Exterior - HID Wall Packs Renewal



Description:

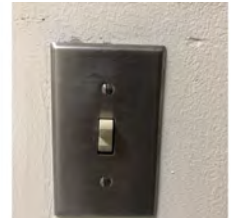
Auto generated renewal for Lighting - Exterior - HID Wall Packs. System Description: Exterior lighting consists of HID (High-Intensity Discharge) wall pack units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5021 - Branch Wiring Devices

Branch Wiring - Equipment & Devices -2001

CRV: \$125,700



Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	10 years
Quantity:	40,192 SF	Unit Cost:	\$3.13
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Branch wiring for this building includes interior and exterior branch wiring, devices and utilization equipment.

No Requirements

D5021 - Branch Wiring Devices

Branch Wiring - Equipment & Devices - 1977

CRV: \$216,685



Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	69,284 SF	Unit Cost:	\$3.13
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Branch wiring for this building includes interior and exterior branch wiring, devices and utilization equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for replacement.

Requirements:

Branch Wiring - Equipment & Devices - 1977 Renewal

Cost:	\$270,857	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Branch Wiring Devices
		Action:	Branch Wiring - Equipment & Devices - 1977 Renewal



Description:

Auto generated renewal for Branch Wiring - Equipment & Devices - 1977. System Description: Branch wiring for this building includes interior and exterior branch wiring, devices and utilization equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for replacement.

Building Condition Details

D5021 - Branch Wiring Devices

Snow Melt - Heat Tape Wiring

CRV: \$24,754

Current Age:	5 years	Year Installed:	2016
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	879 LF	Unit Cost:	\$28.16
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The building includes exterior snow melt system. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Snow Melt - Heat Tape Wiring Renewal

Cost:	\$30,942	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Branch Wiring Devices
		Action:	Snow Melt - Heat Tape Wiring Renewal

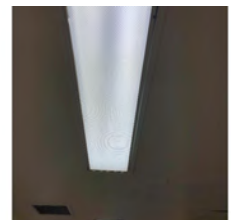


Description:

Auto generated renewal for Snow Melt - Heat Tape Wiring. System Description: The building includes exterior snow melt system. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

D5022 - Lighting Equipment

Lighting Fixtures

CRV: \$352,814

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	69,284 SF	Unit Cost:	\$5.09
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The lighting system includes lighting fixtures, lamps, conduit and wire. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Lighting Fixtures Renewal

Cost: \$441,017 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/21/26 **Prime Sys:** Lighting Equipment
Action: Lighting Fixtures Renewal

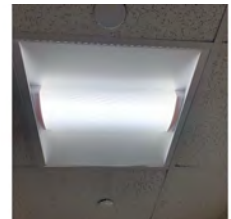


Description:

Auto generated renewal for Lighting Fixtures. System Description: The lighting system includes lighting fixtures, lamps, conduit and wire. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5022 - Lighting Equipment

Lighting Fixtures - LED

CRV: \$210,600

Current Age: 20 years **Year Installed:** 2001
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 10 years
Quantity: 40,192 SF **Unit Cost:** \$5.24
Insp. Date: 7/21/21 **Inspector:** Tim Cissell

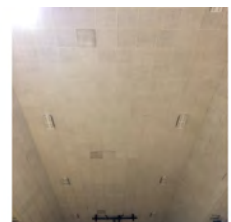
System Description:

The lighting system includes LED (Light-Emitting Diodes) lighting fixtures, lamps, conduit and wire.

No Requirements

D5022 - Lighting Equipment

Indoor Sports Arena Lighting - High Bay Fluorescent

CRV: \$26,502

Current Age: 44 years **Year Installed:** 1977
Exp. Use. Life: 20 years **Obs. Yrs. Rem:** 5 years
Quantity: 10 Each **Unit Cost:** \$2,650.23
Insp. Date: 7/21/21 **Inspector:** Tim Cissell

System Description:

The gym area includes a High Bay lighting system. System includes high bay fluorescent fixtures, controls and feeders.

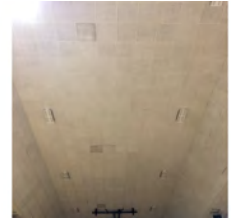
Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Indoor Sports Arena Lighting - High Bay Fluorescent Renewal

Cost:	\$33,128	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Lighting Equipment
		Action:	Indoor Sports Arena Lighting - High Bay Fluorescent Renewal



Description:

Auto generated renewal for Indoor Sports Arena Lighting - High Bay Fluorescent. System Description: The gym area includes a High Bay lighting system. System includes high bay fluorescent fixtures, controls and feeders.

Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5031 - Public Address and Music Systems Scoreboard - Single-Sided

CRV: \$4,964

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	15 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$4,964.12
Insp. Date:	7/21/21	Inspector:	Tim Cissell



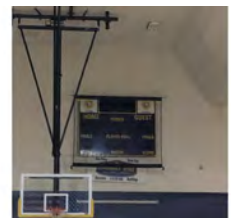
System Description:

The building has a scoreboard system. This system includes a wall-hung scoreboard, LED (Light Emitting Diode) scoring system and LED clocking system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Scoreboard - Single-Sided Renewal

Cost:	\$6,205	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Public Address and Music Systems
		Action:	Scoreboard - Single-Sided Renewal



Description:

Auto generated renewal for Scoreboard - Single-Sided. System Description: The building has a scoreboard system. This system includes a wall-hung scoreboard, LED (Light Emitting Diode) scoring system and LED clocking system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5032 - Intercommunication and Paging System

Intercom System

CRV: \$169,146

Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	109,476 SF	Unit Cost:	\$1.55
Insp. Date:	7/21/21	Inspector:	Tim Cissell

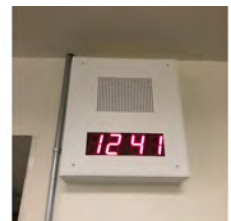
System Description:

The building includes an intercom system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Intercom System Renewal

Cost:	\$211,432	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Intercommunication and Paging System
		Action:	Intercom System Renewal

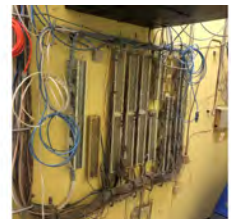


Description:

Auto generated renewal for Intercom System. System Description: The building includes an intercom system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5033 - Telephone Systems

Telephone System - 1977

CRV: \$298,839

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	69,284 SF	Unit Cost:	\$4.31
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for replacement.

Building Condition Details

Requirements:

Telephone System - 1977 Renewal

Cost: \$316,770 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/21/26 **Prime Sys:** Telephone Systems
Action: Telephone System - 1977 Renewal



Description:

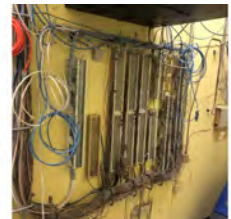
Auto generated renewal for Telephone System - 1977. System Description: The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for replacement.

D5033 - Telephone Systems

Telephone System - 2001

CRV: \$173,358

Current Age: 20 years **Year Installed:** 2001
Exp. Use. Life: 10 years **Obs. Yrs. Rem:** 5 years
Quantity: 40,192 SF **Unit Cost:** \$4.31
Insp. Date: 7/21/21 **Inspector:** Tim Cissell



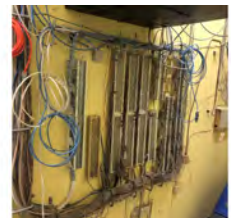
System Description:

The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Telephone System - 2001 Renewal

Cost: \$183,760 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/21/26 **Prime Sys:** Telephone Systems
Action: Telephone System - 2001 Renewal



Description:

Auto generated renewal for Telephone System - 2001. System Description: The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5036 - Clock and Program Systems

Clock System

CRV: \$85,494



Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$113,992.28
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Centralized automatic clock system. Clock system includes head end equipment, single and double sided clocks, conduit, wire and fittings. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Clock System Renewal

Cost:	\$106,868	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Clock and Program Systems
		Action:	Clock System Renewal



Description:

Auto generated renewal for Clock System. System Description: Centralized automatic clock system. Clock system includes head end equipment, single and double sided clocks, conduit, wire and fittings. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5037 - Fire Alarm Systems

Fire Alarm System

CRV: \$541,623



Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	109,476 SF	Unit Cost:	\$4.95
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The fire alarm system includes head end equipment, pull stations, audio/visual strobes, visual strobes, smokes, conduit, wire and connections. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Fire Alarm System Renewal

Cost: \$677,029 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/21/26 **Prime Sys:** Fire Alarm Systems
Action: Fire Alarm System Renewal

Description:

Auto generated renewal for Fire Alarm System. System Description: The fire alarm system includes head end equipment, pull stations, audio/visual strobes, visual strobes, smokes, conduit, wire and connections. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

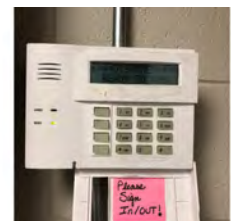


D5038 - Security and Detection Systems

Security System - Burglar Alarm System

CRV: \$155,106

Current Age: 20 years **Year Installed:** 2001
Exp. Use. Life: 10 years **Obs. Yrs. Rem:** 5 years
Quantity: 109,476 SF **Unit Cost:** \$1.42
Insp. Date: 7/21/21 **Inspector:** Tim Cissell



System Description:

The building includes a typical security system burglar alarm. The security system includes as a minimum: control panels, key pads, detection devices, conduit, and cabling. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for replacement.

Building Condition Details

Requirements:

Security System - Burglar Alarm System Renewal

Cost:	\$193,882	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Security and Detection Systems
		Action:	Security System - Burglar Alarm System Renewal



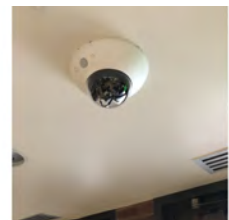
Description:

Auto generated renewal for Security System - Burglar Alarm System. System Description: The building includes a typical security system burglar alarm. The security system includes as a minimum: control panels, key pads, detection devices, conduit, and cabling. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for replacement.

