



SITE FUNCTIONALITY ASSESSMENT

SAN MIGUEL / JUNTOS ELEMENTARY SCHOOL

SUNNYVALE SCHOOL DISTRICT | FACILITIES MASTER PLAN 2022



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SITE DATA



San Miguel / Juntos Elementary School
777 San Miguel Ave.

Current Enrollment (2020/21): 415

Grades Served: PK-5, including TK

Original Construction Date: 1957

Number of Portable Classrooms: 2 (Day Care)

Recent Improvements:

- 2012: New Preschool Classrooms and MPR
- 2014: Site-Wide Modernization
- 2016: New Classrooms
- 2020: Sound system improvements to MPR

PRINCIPAL SURVEY

Top Priorities:

1. Parking / student drop-off area
2. Space for Art, Drama, and Music
3. Student restrooms

SITE USE AND FUNCTIONALITY

This site runs a Spanish immersion program (Juntos) in two (2) classes per grade level in addition to the neighborhood/traditional program in one (1) class per grade level. This site has high parent-participation.

General Education Classrooms

principal rating: 4/5 stars

All Preschool, TK, and Kindergarten classrooms have adjoining toileting facilities.

Special Education Classrooms

principal rating: 3/5 stars

The site hosts two (2) Mild/Moderate Special Education classes, one for grades K-2 and one for grades 3-5. The K-2 room has adjoining toileting facilities.

Student Services / Counseling

principal rating: 2/5 stars

Counseling and resource services are distributed throughout campus.

The principal gave these spaces a low rating since many of these rooms have little storage and lack sinks.

Staff and Administrative Spaces

principal rating: 2/5 stars

The principal would like to have an additional office for counseling/social work staff.

The main office is separated from the Faculty Lounge and Work Room.

Kitchen / Cafeteria / Food Service

principal rating: 1/5 stars

Students access meals from the serving windows within the Multi-Purpose Room at the kitchen and eat at the tables within the Multi-Purpose Room and in an uncovered dining area on the street-side of the Multi-Purpose Room, requiring additional supervision.

Student Assembly

principal rating: 4/5 stars

Assemblies are held within the Multi-Purpose Room.

Library

principal rating: 4/5 stars

The Library has tall, perimeter book stacks as well as low, mobile book stacks. Furniture includes round, mobile tables with plastic/metal chairs as well as varied hard and soft seating options.

Physical Education / Athletics Buildings

principal rating: not rated

The Multi-Purpose Room is a shared community asset with a full-size basketball court with retractable backstops.

The principal requests additional storage for PE equipment.



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SITE USE AND FUNCTIONALITY, continued

Outdoor Play Equipment / Hardcourts

The Lower Primary play structure is located near the Upper Primary classrooms and visa versa. The site also experiences community members using the play structures during school hours.

There are two (2) play areas for TK/Kindergarten, one at the front corner of campus and the other between the classroom buildings. This one is all asphalt paving with no landscaped area.

Specialized Elective Spaces

The Computer Lab is attached to the Library, though is not often used.

Art, Drama, and Music push into the classrooms. The Program Room is used by the After School program, the PE office, and as storage.

Restrooms

Two (2) sets of restrooms are adjacent to the hardcourts and one (1) set of restrooms is accessed by the main hallway. The principal would like additional restrooms interior to the campus.

Site

Parking and drop-off is extremely limited.

The site has an analog marquee along the street frontage.

The school garden is located within the Kindergarten play yard.

Technology

The Library, Computer Lab, Faculty Lounge each have a ceiling-mount projector. The Library also has a mobile LCD screen.

Most classrooms have a ceiling-mount projector.



