



CUMBERLAND ELEMENTARY
SCHOOL

LPA



SITE FUNCTIONALITY ASSESSMENT

CUMBERLAND ELEMENTARY SCHOOL

SUNNYVALE SCHOOL DISTRICT | FACILITIES MASTER PLAN 2022



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site functionality assessment | CUMBERLAND ELEMENTARY SCHOOL

SITE DATA



Cumberland Elementary School
824 Cumberland Drive

Current Enrollment (2020/21): 750

Grades Served: K-5

Original Construction Date: unverified

Number of Portable Classrooms: 13

Recent Improvements:

- 2011: Comprehensive Remodel of
 - Administration (with addition)
 - Underground utilities
 - Switchgear
 - Gas main
 - Kindergarten
 - Interior finishes
 - Playgrounds and structures
 - New modular classrooms

PRINCIPAL SURVEY

Top Priorities:

1. School assembly space
2. Enhanced natural light in the classrooms
3. PE and general storage for after school programs, PTA, etc.

SITE USE AND FUNCTIONALITY

General Education Classrooms

principal rating: 3/5 stars

The principal indicates the classrooms have very little natural lighting.

The Kindergarten rooms are right-sized and have interior toileting facilities.

Special Education Classrooms

principal rating: 3/5 stars

The site hosts two (2) Mild/Moderate programs held within classrooms slightly smaller than standard and are located near the Administration. These rooms have very little to no natural light.

Student Services / Counseling

principal rating: 1/5 stars

Speech, Intervention, OT, and RSP are housed in small rooms across campus such as the Library conference room and book storage room and in two (2) portable classrooms. These spaces offer little privacy and are not ideal for the use.

Staff and Administrative Spaces

principal rating: 3/5 stars

The Faculty Lounge is attached to Administration and is not large enough to hold all 70 staff

members for a meeting or professional development. The principal reports it is barely large enough to hold only certificated staff.

The principal also reports that the front office is very functional but could use a third work station. The conference room has poor ventilation and the exterior door at the principal's office leaks during the rain.

Kitchen / Cafeteria / Food Service

principal rating: 3/5 stars

The site runs three (3) lunch periods, served at the kitchen serving windows within the Multi-Purpose Room. About 90% of students choose to eat outside, which tends to disrupt adjacent classes. Lunch tables have been placed underneath the covered walkways, but there is no proper lunch shelter.

Student Assembly

principal rating: 2/5 stars

Student assembly occurs within the Multi-Purpose Room and must be done in 2-3 sections, which is typical of most schools.

Library

principal rating: 4/5 stars

The Library has tall, built-in, perimeter shelving for a majority of the book stacks. The layout of the Library limits visibility, but creates nooks for students to enjoy the space independently or in small groups.

Library furniture includes stationary tables and plastic/metal chairs. There is limited soft seating. The Library also has mobile whiteboards, used throughout the space to create nooks and space dividers.

The principal reports it as functional, but only accommodating one class (32 students) at a time.



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SITE USE AND FUNCTIONALITY, continued

Physical Education / Athletics Buildings

principal rating: 3/5 stars

PE storage for grades 4/5 is kept in a shed near the Multi-Purpose Room. Storage for K-3 PE equipment is combined with recess equipment in a room adjacent to the hardcourts.

This site does not have interior basketball/sport courts.

Outdoor Play Equipment / Hardcourts

The site has three play areas: Kindergarten, Lower Primary, and Upper Primary. The Kindergarten play yard is undersized for the population and is not directly accessible to all Kindergarten rooms.

The principal reports areas of poor drainage at the Upper Primary play area and the need for ball-walls.

Specialized Elective Spaces

This site has one Program Room located in a portable classroom. This room is used for programs like Music and Art and is shared with the After School program.

The site also has a Maker Space accessible from the Library. This space has flexible furniture, open storage, and ceiling drops for power access. The challenge of this room is that it is buried within the building, with no exterior walls or windows.

Restrooms

The principal reports odors from the drain in the faculty restroom at Admin.

Site

Exterior spaces adjacent to the Kinder and lower primary classrooms have limited landscaping and

asphalt paving. Exterior space adjacent to the upper primary classrooms has been improved with tiered seatwalls and landscaping.