D5038 - Security and Detection Systems

Security System - CCTV

CRV: \$89,507



Current Age:	3 years	Year Installed:	2018
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	7 years
Quantity:	109,476 SF	Unit Cost:	\$0.82
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The building includes a CCTV (Closed-Circuit Television) security system. The system monitors points of egress. The CCTV security system includes: video recorder, monitoring station, cameras, conduit and cabling.

No Requirements

D5039 - Local Area Networks

LAN System

CRV: \$523,498



Current Age:	3 years	Year Installed:	2018
Exp. Use. Life:	15 years	Obs. Yrs. Rem:	12 years
Quantity:	109,476 SF	Unit Cost:	\$4.78
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Building includes a local area network system.

No Requirements

Building Condition Details

D5092 - Emergency Light and Power Systems

Exit Signs

CRV: \$74,188



Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	109,476 SF	Unit Cost:	\$0.68
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

The emergency lighting system includes the installation of Exit signs. Installation includes: single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Exit Signs Renewal

Cost:	\$92,735	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Emergency Light and Power Systems
		Action:	Exit Signs Renewal



Description:

Auto generated renewal for Exit Signs. System Description: The emergency lighting system includes the installation of Exit signs. Installation includes: single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

E - Equipment and Furnishings

Fixed Casework

CRV: \$276,458

Current Age:	20 years	Year Installed:	2001
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	658 LF	Unit Cost:	\$420.15
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Building includes plastic laminate casework including wall and undercounter cabinets and countertops, without appliances. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Fixed Casework Renewal

Cost: \$345,573 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/21/26 **Prime Sys:** Equipment and Furnishings
Action: Fixed Casework Renewal



Description:

Auto generated renewal for Fixed Casework. System Description: Building includes plastic laminate casework including wall and undercounter cabinets and countertops, without appliances. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

E - Equipment and Furnishings

Food Service Counter

CRV: \$22,025

Current Age: 5 years **Year Installed:** 2016
Exp. Use. Life: 25 years **Obs. Yrs. Rem:** 20 years
Quantity: 8 LF **Unit Cost:** \$2,753.10
Insp. Date: 7/21/21 **Inspector:** Tim Cissell

System Description:

Furnishings include food service tables, straight counters and curved counters.

No Requirements

E - Equipment and Furnishings

Kitchen Equipment

CRV: \$90,097

Current Age: 3 years **Year Installed:** 2018
Exp. Use. Life: 20 years **Obs. Yrs. Rem:** 17 years
Quantity: 1 Each **Unit Cost:** \$90,096.94
Insp. Date: 7/21/21 **Inspector:** Tim Cissell

System Description:

Equipment and furnishings includes kitchen equipment.

No Requirements

Building Condition Details

E10 - Equipment

Access Ladder

CRV: \$4,762

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	45 LF	Unit Cost:	\$105.82
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Building includes access ladder.

Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Access Ladder Renewal

Cost:	\$4,762	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Equipment
		Action:	Access Ladder Renewal



Description:

Auto generated renewal for Access Ladder. System Description: Building includes access ladder.

Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

E2010 - Fixed Furnishings

Student Lockers - Steel

CRV: \$54,765

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	35 years	Obs. Yrs. Rem:	5 years
Quantity:	109 LF	Unit Cost:	\$502.44
Insp. Date:	7/21/21	Inspector:	Tim Cissell



System Description:

Fixed furnishings include student lockers.

Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Student Lockers - Steel Renewal

Cost:	\$13,691	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Fixed Furnishings
		Action:	Student Lockers - Steel Renewal



Description:

Auto generated renewal for Student Lockers - Steel. System Description: Fixed furnishings include student lockers.

Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

F1041 - Aquatic Facilities

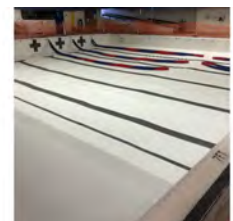
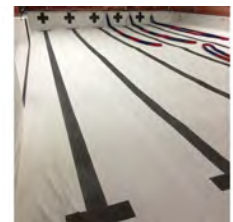
Indoor Pool

CRV: \$1,003,479

Current Age:	44 years	Year Installed:	1977
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$1,003,479.30
Insp. Date:	7/21/21	Inspector:	Tim Cissell

System Description:

Interior swimming pool, municipal class, concrete walls with tile finish includes whirlpool and dry sauna. Years remaining have been increased because the majority of the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. There are portions of the sub-lining system that require immediate repair for the pool to be useable.