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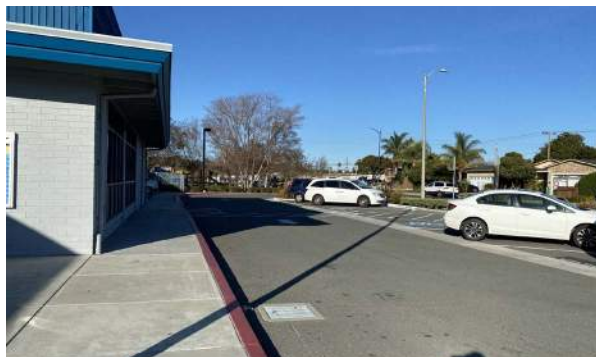


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Main Hallway



Drop-Off Lane / Parking



Site Identification and Announcements



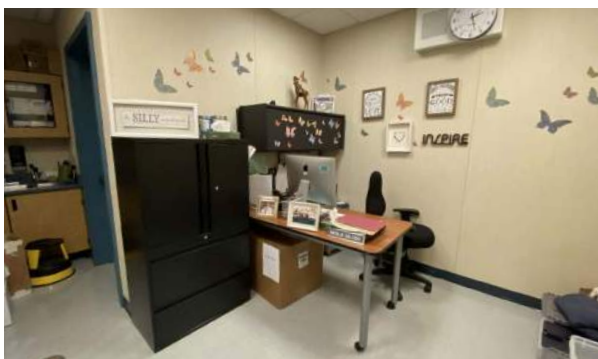
Kindergarten Play Yard



Hardcourts



Play Structure



Health Office



Administration Office



School Garden



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Typical Classroom



Special Education Classroom



Kindergarten Classroom



Student Services / Counseling



Multi-Purpose Room



Program Room



Library



Food Service: Kitchen



Computer Lab



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existing site plan | SAN MIGUEL / JUNTOS ELEMENTARY SCHOOL



Classrooms

#	Indicates Grade Level
PS	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe

Electives / Labs

CL	Computer Lab
PR	Program Room

Student Services

APE	Assistive PE
CHAC	Counseling & Mental Health Services
CO	Counselor
INT	Intervention
IS	Independent Study
OT	Occupational Therapy
PSY	Psychologist
RSP	Resource Specialist
RP	Reading Partners
SP	Speech
TLC	Therapeutic Learning Center

Shared Spaces

MULTI	Multi-Purpose Room
LIB	Library
ST	Stage

Admin / Faculty

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
H	Health Room
KIT	Kitchen
M	Main Office / Front Desk
O	Office
PD	Professional Development
WR	Satellite Faculty Workroom

Leased Spaces / Other

AS	After School Care
DC	Day Care

Support Spaces

E	Elevator
K	Kiln
S	Storage
R	Restroom
U	Utility
C	Custodian



Main Entry



Drop-Off



LS - Lunch Shelter



Portable Classrooms

Teaching Stations:

PS (Preschool)	4
TK (Transitional Kinder)	1
Kindergarten	3
Grades 1-3	9
Grades 4-5	5
SDC mild/mod	2
SDC mod/sev	0
Sub-Total:	24

Additional Spaces:

Enrichment Space (PR, CL)	2
Leased Child Care	3
Total:	29



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proposed master plan diagram | SAN MIGUEL / JUNTOS ELEMENTARY SCHOOL



NO WORK



MODERNIZATION



RECONFIGURE



NEW CONSTRUCTION

Classrooms

#	Indicates Grade Level
PS	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC	Special Education
M/S	Moderate/Severe
CR	Classroom
ECD	Potential Early Childhood Development

Electives / Labs

ART	Art Room
CL	Computer Lab
FLEX	Flex Lab
MU	Music

Student Services

CO	Counselor
IS	Independent Study
LRC	Learning Resource Center
RSP	Resource Specialist

Shared Spaces

LMC	Library Media Center
MULTI	Multi-Purpose Room
ST	Stage

Admin / Faculty

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
H	Health Room
KIT	Kitchen
M	Main Office / Front Desk
O	Office
PD	Professional Development
WR	Satellite Faculty Workroom

Leased Spaces

AS	After School Care
----	-------------------

Support Spaces

K	Kiln
X	Storage
T	Toilets
U	Utility
J	Janitor



Drop-Off



Lunch Shelter



Main Entry



Portable Classrooms



Entry Plaza



Outdoor Learning/ Gardens



New Fencing with Gates

Teaching Stations:

PS (Preschool)	4
TK (Transitional Kinder)	1
Kindergarten	3
Grades 1-3	9
Grades 4-5	6
SDC mod/sev	2
Sub-Total:	25

Additional Spaces:

Electives (ART/MU, FLEX)	3
Learning Center (3 cr. eq.)	1
Leased Child Care	3
Total:	32



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School Site Cost Summary

TOTAL PROJECT COST (2022\$)

01. Site-Wide: Modernize & Deferred Maintenance	4,879,000
02. Classrooms: Reconfigure	1,289,000
03. Classrooms: New Construction	5,104,000
04. Science, Arts & Electives Spaces	1,968,000
05. Multi-Purpose Room and Food Service	423,000
06. Library	-
07. Student Supports & Counseling Services	1,341,000
08. Administration & Staff Support	276,000
09. Physical Education Facilities	-
10. Building Systems: Restrooms & Power Access	953,000
11. Site Utilities	-
12. Safety & Security	417,000
13. Parking, Drop-off & Entry Plaza	558,000
14. Outdoor Learning Environments & Quads	538,000
15. Exterior Play Spaces & Hardcourts	1,765,000
16. Flexible Furniture	895,000
17. Technology Infrastructure & Equipment	1,577,000

TOTAL FMP PROJECT COST (2022\$)

21,893,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Temporary classrooms
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2022\$)

Costs reflected herein include a combination of repair needs and long-term visioning:

- Repair and replacement costs identified in the Facility Needs Assessments
- Campus improvements to align with the district's vision as developed through extensive stakeholder engagement and the Learning Space Design Standards (long-term visioning)



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School Site Educational Partner Priorities

Documented during the information-gathering phase at the initial Principal interviews and site visits.

The priorities have been translated into scope-of-work categories.

- priority alignment to scope
- 2 occurs when 2 priorities align to the same scope

indicates greatest overlap in priority

	Principals	Teachers & Staff	Students	Parents & Community	School Site Committee	FMP Committee
1. Site-Wide: Modernize & Deferred Maintenance						
2. Classrooms: Reconfigure						●
3. Classrooms: New Construction						
4. Science, Arts, & Electives	●				●	●
5. Multi-Purpose Room & Food Service		●	●		●	
6. Library						
7. Student Support & Counseling						
8. Administration & Staff Support						
9. Physical Education Facilities			●			
10. Building Systems: Restrooms & Power Access	●	●		●		
11. Site Utilities						
12. Safety & Security						
13. Campus Arrival: Parking, Drop-Off & Entry Plaza	●	●				
14. Outdoor Learning Environments & Quads				●	●	●
15. Exterior Play Spaces & Hardcourts			●	●		
16. Flexible Furniture						
17. Technology Infrastructure & Equipment						

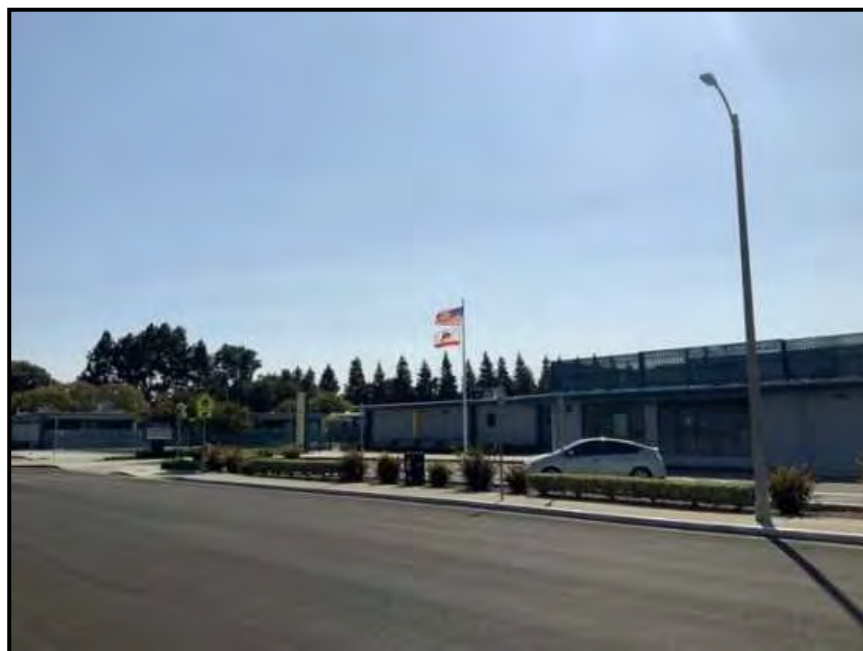
FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Sunnyvale School District
819 West Iowa Avenue
Sunnyvale, California 94086