The site has a large garden with composting area, a storage shed, and covered area with tables and water troughs.

The site has an analogue marquee at the frontage of the site.

Technology

The Library has mobile LCD screen(s) which are stored in the Maker Space.

The MPR has a ceiling-mount, long-throw projector.

The Admin conference room has a small, wall-mount LCD screens.

Classrooms have mobile LCD screens.

The principal reports that site internet is not reliable, especially in the MPR.



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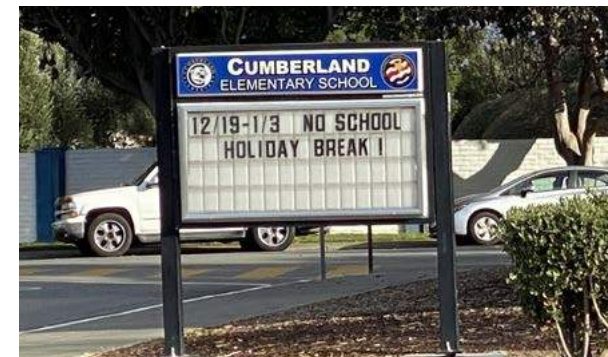
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Shade Structure



Drop-Off Lane / Parking



Site Identification and Announcements



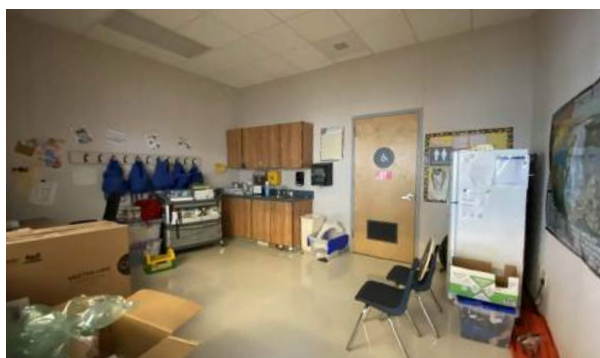
Kindergarten Play Yard



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 (Maker Space)



Library



Food Service: Kitchen



Outdoor Classroom



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existing site plan | CUMBERLAND 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)	0
TK (Transitional Kinder)	0
Kindergarten	6
Grades 1-3	16
Grades 4-5	8
SDC mild/mod	2
SDC mod/sev	0
Sub-Total:	32

Additional Spaces:

Enrichment Space (PR, CL)	2
Leased Child Care	2
Total:	36



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proposed master plan diagram | CUMBERLAND ELEMENTARY SCHOOL



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)	0
TK (Transitional Kinder)	0
Kindergarten	5
Grades 1-3	13
Grades 4-5	7
SDC mod/sev	2
Sub-Total:	27

Additional Spaces:

Electives (ART/MU, FLEX)	3
Learning Center (3 cr. eq.)	1
Leased Child Care	2
Total:	33



NO WORK



MODERNIZATION



RECONFIGURE



NEW CONSTRUCTION



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School Site Cost Summary

TOTAL PROJECT COST (2022\$)

01. Site-Wide: Modernize & Deferred Maintenance	5,261,000
02. Classrooms: Reconfigure	233,000
03. Classrooms: New Construction	-
04. Science, Arts & Electives Spaces	1,269,000
05. Multi-Purpose Room and Food Service	3,428,000
06. Library	1,728,000
07. Student Supports & Counseling Services	1,319,000
08. Administration & Staff Support	-
09. Physical Education Facilities	272,000
10. Building Systems: Restrooms & Power Access	-
11. Site Utilities	181,000
12. Safety & Security	228,000
13. Parking, Drop-off & Entry Plaza	-
14. Outdoor Learning Environments & Quads	1,106,000
15. Exterior Play Spaces & Hardcourts	1,535,000
16. Flexible Furniture	1,027,000
17. Technology Infrastructure & Equipment	1,635,000

TOTAL FMP PROJECT COST (2022\$)

19,222,000

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



Cumberland Elementary School
824 Cumberland Drive
Sunnyvale, California 94087

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BV PROJECT #:

143262.20R000-004.354

DATE OF REPORT:

May 10, 2021

ON SITE DATE:

August 6-7, 2020

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General	
Property Type	Elementary School
Number of Buildings	Eight
Main Address	824 Cumberland Drive, Sunnyvale, California 94087, Santa Clara
Site Developed	Unknown Zone E 2001 Zone F Portable Buildings 2001 Renovated 2011
Current Occupants	Cumberland Elementary School Child Development Center (CDC): Catalyst Kids
Date(s) of Visit	August 6-7, 2020
Management Point of Contact	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	Jonathan Levine
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

The actual year of original construction of Cumberland Elementary School is unknown. Zone E and the Zone F portable structures were added in 2001. The entire campus was renovated in 2011. All of the buildings are single-story with no basement(s). The buildings are all occupied by Cumberland Elementary School except for the Child Development Center (CDC), which is leased out to Catalyst Kids.

Architectural

Zones A, B, and C consist of masonry bearing walls with wood framed roofs. Zones D, E, F, and the CDC consist of wood framed structures on concrete slabs. The façade of Zones A, B, and C consist of painted concrete masonry unit with aluminum windows. The façade of Zone D consists of painted wood siding accented with CMU, with aluminum windows. The façade of Zone E, the Zone F Portable Classrooms, and the CDC consist of painted wood siding with aluminum windows. The façade of Zone F consists of stucco with aluminum windows. Exterior doors on all buildings consist of metal entry and service doors. Additionally, Zones A and D also have fully glazed entry doors. The roof on Zones A and D consists of flat, built-up roofing with areas of metal finishing. The roofs on Zones B and C consist of gable constructions with a metal finish and have areas of flat, built-up roofing. The roofs on Zone E, Zone F Portable Classrooms, and the CDC consist of flat, metal roofing. The roof on Zone F consists of a gable construction with a metal finish. Roof drainage across all buildings consists of gutters and downspouts. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Zone A is heated and cooled by four rooftop packaged units replaced between 2005-2011 and a split-system condensing unit and furnace replaced in 2011 serving classroom B. Supplemental heating and cooling is provided to the staff room by a ductless split-system replaced in 2010. Zones B and C are each heated and cooled by six rooftop packaged units replaced in 2005. The exact conditions of these units could not be confirmed as they were inaccessible at the time of assessment. Zone D is heated and cooled by ten rooftop packaged units replaced between 2004-2011. A rooftop make-up air unit, replaced in 2011, also serves the kitchen. Zone E is heated and cooled by seven wall-mounted heat pumps original to the buildings' construction in 2001. Zone F is heated and cooled by five split system condensing units and furnaces replaced in 2008 located behind the building and in classroom furnace closets, respectively. The Zone F portable Classrooms are heated and cooled by four wall-mounted heat pumps, original to the buildings' construction in 2001. The CDC is heated and cooled by three wall-mounted heat pumps.

The HVAC equipment was observed to be adequately maintained. The filter ratings were for MERV 8. It is recommended to install MERV 14 filters or highest compatible with the filter rack and seal the edges of the filter to limit bypass. Furthermore, make sure the HVAC equipment can overcome the additional pressure drop of the new filters and still maintain air flow at acceptable levels. It is recommended that these conditions are reviewed to improve the indoor air quality, performance, and lifespan of the equipment.

The plumbing systems are adequate for the facility and no major piping issues were found. Domestic hot water is provided to Zone A by an electric water heater replaced in 2011 located in the mechanical/janitor room. Hot water is provided to Zones B, C, D, and F by a gas-fired water heater replaced in 2012 located in the Zone D janitor room. There was no evidence suggesting any problems with the general plumbing and sewage systems.

The campus is served by a main switchboard replaced in 2010 located south of the main parking lot. Individual main distribution panels, replaced in 2010, serve each building. Zone E is served by a main switchboard located on the building exterior. Interior lighting primarily consists of T-8 linear fluorescent fixtures. Electrical service equipment and systems are anticipated for lifecycle replacement.

All of the buildings are protected by a fire alarm system but not a fire sprinkler suppression system. It is recommended sprinkler suppression systems be retrofit in the buildings for safety systems modernization. Additionally, exit signs were not observed in Zones C, E, F, and the Zone F Portable Classrooms.