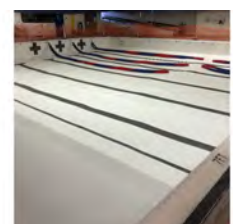
Requirements:

Indoor Pool Renewal

Cost:	\$1,254,349	Priority:	3 - Due within 5 Years of Inspection
Action Date:	7/21/26	Prime Sys:	Aquatic Facilities
		Action:	Indoor Pool Renewal

Description:

Auto generated renewal for Indoor Pool. System Description: Interior swimming pool, municipal class, concrete walls with tile finish includes whirlpool and dry sauna. Years remaining have been increased because the majority of the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement. There are portions of the sub-lining system that require immediate repair for the pool to be useable.



Adequacy Assessment

Task Description	Score	Comments
001.0-Do athletic fields meet the Colorado High School Activities Association?	0 - N/A	This is a middle school.
002.0-Do practice fields meet the school's program requirements? If not comment on deficiencies	0 - N/A	
003.0-How many lanes/what type of street/highway (arterial, collector, etc.) is the school located on?	5 - Local road, Speed limit 35 mph or less, light traffic	
003.1-If score is 3 or less for question 3, is there a traffic light or dedicated turn lanes into the school?	0 - N/A	
004.0-Is the location removed from undesirable business industry traffic and hazards such as: waste disposal; gas wells; railroad tracks; major highways; liquor stores; adult establishments; landfills; waste water treatment plants; chemical plants; other?	5 - Yes, not located close to any of the undesirables	
005.0-Is there a bus loading and unloading zone with appropriate signage as recommended in the CDE Construction Guidelines 4.1.15.2?	5 - Yes	
006.0-Is there an onsite parent drop off and pick up area with appropriate signage as recommended in the CDE Construction Guidelines 4.1.15.3?	5 - Yes	
007.0-Are there staff and visitor parking?	5 - Yes	
007.1-What is the surface of the staff and visitor parking area? Are parking stalls marked?	5 - All area paved with marked stalls	
007.2-Are there marked ADA parking stalls?	5 - Yes	
008.0-Is there student parking?	0 - N/A	There aren't currently any student drivers.
008.1-What is the surface of the student parking area? Are parking stalls marked?	0 - N/A	
008.2-Are there marked ADA parking stalls?	0 - N/A	
009.0-Is the service delivery area separated from pedestrian traffic, play fields and playgrounds as recommended in the CDE Construction Guidelines 4.1.15.5?	5 - Yes	
010.0-Are there hard surface walkways that provide circulation around the school?	3 - Some areas	The north side of the school does not have hard perimeter walkways.
010.1-Is there a well-marked pedestrian path to the main entry as recommended in the CDE Construction Guidelines 4.1.15.4?	5 - Yes	
010.2-Is there permanent site way-finding signage for vehicles and pedestrians and does it direct users appropriately?	5 - Yes	
010.3-Are there curb cuts at accessible paths of travel?	0 - N/A	Pedestrian pavements are flush with parking areas.
011.0-Is there an area for bicycle storage as recommended in the CDE Construction Guidelines 4.1.15.6?	5 - Yes	
012.0-Are parking areas lit?	5 - Yes	
012.1-Are school entries lit?	5 - Yes	
012.2-Are school perimeters lit?	4 - Most areas	Some areas without pedestrian walkways lack perimeter lighting.
013.0-Does water drain positively away from the school?	5 - Yes	

Adequacy Assessment

Task Description	Score	Comments
013.1-How does the school manage storm water and treatment?	4 - Incorporates responsible storm water management and treatment design	
014.0-Are the propane tanks protected and where are they located?	0 - N/A	The school does not use propane.
015.0-Is the natural gas service protected?	5 - Yes	
016.0-Is the site served by a private well or a public water system? (INFO ONLY)		The school uses a public water system.
016.1-Are there any concerns over the domestic water in the facility? Please describe in comment section.	5 - No reported concerns	
016.2-Has the water been tested for lead? If so what were the results? (list test info in comment section i.e. date tested, tested by, etc.)	0 - N/A or Not Tested	Testing was not confirmed with the school.
017.0-Is the site served by a private septic or public waste water system? (INFO ONLY)		The school uses a public waste system.
018.0-How far away is the nearest fire hydrant from the school building? How many hydrants are serving the site?	5 - There is a hydrant less than approximately 200' from the school	
019.0-Does the landscaping provide for line of sight for the occupants and local law enforcement? Does it restrict unauthorized access to windows, roofs or other areas?	5 - Yes	
020.0-Is landscaping watered (play fields, ornamental, all, etc.)? If it is watered, how (by hand, timer, smart system, etc.)? (INFO ONLY)		Sodded areas are watered by a timed sprinkler system. Ornamental plant and shrub beds are watered by hand.
021.0-Is the site fenced?	3 - Some areas	The northeast corner of the site where the playground areas are located is fenced.
021.1-Are gates provided with locking capability?	2 - Few areas	The current gate requires an independent chain and lock.
021.2-Does the fencing system NOT impede the line of sight for either occupants or emergency responders?	5 - Yes	
021.3-Do gates allow for emergency egress?	1 - No	The gate is not furnished with an emergency egress bar mechanism.
022.0-Does the school have a backup generator?	1 - No	
022.1-How is the backup generator powered? (INFO ONLY)		N/A
023.0-Does the school currently take advantage of passive solar, wind, natural ventilation green roofs, etc.?	3 - Some areas	The school uses passive solar and natural ventilation.
024.0-Is major electrical service equipment (Including transformers switchgear and disconnects) located outside? (INFO ONLY)		The transformer is located outside and the main switchgear and panels are located on the inside.
024.1-Does the electrical system in its existing configuration, from the transformer to the panel, have room for additional electrical capacity?	5 - Yes	
028.0-What are exterior walls insulated with?	3 - Assumed R-19	
029.0-What types of windows are in the facility?	3 - Double pane low e glass	
030.0-Is water draining positively from the roof with no signs of ponding?	5 - Yes	
030.1-When does/did the warranty of the roof covering(s) expire (date)? (INFO ONLY)		The roof warranty expires in 2036.