San Miguel / Juntos Elementary School
777 San Miguel Avenue
Sunnyvale, California 94087

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BV PROJECT #:

143262.20R000-008.354

DATE OF REPORT:

October 15, 2021

ON SITE DATE:

August 26, 2020

Bureau Veritas

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TABLE OF CONTENTS

1. Executive Summary	1
Campus Overview and Assessment Details	1
Campus Findings and Deficiencies	2
Facility Condition Index (FCI)	4
Immediate Needs.....	6
Key Findings	7
Plan Types.....	8
2. Office.....	9
3. Classrooms K1-K2.....	12
4. Classrooms K3-K4.....	15
5. Classrooms K5-K6/MPR.....	18
6. Classrooms A1-A4.....	21
7. Classrooms B1-B4.....	24
8. Classrooms C1-C4.....	27
9. Classrooms D1-D4.....	30
10. Classrooms E1-E4	33
11. Preschool A/B & 1-4	36
12. Daycare.....	39
13. Library/Computer Lab	42
14. Site Summary.....	45
15. Property Space Use and Observed Areas	47
16. ADA Accessibility	48
17. Purpose and Scope	50
18. Opinions of Probable Costs	52
Methodology	52
Definitions	52
19. Certification.....	54
20. Appendices	55

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	12
Main Address	777 San Miguel Avenue, Sunnyvale, California 94087, Santa Clara County
Site Developed	1957, portable Daycare building added in 2000, Classrooms K5-K6/MPR Building added 2012, Classrooms E1-E4 added 2016, Preschool A/B and 1-4 added 2016. All buildings renovated 2014.
Current Occupants	Sunnyvale Middle Schools
Date(s) of Visit	August 26, 2020
Management Point of Contact	LPA , Andrea Pippin, Design Coordinator I 408.780.7214 apippin@lpadesignstudios.com Sunnyvale School District, Rob Smiley, Chief Operations Officer 408.522.8225 Rob.Smiley@sesd.org
On-site Point of Contact (POC)	Brandt Burns
Assessment and Report Prepared By	Elton Colbert
Reviewed By	Matt Anderson Program Manager Matt.Anderson@bvna.com 800.733.0660 x7613
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

San Miguel / Juntos Elementary School site was initially developed in 1958, it has gone through numerous upgrades and renovations, the most recent in 2014. Portable buildings have been added and removed since the site's initial development. Of the existing structures on the site, the portable Daycare building was added in 2000, the Classrooms K5-K6/MPR Building was constructed in 2012, Classrooms E1-E4 were constructed in 2016, and Preschool A/B & Classrooms 1-4 were constructed in 2016. Since original construction, the primary occupant has been Sunnyvale Middle Schools with some buildings being leased out to other educational entities.

Architectural

The permanent buildings are a combination of masonry, wood and steel framed with a painted or stucco exterior wall finish. Built-up roofing with a gravel ballast topping comprises the older building's roofs while the newer buildings have standing seam metal roofs or a combination of the two. Two of the skylights on older Buildings C/D are broken with one being exposed to the atmosphere.

The interior spaces consist of a multipurpose room, commercial kitchen, office space, and classrooms. They are supported by restrooms, and various janitorial, electrical, and mechanical rooms.

Windows throughout the site are dual-paned and vary from aluminum and steel framed to aluminum storefront. Doors are steel or aluminum framed and full-glazed.