There are no elevators on the campus however a wheelchair lift installed in 2002 serves the stage in Zone D.

Site

The site consists of the school buildings, outdoor play areas with play structures and sports fixtures, a grass field, covered walkways with metal roofing, concrete sidewalks/walkways, and asphalt parking lots. Site lighting consists building mounted fixtures on the building exteriors and under the covered walkways, and pole lights in the parking lots.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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
Cumberland Elementary School / CDC	\$380	3,200	\$1,216,000	0.0%	4.4%	4.9%	5.2%
Cumberland Elementary School / Zone A	\$740	7,500	\$5,550,000	0.0%	1.5%	3.3%	10.8%
Cumberland Elementary School / Zone B	\$740	9,600	\$7,104,000	0.0%	1.7%	3.4%	8.2%
Cumberland Elementary School / Zone C	\$740	7,400	\$5,476,000	0.0%	1.7%	3.7%	9.4%
Cumberland Elementary School / Zone D	\$740	12,300	\$9,102,000	0.0%	2.0%	4.1%	12.0%
Cumberland Elementary School / Zone E	\$380	6,300	\$2,394,000	0.0%	6.1%	15.8%	32.5%
Cumberland Elementary School / Zone F	\$740	5,400	\$3,996,000	0.0%	3.0%	4.1%	10.2%
Cumberland Elementary School / Zone F Portables	\$380	3,840	\$1,459,200	0.0%	6.0%	15.4%	32.9%

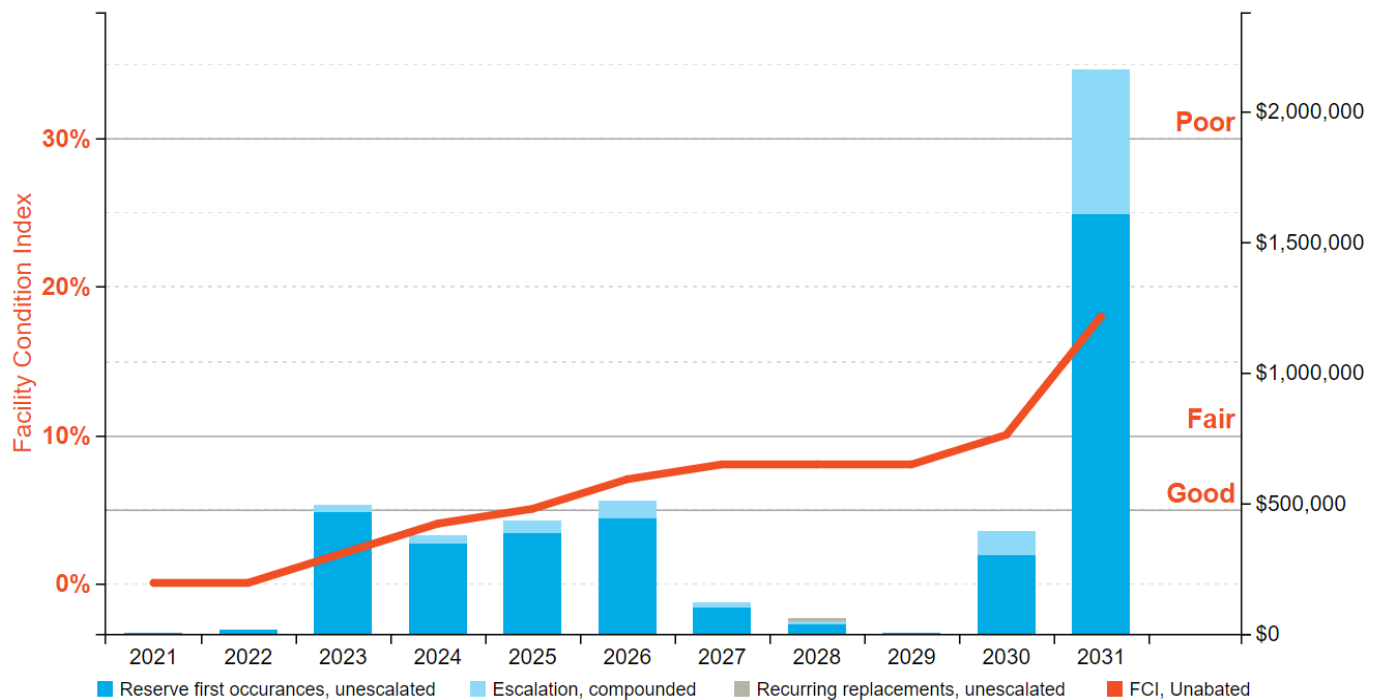
Campus Level FCI:

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: Cumberland Elementary School

⚠ Replacement Value: \$ 24,930,000; 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	
Site		1		\$7,500	
Total		1		\$7,500	

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2011096	Cumberland Elementary School / Site	Throughout site	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Modernization/Adaptation	\$7,500
Total (1 items)							\$7,500

Key Findings

No photo available	Fire Suppression System Full System Install/Retrofit, Medium Density/Complexity Zone A Cumberland Elementary School Throughout building Unifomat Code: D4011 Recommendation: Install in 2024	Priority Score: 60.7 Plan Type: Modernization/Adaptation Cost Estimate: \$37,500 \$\$\$\$
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Building is not protected by a fire sprinkler suppression system - AssetCALC ID: 2004693

No photo available	Fire Suppression System Full System Install/Retrofit, Medium Density/Complexity Zone B Cumberland Elementary School Throughout building Unifomat Code: D4011 Recommendation: Install in 2024	Priority Score: 60.7 Plan Type: Modernization/Adaptation Cost Estimate: \$48,000 \$\$\$\$
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Building is not protected by a fire sprinkler suppression system - AssetCALC ID: 2005603

No photo available	Fire Suppression System Full System Install/Retrofit, Medium Density/Complexity Zone E Cumberland Elementary School Throughout building Unifomat Code: D4011 Recommendation: Install in 2024	Priority Score: 60.7 Plan Type: Modernization/Adaptation Cost Estimate: \$31,500 \$\$\$\$
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Building is not protected by a fire sprinkler suppression system - AssetCALC ID: 2005606

No photo available	Fire Suppression System Full System Install/Retrofit, Medium Density/Complexity CDC Cumberland Elementary School Throughout building Unifomat Code: D4011 Recommendation: Install in 2024	Priority Score: 60.7 Plan Type: Modernization/Adaptation Cost Estimate: \$16,000 \$\$\$\$
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Building is not protected by a fire sprinkler suppression system - AssetCALC ID: 2005602

No photo available	Fire Suppression System	Priority Score: 60.7
	Full System Install/Retrofit, Medium Density/Complexity Zone F Cumberland Elementary School Throughout building	Plan Type: Modernization/Adaptation
	Uniformat Code: D4011 Recommendation: Install in 2024	Cost Estimate: \$27,000
		\$\$\$\$

Building is not protected by a fire sprinkler suppression system - AssetCALC ID: 2005607

No photo available	Fire Suppression System	Priority Score: 60.7
	Full System Install/Retrofit, Medium Density/Complexity Zone D Cumberland Elementary School Throughout building	Plan Type: Modernization/Adaptation
	Uniformat Code: D4011 Recommendation: Install in 2024	Cost Estimate: \$61,500
		\$\$\$\$

Building is not protected by a fire sprinkler suppression system - AssetCALC ID: 2005605

No photo available	Fire Suppression System	Priority Score: 60.7
	Full System Install/Retrofit, Medium Density/Complexity Zone F Portables Cumberland Elementary School Throughout building	Plan Type: Modernization/Adaptation
	Uniformat Code: D4011 Recommendation: Install in 2024	Cost Estimate: \$19,200
		\$\$\$\$

Building is not protected by a fire sprinkler suppression system - AssetCALC ID: 2005608

No photo available	Fire Suppression System	Priority Score: 60.7
	Full System Install/Retrofit, Medium Density/Complexity Zone C Cumberland Elementary School Throughout building	Plan Type: Modernization/Adaptation
	Uniformat Code: D4011 Recommendation: Install in 2024	Cost Estimate: \$37,000
		\$\$\$\$

Building is not protected by a fire sprinkler suppression system - AssetCALC ID: 2005604