Adequacy Assessment

Task Description	Score	Comments
031.0-Do the foundation or basement walls have any observable cracks?	5 - No	
032.0-Is the school constructed on a slab on grade? (INFO ONLY)		The school is built on a slab on grade.
032.1-Does the slab on grade show signs of heaving or cracking?	4 - Few areas	Minimal hairline cracks visible in some areas.
033.0-Are there any observable cracks or other areas of failure?	3 - Some areas	There is visible cracking and failure to areas of the exterior stair walls.
034.0-Are there expansion joints for expansion and contraction of building materials? (INFO ONLY)		Expansion joints were observed in some areas of the exterior walls.
035.0-Is the facility leased or owned? (INFO ONLY)		The building is owned.
036.0-What type of fuel is the school heated with? (INFO ONLY)		The school is heated with natural gas.
037.0-What type of electrical power is serving the building? (INFO ONLY)		1200amp 277v/480v 4 wire 3 phase.
039.0-Is there an updated copy of the Asbestos Management Plan (AHERA) on file?	5 - Yes	Staff verified the AHERA report is on file. A copy was not available at the time of assessment.
040.0-Is the school used jointly with the community? (INFO ONLY)		Yes.
040.1-How many hours/day and days/year is the school available for the community to use? (INFO ONLY)		The school is available for community use 260 days out of the year.
040.2-Does the school ensure these user groups have an emergency plan with emergency contacts?	5 - Always	
040.3-Does the school have staff on duty during these times?	5 - Always	
041.0-Does the school have an evacuation plan for individuals or persons who are unable to self-evacuate?	5 - Yes	
042.0-Does the school have emergency exiting lighting on a dedicated panel?	4 - Yes, functional with battery back-up in fixture	
043.0-Is there an unobstructed path of egress as recommended in the CDE Construction Guidelines section 4.1.9?	5 - Yes	
043.2-Do corridors terminate at an exit or a stairway leading to an exit?	4 - Some corridors terminate at an exit or intermediary stair vestibule clearly visible at the end of the corridor and others terminate at an exit or intermediary stair vestibule that is not visible at the end of the corridor but it is properly identified	
043.3-Does the path of egress appear accessible for the disabled?	5 - Yes	
044.0-What are the measurements of the risers, treads, and stair widths? (INFO ONLY)		Treads are 60" wide x 12" deep and risers are 6" high.
045.0-Do classroom doors open as to not obstruct the path of egress?	5 - Doors are fully recessed and open in the direction of egress without encroaching into the corridor	
045.1-Does classroom door hardware support lockdowns, while still	5 - Yes, classroom doors	

Adequacy Assessment

Task Description	Score	Comments
allowing egress?	allow for manual locking from inside the classroom, yet still allow for egress without the use of a key or special knowledge or effort	
045.2-Is door hardware lever (not orbital)?	3 - Some areas	Most of the original doors still use orbital hardware.
045.3-Do classroom doors have glass or sidelights? (INFO ONLY)		Classroom doors contain a small portion of glass.
046.0-Does the school have a copy of their annual fire inspection report on file? If so is it free of any noted deficiencies? If deficiencies please note in comments section.	3 - Inspected, but no results available at time of assessment	Staff confirmed the inspection, but the report was not available at the time of inspection.
047.0-Is the school provided with a sprinkler system?	3 - Some areas	The school is about 60% sprinkled.
048.0-Was the fire alarm system inspected within the last year? If so is it free of any noted deficiencies? If deficiencies please note in comments section.	3 - Inspected, but no results available at time of assessment	Staff confirmed the inspection, but the report was not available at the time of assessment.
048.1-Is there any noted deficiencies in the last inspection report? If yes please describe	0 - N/A - Inspection report not available	The report was not available.
048.2-Is the alarm monitored?	4 - Yes, monitored in fail safe mode with reporting to multiple sites; i.e. 911, District and Facilities	
048.3-Describe the type of fire alarm system.	5 - Addressable	
049.0-Is there a basement? (INFO ONLY)		There isn't a basement.
050.0-What is the ceiling/floor assembly between two story spaces constructed of? (INFO ONLY)		The ceiling/floor assembly is constructed of steel columns and beams.
051.0-Are there any concerns over the air quality in the facility? Please describe in comment section.	5 - No reported concerns	
052.0-Has the air been tested for carbon dioxide (CO2)? If so what were the results? (list test info in comment section i.e. date tested, tested by, etc.)	0 - N/A or Not Tested	Not Tested.
052.1-Has the air been tested for carbon monoxide (CO) near combustion equipment? If so what are the results? (list test info in comment section i.e. date tested, tested by, etc.)	0 - N/A or Not Tested	Not Tested.
053.0-Does administration routinely use extension cords and multiple outlet receptacles to make up for lack of wall/floor outlets?	4 - Few areas	
054.0-What type of lighting does the school have? (INFO ONLY)		The school uses T8 fluorescent lighting and led fixtures.
054.1-Does the school utilize energy efficient light fixtures?	3 - Some areas	The school continues upgrading to led fixtures.
055.0-Are there any noticeable odors in the school?	5 - No	
056.0-Does the school have adequate plumbing to meet the program requirements?	5 - Yes	
056.2-Are plumbing fixtures equipped with low flow water saving devices?	3 - Some areas	