The interior floor finishes consist of a sports floor, carpet, vinyl tile, vinyl sheeting, and ceramic tile. Interior wall finishes consist of wallpaper, paint, ceramic tile, and plastic laminate/FRP. Interior ceilings are suspended ACT, paint, and hard ceiling tiles. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

The portable has a TPO/PVC singly-ply roof and T1-11 wood siding.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by a mixture of packaged rooftop units (RTU), wall-mounted heat pumps, and furnace/condensing unit combinations. Additional heating and cooling are provided by ductless split systems. A makeup air unit (MAU) provides support to the rooftop systems.

The filters that were observed were MERV 15 and were clean to somewhat dirty. The installation of MERV 14 filters or highest compatible with the filter rack is recommended. Furthermore, make sure the HVAC equipment can overcome the additional pressure drop of the new filters and still maintain air flow at acceptable levels. Finally, it is recommended that these conditions be reviewed to improve the indoor air quality, performance, and lifespan of the equipment.

Domestic hot water is supplied by a high-efficiency gas water heater and two electric residential water heaters.

Many of the HVAC and plumbing units were upgraded in 2014; however, there are quite a few rooftop condensing units that are aged and past their useful life expectancy. To improve the overall efficiency of the HVAC system(s), BV recommends that they be upgraded in the near future. All of the equipment was observed to be adequately maintained with no reported issues. Each building's plumbing system is original to construction; no complaints have been received regarding the plumbing system.

The only building that is sprinklered is the Classrooms K5-K6/MPR building which was constructed in 2012. The remainder all contain fire extinguishers throughout. The building's fire alarm systems consist of pull-stations, smoke detectors, and horn/strobe alarms. Most exits are marked either by a lighted exit sign or a combination exit sign with two-head emergency lighting. In each building that does not contain two-head emergency lighting has a dedicated portion of the interior lighting system that also operates as emergency light fixtures. The fire alarm control panel is located in the Office.

Each building is equipped with an intrusion detection system connected to the campus's primary alarm system.

Interior lighting is comprised of fluorescent and LED light fixtures, the exterior lighting is building mounted. Some of the fixtures have been upgraded to LEDs, BV recommends continued LED replacements as lamps and ballasts fail. The electrical service consists primary switchgear that feeds switchboards, and distribution/circuit breaker panels. The electrical equipment is reportedly adequate to serve each building and the entire site. Supplemental electrical equipment includes rooftop solar panels and solar inverters on the roof of the Classrooms K5-K6/MPR building.

Site

The site includes asphalt parking lots and asphalt playground areas with rubber tile or artificial turf play surfaces under each play structure. Additional structures include a fabric awning shade structure. Sections of the parking require mill and overlay as alligator cracking were observed and is deteriorated to a point that the surface is now cracked, broken open and uneven. Metal tube and chain link fencing securely encloses the site. Site lighting is primarily building and under the covered walkways mounted with several pole lights providing additional lighting. Sprinklered irrigation for landscaped areas exist throughout.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description

0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
San Miguel / Juntos Elementary School / Classrooms A1-A4	\$740	5,350	\$3,959,000	0.0%	0.9%	1.2%	9.9%
San Miguel / Juntos Elementary School / Classrooms B1-B4	\$740	5,350	\$3,959,000	0.0%	0.9%	1.0%	9.7%
San Miguel / Juntos Elementary School / Classrooms C1-C4	\$740	2,800	\$2,072,000	0.1%	0.1%	0.1%	10.0%
San Miguel / Juntos Elementary School / Classrooms D1-D4	\$740	2,800	\$2,072,000	1.5%	1.5%	1.5%	11.5%
San Miguel / Juntos Elementary School / Classrooms E1-E4	\$740	3,900	\$2,886,000	0.0%	0.0%	0.0%	3.3%
San Miguel / Juntos Elementary School / Classrooms K1-K2	\$740	3,100	\$2,294,000	0.0%	0.7%	0.7%	9.7%
San Miguel / Juntos Elementary School / Classrooms K3-K4	\$740	5,200	\$3,848,000	0.0%	0.0%	0.0%	9.4%
San Miguel / Juntos Elementary School / Classrooms K5-K6/MPR	\$740	11,400	\$8,436,000	0.0%	0.0%	0.1%	5.1%
San Miguel / Juntos Elementary School / Daycare - Exterior Only	\$452	2,200	\$994,400	0.0%	0.0%	6.6%	19.6%
San Miguel / Juntos Elementary School / Library/Computer Lab	\$740	6,400	\$4,736,000	0.0%	0.2%	0.2%	8.9%
San Miguel / Juntos Elementary School / Office	\$740	2,750	\$2,035,000	0.0%	0.0%	0.4%	10.3%
San Miguel / Juntos Elementary School / Preschool A/B & 1-4	\$740	4,000	\$2,960,000	0.0%	0.0%	0.0%	3.6%

