



SITE FUNCTIONALITY ASSESSMENT **COLUMBIA MIDDLE SCHOOL**

SUNNYVALE SCHOOL DISTRICT | FACILITIES MASTER PLAN **2022**



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site functionality assessment | COLUMBIA MIDDLE SCHOOL

SITE DATA



Columbia Middle School

739 Morse Ave.

Current Enrollment (2020/21): 641

Grades Served: 6-8

Original Construction Date: 1955

Number of Portable Classrooms: 6

Recent Improvements:

- Underground utilities
- Paint
- 2009: New MPR and Girls Lockers
- 2012: Modernization

PRINCIPAL SURVEY

Top Priorities:

1. Classroom technology, including voice amplification/speakers
2. Electives spaces: Maker Space and Science
3. Boys locker room

SITE USE AND FUNCTIONALITY

General Education Classrooms

principal rating: 4/5 stars

The classrooms are organized in a series of finger wings with exterior space between. Classrooms are all connected by a covered walkway. Rooms 35, 36, and 37 are Science-ready.

Special Education Classrooms

principal rating: 4/5 stars

The site hosts two (2) Mild/Moderate and two (2) Moderate/Severe Special Education classes. Only one (1) of the Moderate/Severe classrooms has adjoining toileting facilities.

Student Services / Counseling

principal rating: 4/5 stars

RSP, OT, and Speech are dispersed throughout the site. Three (3) standard classrooms are used for RSP and OT. Speech has a small office at the end of a classroom wing.

The principal indicates a need for additional offices for counselors.

Staff and Administrative Spaces

principal rating: 4/5 stars

The principal is not pleased with the flow of the Admin Office.

The Main Office is clearly identifiable as the main point of entry.

Kitchen / Cafeteria / Food Service

principal rating: 5/5 stars

The site has an interior servery with many food options for students. Students dine under the lunch shelter and throughout the site.

Student Assembly

principal rating: 5/5 stars

Assemblies take place in the Multi-Purpose Room as do Choral and Music performances.

Library

principal rating: 5/5 stars

The Library has tall, perimeter book shelves and low, mobile shelves. The furniture includes large tables that flip vertically for storage, plastic/metal chairs, and some soft seating.

Physical Education / Athletics Buildings

principal rating: 3/5 stars

The Multi-Purpose Room has striping for a full-size basketball court and retractable backstops as well as four (4) rows of bleachers on one side.

The site also has a Gymnasium that is shared with the community and the Columbia Neighborhood Center.

The Girls Locker Rooms were newly constructed with the Multi-Purpose Room. The Boys Locker Room is attached to the Gym and are in poor condition.

Outdoor Play Equipment / Hardcourts

No issues were reported with the hardcourt area.



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SITE USE AND FUNCTIONALITY, continued

Specialized Elective Spaces

The Choir room used to be the site's Wood Shop and is being considered to become a Maker Space. The room has perimeter storage cabinets along two (2) walls and an adjacent work room.

The Music room is a very large space with perimeter storage and two (2) small practice rooms.

The Art room has tall storage cabinets and an adjoining kiln room. The furniture consists of long work tables and chairs.

The Science classrooms have perimeter casework with sinks and gas for labs. Lab tables are not fixed in place. The room has a large demonstration table at the front with a sink and gas hookup. The front of the room also has an eye-wash station and shower. The room has a ventilation hood that was used for storage at the time of the site visit.

Restrooms

The principal reports the restrooms to be functioning properly, however the finishes need repair and updating.

Site

The site has an analog marquee at the front of school.

The school has two (2) drop-off areas along Morse Ave. The principal would like secured parking for teachers and staff.

The school garden is adjacent to the Science rooms.

The areas in between the finger-wing buildings have been upgraded with concrete paving, benches, and landscaping.

Technology

Updated technology is needed site-wide.