Adequacy Assessment

Task Description	Score	Comments
057.0-Is the school roof controlled for restricted access?	5 - Yes	
058.0-Does the school utilize bullet proof glass? If so where is it located? (INFO ONLY)		The school does not utilize bullet proof/resistant glass.
059.0-Is there an event alert notification system as recommended in the CDE Construction Guidelines 4.1.11.10?	5 - Yes	
060.1-Is the facility equipped with security cameras? If so where are they located (entry ways, halls, exterior, parking, etc.)?	3 - Some areas	Security cameras are located in corridors and entryways.
060.2-Is the facility equipped with electronic access controls as recommended in the CDE Construction Guidelines 4.1.11.3?	1 - No	
060.3-Is the facility equipped with door lock/intrusion detection as recommended in the CDE Construction Guidelines 4.1.11.6? Are these systems tied into an emergency power supply?	5 - Yes	
060.4-Is the main entry protected from forced vehicle entry? Describe how: bollards, concrete planters, etc.	4 - Most areas	There is a large masonry monument feature and narrow ramp with a cheek wall and rail at the main entryway.
060.5-Is the main entry equipped with controlled visitor access? Describe how: cameras/buzz-in, visitors routed through office, etc.	5 - Yes	The main entry is controlled with cameras and an airphone. The office is located at the front entry.
060.6-How many exterior points of entry are there? (INFO ONLY)		There are 27 exterior points of entry.
060.7-Are exterior doors labeled inside and out for communicating with emergency responders?	1 - No	Doors lack identification signage.
060.8-How many of the exterior points of entry are located in classrooms? (INFO ONLY)		There are 4 exterior points of entry into classrooms.
062.0-Are hazardous materials safely managed as recommended in the CDE Construction Guidelines section 4.1.10?	4 - Management is good for the most part, materials are kept in adequate containers and in a well ventilated area that is fire resistant and locked for security	
063.0-Is there an emergency nurse's station with a dedicated bathroom and secure area to store student medications?	5 - Yes	There are individual restrooms just outside of the nurse's station.
063.1-Are medications stored in a manner that allows them to be easily transported in the event of an evacuation?	5 - Yes	
064.0-Does the school have daylight with views in all learning areas?	4 - Most areas	There are a few classrooms without exterior windows.
065.0-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 areas	The majority of the ceiling is finished with an ACT system and there are several areas that are carpeted.
065.1-Do corridor walls provide sound separation?	4 - Yes, good sound separation	
065.2-Do other interior walls such as between classrooms provide sound separation?	4 - Yes, good sound separation	
065.3-For multi-story buildings is the ceiling/floor (decking) assembly insulated for sound?	4 - Yes, good sound separation	
065.4-Is the ceiling/roof assembly insulated?	3 - Assumed R-30	