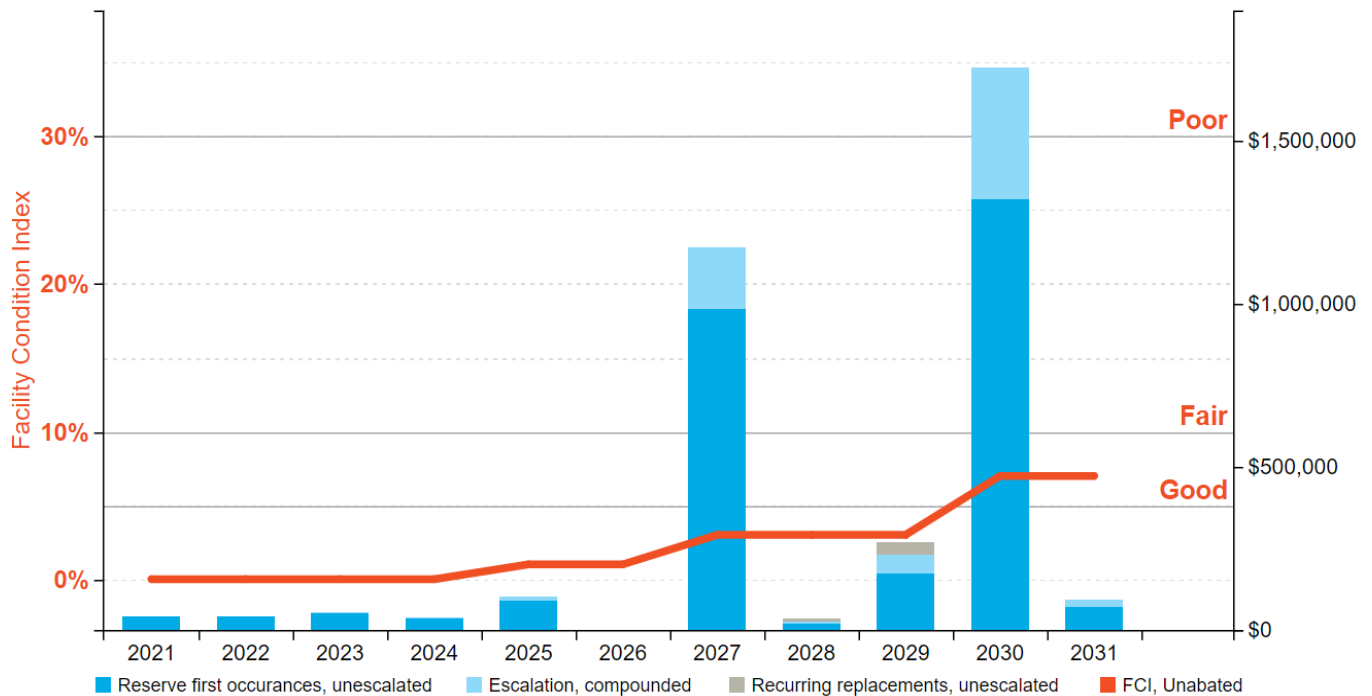
Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: San Miguel / Juntos Elementary School

▲ Replacement Value: \$ 51,040,000; Inflation rate: 3.0%



Similar graphs for the FCI and needs of each individual building over time are included in the separate report sections that follow.