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Shade Structure



Drop-Off Lane



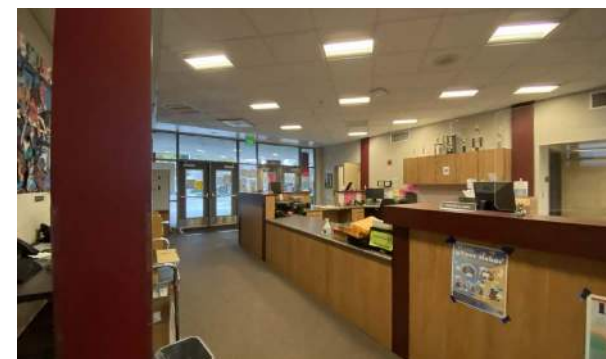
Site Identification and Announcements



Campus Grounds



Hardcourts



Administration Office



Locker Room (Girls)



Quad



School Garden



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Typical Classroom



Special Education Classroom



Art Classroom



Science Lab / Classroom



Science Prep Room



Music Room



Computer Lab



Choir Room



Counseling (RSP)



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Health Office



Multi-Purpose Room



Library



Faculty Work Room



Faculty Lounge



Gymnasium



Food Service: Serving



Food Service: Kitchen



Locker Rooms (Boys)



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existing site plan | COLUMBIA MIDDLE SCHOOL



Classrooms

#	Indicates Grade Level
ELA	English Language Arts
MA	Math
SS	Social Science
SDC	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
ADL	Adaptive Daily Living

Electives / Labs

ART	Art Room (2D, 3D, Digital)
CL	Computer Lab
MU	Music
SCI	Science
WD	Wood Shop

Student Services

CO	Counselor
ELD	English Language Development
OT	Occupational Therapy
RSP	Resource Specialist
SP	Speech
TLC	Therapeutic Learning Center

Shared Spaces

ASB	Student Leadership
LIB	Library
MULTI	Multi Purpose Room
ST	Stage

Admin / Faculty

CO	Conference
O	Office
FL	Faculty Lounge
FW	Faculty Work
H	Health Office
KIT	Kitchen
M	Main Office
PD	Professional Development

Leased Spaces

AS	After School Care
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Support Spaces

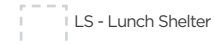
J	Janitor
K	Kiln
R	Restroom
S	Storage
SERV	Servery (Food Service)
U	Utility



Main Entry



Drop-Off



LS - Lunch Shelter



Portable Classrooms

Teaching Stations:

Core Required Courses	20
Science Labs	4
Electives	3
SDC mild/mod	2
SDC mod/sev	2
SDC adaptive daily living	0
Sub-Total:	31

Additional Spaces:

Computer Lab	1
Total:	32

proposed master plan diagram | COLUMBIA MIDDLE SCHOOL



Classrooms

#	Indicates Grade Level
ELA	English Language Arts
MA	Math
SS	Social Science
SDC	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
ADL	Adaptive Daily Living

Electives / Labs

ART	Art Room (2D, 3D, Digital)
CL	Computer Lab
FLEX	Flex Lab
MU	Music
SCI	Science
WD	Wood Shop

Student Services

ELD	English Language Development
LRC	Learning Resource Center
RSP	Resource Specialist
TLC	Therapeutic Learning Center

Shared Spaces

ASB	Student Leadership
LMC	Library Media Center
MULTI	Multi Purpose Room
ST	Stage

Admin / Faculty

CO	Conference
O	Office
FL	Faculty Lounge
FW	Faculty Work
H	Health Office
KIT	Kitchen
M	Main Office
PD	Professional Development

Leased Spaces

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

Support Spaces

J	Janitor
K	Kiln
R	Restroom
S	Storage
SERV	Servery (Food Service)
U	Utility

- Drop-Off
- Lunch Shelter
- Main Entry
- Portable Classrooms
- Entry Plaza
- Outdoor Learning/ Gardens
- New Fencing with Gates

Teaching Stations:

Core Required Courses	21
6th Grade Unassigned, Shared Labs	2
Science Labs	4
Electives	4
SDC mild/mod	2
SDC mod/sev	2
SDC adaptive daily living	1
Sub-Total:	36

Additional Spaces:

Family Resource Center	1
Total:	37





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School Site Cost Summary

TOTAL PROJECT COST (2022\$)

01. Site-Wide: Modernize & Deferred Maintenance	11,462,000
02. Classrooms: Reconfigure	905,000
03. Classrooms: New Construction	-
04. Science, Arts & Electives Spaces	4,505,000
05. Multi-Purpose Room and Food Service	90,000
06. Library	-
07. Student Supports & Counseling Services	1,896,000
08. Administration & Staff Support	608,000
09. Physical Education Facilities	4,320,000
10. Building Systems: Restrooms & Power Access	62,000
11. Site Utilities	1,058,000
12. Safety & Security	728,000
13. Parking, Drop-off & Entry Plaza	128,000
14. Outdoor Learning Environments & Quads	1,119,000
15. Exterior Play Spaces & Hardcourts	538,000
16. Flexible Furniture	1,392,000
17. Technology Infrastructure & Equipment	2,421,000