Adequacy Assessment

Task Description	Score	Comments
066.0-Does the school have preschool classrooms as needed for the school program and as recommended in the CDE Construction Guidelines section 4.3.2.1?	0 - N/A	The school does not have Pre-K program.
066.1-Is the preschool space near the other academic programs and an adjacent restroom? Does the space provide convenient access from parent drop-off areas? Are spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	0 - N/A	
066.2-Does the preschool space have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? Is some of the flooring a "wet area"?	0 - N/A	
067.0-Does the school have kindergarten classrooms as needed for the school program and as recommended in the CDE Construction Guidelines section 4.3?	0 - N/A	The school does not have a Kinder program.
067.1-Are the kinder spaces near the other academic programs and an adjacent restroom? Do the spaces provide convenient access from parent drop-off areas? Are the spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	0 - N/A	
067.2-Do the kindergarten spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? Is some of the flooring a "wet area"?	0 - N/A	
068.0-Does the school have special education spaces (including testing rooms, offices, etc.) as needed for the school program and as recommended in the CDE Construction Guidelines section 4.3.2.2?	5 - Yes	
068.1-Are the special education spaces near the media center, computer rooms, and general classrooms? Are testing rooms, offices, etc. near the programs they serve? Are they acoustically isolated from noisy spaces?	5 - Yes	
068.2-Do the special education spaces (including testing rooms, offices, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment?	5 - Yes	
069.0-Does the school have general classrooms as needed for the school program and as recommended in the CDE Construction Guidelines 4.3?	5 - Yes	
069.1-Are the general classrooms near the media ctr., computer rooms, and support spaces? Are they acoustically isolated from noisy spaces & are acoustics internally appropriate (e.g. gyms, kitchens, music)?	5 - Yes	
069.2-Do the general classroom spaces have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment?	5 - Yes	
070.0-Does the special program space (including, Title 1, Speech, PT/OT, ESL, etc.) meet school expectations and requirements?	5 - Yes	
070.1-Is the special program space located as an integral part of the facility (near media center, computer rooms, gen. classrooms)? Are therapy rooms, testing rooms, offices are near programs they serve? Are they acoustically isolated from noisy spaces?	5 - Yes	
070.2-Does the special program space have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment?	5 - Yes	
071.0-Does the school have a computer lab as described in the CDE	5 - Yes	

Adequacy Assessment

Task Description	Score	Comments
Construction Guidelines 4.3?		
071.1-Are the computer lab spaces near the other academic programs? Are the spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	5 - Yes	
071.2-Do the computer lab spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment?	5 - Yes	
072.0-Does the school have Career and Technical Education (CTE)/VoAg spaces as described in the CDE Construction Guidelines 4.3?	0 - N/A	The school does not have a CTE program.
072.1-Are the CTE spaces acoustically isolated from the quiet academic space?	0 - N/A	
072.2-Do the CTE spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment?	0 - N/A	
073.0-Does the school have a library/multimedia center (LMC) as described in the CDE Construction Guidelines 4.3?	5 - Yes	
073.1-Are the LMC spaces (including office, work rooms, conference room, etc.) near the academic programs they serve? Are the spaces acoustically isolated from the noisy spaces of the school (e.g. gyms, kitchens, music, shops, etc.)?	5 - Yes	
073.2-Do the LMC spaces (including office, work rooms, conference room, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, counter-tops for production, equipment storage, and technology equipment?	5 - Yes	
074.0-Does the school have a Music room as described in the CDE Construction Guidelines 4.3?	5 - Yes	
074.1-Is the music space isolated from the other "noisy" programs (gyms, kitchen etc.)? Is the space acoustically isolated from the quiet academic spaces of the school?	5 - Yes	
074.2-Does the music space have adequate casework (cabinets and bookshelves), appropriate storage, whiteboards, and technology equipment?	5 - Yes	
075.0-Does the school have an art room as described in the CDE Construction Guidelines 4.3?	5 - Yes	
075.1-Are the art spaces near the other academic programs? Are the spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	5 - Yes	
075.2-Do the art spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks & clay traps, whiteboards, drying racks, lighting, and technology equipment? Are finish materials smooth, cleanable and nonabsorbent?	5 - Yes	
076.0-Does the school have a performing arts/auditorium support area as described in the CDE Construction Guidelines 4.3?	0 - N/A	The school does not have a separate performing arts area.
076.1-Are the performing arts/auditorium spaces near each other (e.g. music, drama, etc.)? Do spaces provide convenient public and after-hours access plus separation from other spaces in the building?	0 - N/A	