Immediate Needs

Facility/Building	Total Items	Total Cost
Classrooms C1-C4	1	\$1,300
Classrooms D1-D4	1	\$31,200
Site	1	\$10,200
Total	3	\$42,700

Classrooms C1-C4

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2046588	San Miguel / Juntos Elementary School / Classrooms C1-C4	Roof	B3060	Roof Skylight, Per Unit, Up to 20 SF, Replace	Failed	Performance/Integrity	\$1,300
Total (1 items)							\$1,300

Classrooms D1-D4

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2046330	San Miguel / Juntos Elementary School / Classrooms D1-D4	Roof	B3060	Roof Skylight, Per Unit, Up to 20 SF, Replace	Poor	Performance/Integrity	\$31,200
Total (1 items)							\$31,200

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2046372	San Miguel / Juntos Elementary School / Site	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$10,200
Total (1 items)							\$10,200

Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt
Site San Miguel / Juntos Elementary School
Site

Uniformat Code: G2021
Recommendation: **Cut & Patch in 2021**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,200

\$\$\$\$

Areas of asphalt parking are deteriorated and creating unsafe/uneven surfaces - AssetCALC ID: 2046372



Roof Skylight in Failed condition.

Per Unit, Up to 20 SF
Classrooms C1-C4 San Miguel / Juntos
Elementary School Roof

Uniformat Code: B3061
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,300

\$\$\$\$

Both the inner and outer layer broken leaving the restroom below exposed to the atmosphere - AssetCALC ID: 2046588



Roof Skylight in Poor condition.

Per Unit, Up to 20 SF
Classrooms D1-D4 San Miguel / Juntos
Elementary School Roof

Uniformat Code: B3061
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$31,200

\$\$\$\$

Outer skylight layer is all but completely broken and chipped away - AssetCALC ID: 2046330

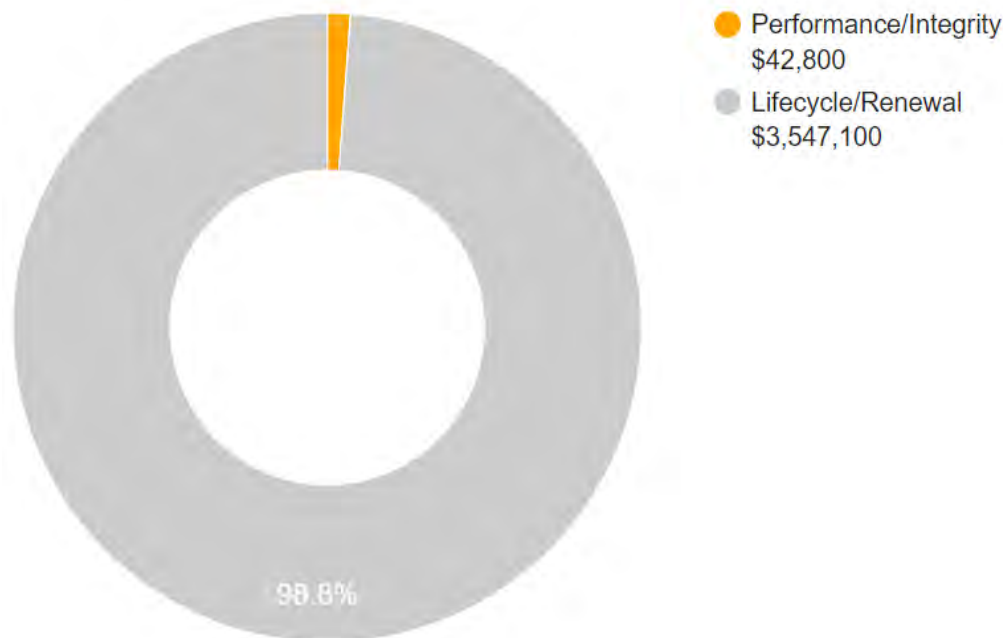
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$3,589,900