TOTAL FMP PROJECT COST (2022\$)

31,232,000

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



Columbia Middle School
739 Morse Avenue
Sunnyvale, California 94085

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BV PROJECT #:

143262.20R000-003.354

DATE OF REPORT:

May 10, 2021

ON SITE DATE:

August 14, 2020

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	17
Main Address	739 Morse Avenue, Sunnyvale, California 94085
Site Developed	1955, CMS (2009), Renovated 2012 (Estimated)
Current Occupants	Columbia Middle School
Date(s) of Visit	August 14, 2020
Management Point of Contact	LPA , Andrea Pippin, Design Coordinator I 408.780.7214 phone apippin@lpadesignstudios.com email Sunnyvale School District, Rob Smiley, Chief Operations Officer 408.522.8225 phone Rob.Smiley@sesd.org email
On-site Point of Contact (POC)	Brandt Burns
Assessment and Report Prepared By	Bhaskar Ale and Elton Colbert
Reviewed By	Matthew 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 Columbia Middle school was built in 1955 and renovated in 2012. The CMS Building was added in 2009.

Architectural

The majority of the permanent buildings are comprised of concrete block. The buildings also have asphalt shingle roofs. There were some areas missing shingles in Classroom 40 and the Office/Library Building. The modified bitumen roof on the Office/Library and CMS Building are in poor condition with water ponding, cracking and blisters throughout. The access to the top of the CMS Building, Cafeteria and a section of Office/Library lacked a proper ladder access. It will need to be installed for future maintenance of HVAC equipment and the roof.

Windows throughout the site are double-paned, aluminum framed.

The majority of interior floor finish consist of carpet, vinyl tile and ceramic. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

All portables have standing seam metal roofs with textured wood siding.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by a mixture of packaged rooftop units (RTU), external wall-mounted heat pumps, and furnace/condensing unit combinations. Additional heating and cooling are provided by interior/exterior split system pairings, and ductless split systems. Makeup air units (MAU) provide support to rooftop systems. Some of the rooftop units were not accessible the day of the visit on the Office/Library and the Cafeteria.

The HVAC equipment is approximately halfway through their expected lifecycle; the equipment that was observed is adequately maintained with no reported issues.

All of the filters in the furnaces and the RTU's have recently been replaced with MERV 13's in the furnaces and MERV 15's in the RTU's. These updated conditions were reportedly reviewed by the maintenance staff to improve the indoor air quality, performance, and lifespan of the equipment. The line insulation for the condensing units is weather worn and deteriorating

Domestic hot water is supplied by high-efficiency gas water heaters, and electric water heaters.

The plumbing is original to the construction of the site. No complaints have been received regarding the plumbing system.

None of the buildings are sprinklered though most of the buildings contain fire extinguishers. The building's fire alarm system consists of pull-stations, smoke detectors, and horn alarms. Most exits are marked either by a lighted exit sign or a combination exit sign with two-head emergency lighting. The fire alarm control panel is located in the Office/Library Building.

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

Interior lighting is made up of fluorescent and CFL light fixtures, the exterior lighting is building mounted. Fixtures have not yet been upgraded to LEDs, BV recommends making LED replacements as lamps and ballasts fail. The electrical service consists of primary switchgear that feeds switchboards, and distribution/circuit breaker panels. The electrical equipment is reported to be adequate to serve each building and the site. Supplemental electrical equipment includes rooftop solar panels and solar inverters on the Multipurpose/CMS Building, Classrooms 27-31, and Classrooms 35-37.

Site

The site includes asphalt parking lots and playgrounds. The chain-link fencing around condensing units adjacent to Classroom 21-25 building and access to PS1 building has been damaged and will need replacement. Also the rubber surface for the playground equipment near Building PS3 has warped and been damaged. It will need to be replaced so that it will not be a trip hazard or cause further damage to the play area. Site lighting consists of building mounted fixtures, fixtures mounted under the covered walkways, and pole lights in the parking lots. The irrigation for the fields are managed by the city and not part of the school.