Adequacy Assessment

Task Description	Score	Comments
076.2-Do the performing arts/auditorium spaces have adequate casework and appropriate storage, water fountains, fixed equipment and technology equipment?	0 - N/A	
077.0-Does the school have adequate gym facilities as described in the CDE Construction Guidelines 4.3?	5 - Yes	
077.1-Are gym spaces near the other "noisy" programs (music, kitchen, etc.)? Are spaces acoustically isolated from the quiet academic spaces and provide convenient public & after-school access and separation from other spaces?	5 - Yes	
077.2-Do the gym spaces have adequate casework and cabinets and appropriate storage, water fountains and fixed equipment (backboards, etc.)?	5 - Yes	
078.0-Does the school have a science Labs as described in the CDE Construction Guidelines 4.3?	0 - N/A	The school does not have science labs.
078.1-Are the science spaces near the other academic programs? Are the science spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	0 - N/A	
078.2-Do the science spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? Is the flooring a hard surface such as VCT or tile?	0 - N/A	
079.0-Does the school have support areas (teacher work rooms, offices, staff toilets, etc.) as described in the CDE Construction Guidelines 4.3?	5 - Yes	
079.1-Are the administrative offices located near the main entrance, have lines of sight to the school entrance, and are they near instructional areas?	5 - Yes	
079.2-Do the support spaces have adequate and appropriate storage, utilities, technology equipment and fixed equipment?	5 - Yes	
080.0-Do student restrooms appear to be adequate in number and location?	5 - Yes	
080.1-Are student restroom fixtures age-appropriate?	5 - Yes	
080.2-Are student restroom toilet partitions, urinal privacy partitions, towel dispensers, and soap dispensers in place and functional?	5 - Yes	
081.0-How is the school connected to the internet?	5 - Fiber	
081.1-Does the school have wireless internet access throughout?	5 - Yes	
082.0-Is there a school wide telephone system?	5 - Yes	
083.1-Is there adequate electrical in the kitchen area?	5 - Yes	
083.2-Is the cafeteria sized appropriately?	5 - Yes	
083.3-Is the food prep area sized appropriately?	5 - Yes	
083.4-Are food supplies protected against purposeful contamination?	5 - Yes	
083.5-Is the cafeteria shared with another space, i.e. gym, stage, etc.? Please explain. (INFO ONLY)		The gymnasium is used as the cafeteria space during lunch periods.
084.0-Pursuant to HB 17-1082, Section 22-43.7-108 (2)(a)(VII), C.R.S. requires collecting annualized utility costs. What is the school's self-		This information was not provided.

Adequacy Assessment

Task Description	Score	Comments
reported annualized cost? (INFO ONLY)		
085.0-Additional Comments (INFO ONLY)		

Action	An Action is a strategy for correcting a Requirement that includes the scope of work to be done and an itemized estimate of its cost (line items).
Action Date	This is the recommended date to address the issues noted in an Action.
Adequacy Index	A metric that objectively measures the current Adequacy of a school, allowing comparison to other schools. It is based on a set of questions that measure each school's compliance with a set of standards.
Condition Budget	The cost to remediate current needs measured within the FCI. See the definition of Requirement for understanding what's measured within the FCI.
Exp. Use. Life	See the definition for Lifetime.
Gross Area (SF)	Asset size is the total area in a building for all floors to the outer surface of exterior walls. GSF (Gross Square Foot) is the standard figure used in defining construction costs for facilities.
Insp. Date	Date of inspection of the system or deficiency (requirement).
Lifetime	Lifetime is the number of years a System is expected to be useful (its "useful life") before Renewal is required.
Next Renewal	This is the year that a System is expected to require renewal funding (its renewal cost), either based on its age or based on its observed condition.
Obs. Yrs. Rem	Based on the inspector's observation of a system, number of remaining years before the next renewal (whole replacement) is entered in this field.
Prime System	The Prime System is the primary Uniformat II Category that a Requirement affects. You can assign a Prime System to a Requirement on the Requirement record.
Priority	Priority is the timing that a requirement (project) should be scheduled for correction. Priorities are set on a scale of 1 thru 4 and include a time frame for correction. For example, a Priority 1 Requirement should be corrected within 1 year, Priority 2 should be correct within 2 year, Priority 3 should be corrected within 5 years and Priority 4 has no time frame for correction. Only priorities 1 thru 3 are included in the FCI.
Requirement	A facility need or a deficient condition that should be addressed. Requirements are assigned a Category, Priority, and System in order for the requirement costs to be categorized appropriately and to assign a time frame for action. The category and priority determine whether or not the Requirement's costs are measured in the FCI; for example, requirements which are assigned a priority 4 or which are in the optimization category are not measured in the FCI.
Requirement Cost	The cost to remediate all requirements, including those requirements not measured within the FCI. See the definition of Requirement for understanding what's measured within the FCI.
Replacement Value	Asset Replacement Value (RV) is the total amount of expenditure required to construct a replacement facility to the current building codes, design criteria, and materials. The RV for a single Asset can be based on the sum of the System replacement costs, or it can be a custom cost. The RV may include or exclude overhead costs.
System Condition Index (SCI)	The System Condition Index (SCI) measures the relative condition of the systems within an Asset. SCI uses costs from all requirements that are included in FCI in order to measure the relative health of a system and facilitate comparison within a single Asset. SCI follows the same configuration settings as FCI. Each system in an asset is measured against the total cost of maintenance requirements with a matching System.
System Group	A grouping of the building's or site's construction components into a common name. For example, "Interior Construction and Conveyance" include all the building construction components relating to the wall partitions, elevators, interior half walls, etc.
FCI	Facility Condition Index (FCI) is an industry-standard metric that objectively measures the current condition of a facility, allowing comparison both within and among institutions. To determine FCI for any given set of assets, the condition budget is divided by the current replacement value. Generally, the higher the FCI, the poorer the condition of the facility. See the definition of Requirement for understanding what's measured within the FCI.
Uniformat II Category	A Uniformat II Category is an element of the Uniform Classification System for organizing preliminary construction information into a standardized classification structure. These elements are common to most buildings and usually perform a given function regardless of the design specification, construction method, or materials used. There are four levels of classifications.