No photo available	ADA Miscellaneous	Priority Score: 54.9
	Level III Study, Includes Measurements Site Cumberland Elementary School Throughout site	Plan Type: Modernization/Adaptation
	Uniformat Code: Y1091 Recommendation: Evaluate/Report in 2021	Cost Estimate: \$7,500 \$\$\$\$

- AssetCALC ID: 2011096

No photo available	Emergency and Exit Lighting	Priority Score: 54.7
	Exit Sign, LED Zone E Cumberland Elementary School Throughout building	Plan Type: Modernization/Adaptation
	Uniformat Code: D5045 Recommendation: Install in 2024	Cost Estimate: \$1,500 \$\$\$\$

Building does not have any exit signs - AssetCALC ID: 2005700

No photo available	Emergency and Exit Lighting	Priority Score: 54.7
	Exit Sign, LED Zone F Cumberland Elementary School Throughout building	Plan Type: Modernization/Adaptation
	Uniformat Code: D5045 Recommendation: Install in 2024	Cost Estimate: \$1,100 \$\$\$\$

Building does not have any exit signs - AssetCALC ID: 2004344

No photo available	Emergency and Exit Lighting	Priority Score: 54.7
	Exit Sign, LED Zone F Portables Cumberland Elementary School Throughout building	Plan Type: Modernization/Adaptation
	Uniformat Code: D5045 Recommendation: Install in 2024	Cost Estimate: \$900 \$\$\$\$

Building does not have any exit signs - AssetCALC ID: 2005701

No photo available	Emergency and Exit Lighting Exit Sign, LED Zone C Cumberland Elementary School Throughout building Unifomat Code: D5045 Recommendation: Install in 2024	Priority Score: 54.7 Plan Type: Modernization/Adaptation Cost Estimate: \$1,300 \$\$\$\$
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Building does not have any exit signs - AssetCALC ID: 2004322



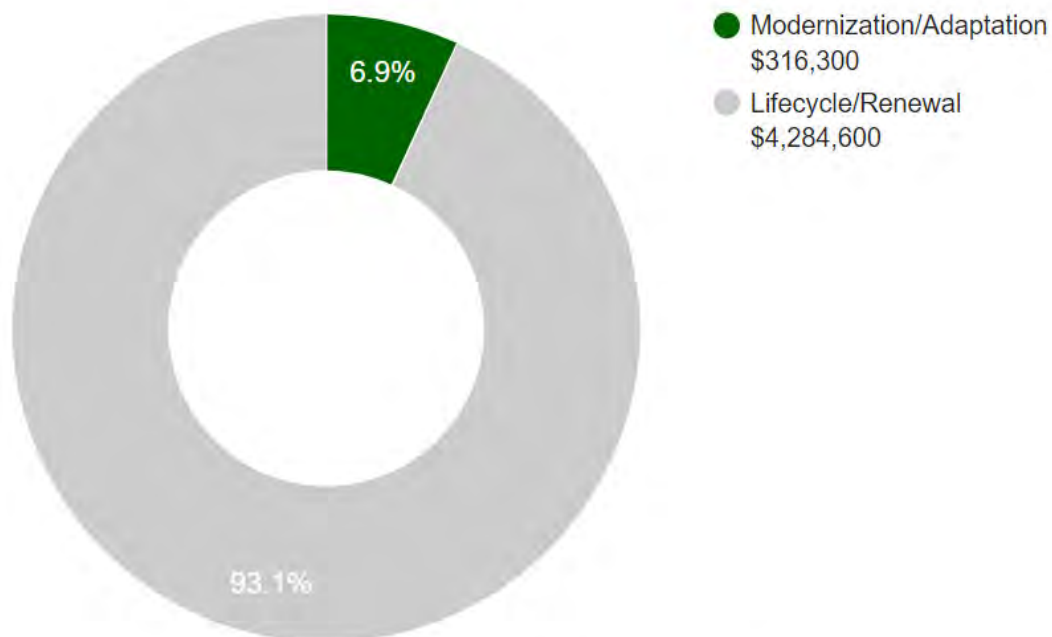
Plan Types

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: \$4,600,900