Recommended Additional Studies

No additional studies are 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
Columbia Middle School / Cafeteria	\$740	3,700	\$2,738,000	0.1%	0.6%	3.0%	15.9%
Columbia Middle School / Classroom 40	\$740	2,560	\$1,894,400	0.1%	0.1%	1.5%	8.7%
Columbia Middle School / Classroom Music Room	\$740	2,490	\$1,842,600	0.0%	0.0%	2.5%	10.7%
Columbia Middle School / Classrooms 12-16	\$740	6,780	\$5,017,200	0.0%	0.0%	2.2%	11.5%
Columbia Middle School / Classrooms 17-20	\$740	7,150	\$5,291,000	0.0%	0.0%	1.7%	10.3%
Columbia Middle School / Classrooms 21-25	\$740	7,150	\$5,291,000	0.0%	0.0%	2.2%	10.8%
Columbia Middle School / Classrooms 27-31	\$740	7,460	\$5,520,400	0.0%	0.0%	1.9%	15.9%
Columbia Middle School / Classrooms 32-34	\$740	7,300	\$5,402,000	0.0%	0.0%	0.9%	10.7%
Columbia Middle School / Classrooms 35-37	\$740	5,970	\$4,417,800	0.0%	0.0%	1.1%	16.1%
Columbia Middle School / Classrooms 38-39	\$740	5,350	\$3,959,000	0.0%	0.0%	2.2%	11.5%
Columbia Middle School / Classrooms 4-7	\$740	6,780	\$5,017,200	0.0%	0.0%	1.7%	10.5%
Columbia Middle School / Classrooms 8-11	\$740	6,780	\$5,017,200	0.0%	0.2%	2.1%	10.4%
Columbia Middle School / Classrooms PS1- PS2	\$740	3,660	\$2,708,400	0.0%	0.0%	2.1%	10.5%
Columbia Middle School / CMS	\$740	13,920	\$10,300,800	0.4%	0.4%	0.9%	15.7%
☒ Columbia Middle School / Office/Library	\$740	18,100	\$13,394,000	0.5%	0.7%	2.2%	10.3%
Columbia Middle School / Portables 1-3	\$380	3,980	\$1,512,400	0.0%	1.9%	6.9%	16.4%
Columbia Middle School / Portables PS3-PS5	\$380	3,400	\$1,292,000	0.0%	0.0%	3.6%	9.5%

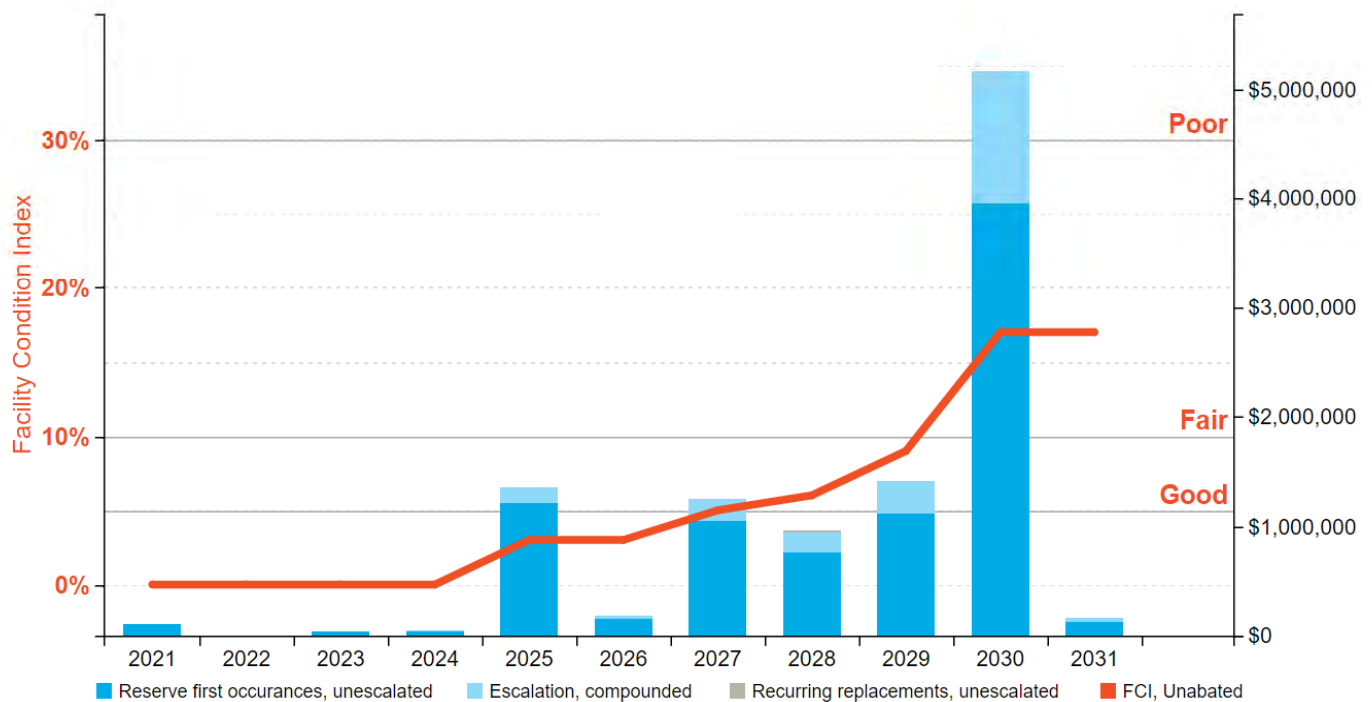
Campus Level FCI:

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: Columbia Middle School

▲ Replacement Value: \$ 61,560,000; 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
Cafeteria	1	\$1,800
Classroom 40	1	\$1,100
Classrooms 21-25	1	\$300
CMS	2	\$39,300
Office/Library	3	\$63,900
Site	2	\$10,700
Total	10	\$117,100

Cafeteria

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
2013524	Columbia Middle School / Cafeteria	Roof	B3020	Roof Appurtenances, Roof Access Ladder, Steel, Install	NA	Safety	\$1,800
Total (1 items)							\$1,800

Classroom 40

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
2013550	Columbia Middle School / Classroom 40	Roof	B3010	Shingle Roofing, Shingle repair, Repair	Poor	Performance/Integrity	\$1,100
Total (1 items)							\$1,100

Classrooms 21-25

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
2013675	Columbia Middle School / Classrooms 21-25	Site	G2060	Fences & Gates, Fence, Chain Link 6', Replace	Failed	Performance/Integrity	\$300
Total (1 items)							\$300

CMS

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
2013511	Columbia Middle School / CMS	Roof	B3020	Roof Appurtenances, Roof Access Ladder, Steel, Install	Failed	Safety	\$1,800
2013503	Columbia Middle School / CMS	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$37,500
Total (2 items)							\$39,300

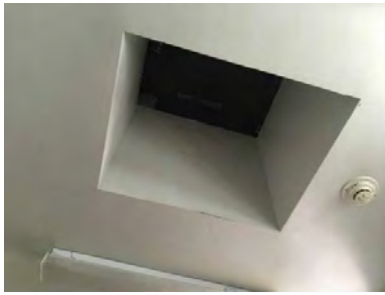
Office/Library

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
2013619	Columbia Middle School / Office/Library	Roof	B3020	Roof Appurtenances, Roof Access Ladder, Steel, Install	Failed	Safety	\$1,800
2013627	Columbia Middle School / Office/Library	Roof	B3010	Roofing, any type, Repairs Asphalt shingle, Repair	Poor	Performance/Integrity	\$1,100
2013603	Columbia Middle School / Office/Library	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$61,000
Total (3 items)							\$63,900

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2013817	Columbia Middle School / Site	Site- Adjacent to PS1	G2060	Fences & Gates, Fence, Chain Link 4', Replace	Failed	Performance/Integrity	\$200
2013813	Columbia Middle School / Site	Site- Adjacent to PS3-PS5	G2050	Playfield Surfaces, Rubber, 6" Depth, Replace	Poor	Performance/Integrity	\$10,500
Total (2 items)							\$10,700

Key Findings



Roof Appurtenances

Roof Access Ladder, Steel
Cafeteria Columbia Middle School Roof

Uniformat Code: B3021
Recommendation: **Install in 2021**

Priority Score: **96.9**

Plan Type: Safety

Cost Estimate: \$1,800

\$\$\$\$

Missing ladder access. - AssetCALC ID: 2013524



Roof Appurtenances in Failed condition.

Roof Access Ladder, Steel
Office/Library Columbia Middle School Roof

Uniformat Code: B3021
Recommendation: **Install in 2021**

Priority Score: **96.9**

Plan Type: Safety

Cost Estimate: \$1,800

\$\$\$\$

Missing ladder access to roof. - AssetCALC ID: 2013619



Roof Appurtenances in Failed condition.

Roof Access Ladder, Steel
CMS Columbia Middle School Roof

Uniformat Code: B3021
Recommendation: **Install in 2021**

Priority Score: **96.9**

Plan Type: Safety

Cost Estimate: \$1,800

\$\$\$\$

Fixed roof ladder missing - AssetCALC ID: 2013511



Roofing in Poor condition.

any type, Repairs Asphalt shingle
Office/Library Columbia Middle School Roof

Uniformat Code: B3015
Recommendation: **Repair in 2021**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Roof shingle needs replacement. - AssetCALC ID: 2013627



Shingle Roofing in Poor condition.

Shingle repair
Classroom 40 Columbia Middle School Roof

Uniformat Code: B3015
Recommendation: **Repair in 2021**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Replace the shingle on the edge of the roof. - AssetCALC ID: 2013550



Roofing in Poor condition.

Modified Bitumen
Office/Library Columbia Middle School Roof

Uniformat Code: B3015
Recommendation: **Replace in 2021**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$61,000

\$\$\$\$

There are lots of potholes and bubbles on the roofs. - AssetCALC ID: 2013603



Roofing in Poor condition.

Modified Bitumen
CMS Columbia Middle School Roof

Uniformat Code: B3015
Recommendation: **Replace in 2021**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$37,500

\$\$\$\$

Blister and bubbles observed on the roof. - AssetCALC ID: 2013503



Playfield Surfaces in Poor condition.

Rubber, 6" Depth
Site Columbia Middle School Site- Adjacent to PS3-PS5

Uniformat Code: G2055
Recommendation: **Replace in 2021**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,500

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The rubber has warped and cracked. - AssetCALC ID: 2013813

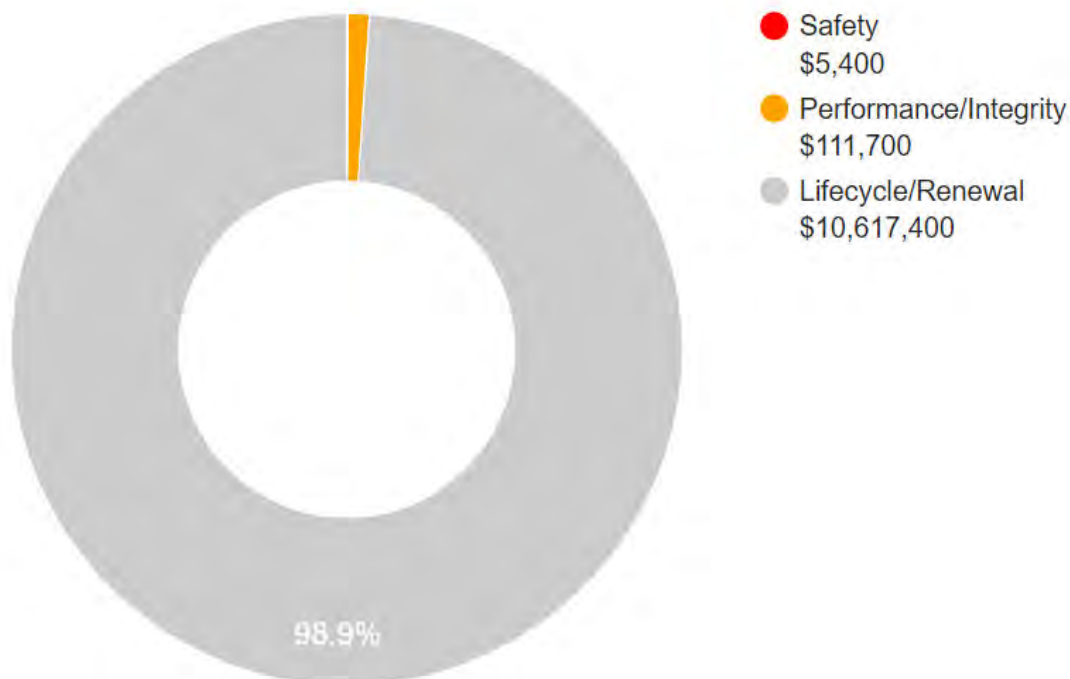
Plan Types

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: \$10,734,500