

DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE
SCI TECH CHARTER ELEMENTARY



SITE DATA



Sci Tech Charter Elementary

9544 Mill St
Knights Landing, CA 95645

Current Enrollment (2020/21): 215

Grades Served: TK-6

Original Construction Date: 2001

Number of Portable Classrooms: 6

STAKEHOLDER PRIORITIES

Principal:

1. Multi-purpose room with staff and student restrooms.
2. Upgrade of RSP, Counseling and support portable.
3. Upgrade of play structures on all three areas and play field.

Based on survey results and Listening Session discussions in May and September 2021.

Teachers & Staff:

1. Modernization of Existing Buildings and Classrooms.
2. Add student and staff restrooms.
3. Interior areas for gathering and social interaction (cafeteria / assembly).

Based on online survey results from May 2021.

Students:

1. Add restrooms.
2. Add drinking fountains (in need of better water filtration).
3. Areas for students to collaborate/work together during class.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms

Classrooms are a great size but not in good condition. Finishes are deteriorating and windows are not efficient. Portables are in need of new ramps and are starting to face structural problems.

Special Education Classrooms

In poor condition similar to general education classrooms.

Student Services / Counseling

Housed in a portable with the SDC classroom. This has been a strain on operations as privacy is necessary in certain conversations.

Staff and Administrative Spaces

Administrative area is very small and poorly laid out. The staff lounge is very low on space and is missing key equipment (refrigerator, stove, comfortable sitting furniture).

Kitchen / Cafeteria / Food Service

There is no real kitchen or cafeteria space. An old classroom was converted to have a serving station and some seating for students. This is currently serving as the multi-purpose room.

Student Assembly

There is no indoor assembly space. The lack of this space has created a large strain on the staff and students.

Library

A recent renovation to the library space has made it one of the most popular spots on campus. Although it operates acceptably, there is a need for more storage space or a small expansion to offer a media space (for student news).

Physical Education / Athletics Buildings

Class is held outside when there is nice weather, and in the students classrooms when weather is bad. There is no dedicated space for physical education and the hardcourt and field conditions make for dangerous environments. Equipment is held in outdoor storage which is quite small.

Outdoor Play Equipment / Hardcourts

Play structures need to be replaced or updated. The hardcourts need to be replaced or resurfaced. The field is dangerous and needs to be properly regraded and irrigated. Students would like to have a dedicated area to dig and explore nature.

Specialized Elective Spaces

Needs space updated and improvements in acoustics. Art is done in classrooms but there is a working kiln available.

Restrooms

There are not enough restrooms to serve students or staff. The existing restrooms are in very rough condition and deter students from using them.

Site

The site is currently in a flood zone which has halted potential projects. The nearby levy is under repair but with no finish date established. There are two main safety and security concerns with the site. The first has to do with the fencing, which is deteriorating



SITE USE AND FUNCTIONALITY, continued

and not adequate for security. There have been instances of house-less people and others vandalizing and littering on campus.

The second concern is with traffic. Locust street is very busy and has confusion with speed limits, causing people to speed by the school and play fields. The fencing in this area is not very sturdy and offers no privacy. If a car veers off the road there is high potential for catastrophic danger to the students.

There is also not a good system for drop-off/pick-up and this causes traffic congestion. Parking is also an issue with the site for both staff and visitors.

Technology

Technology is not currently a priority issue as most classrooms have the necessary equipment and have no issues with acoustics required auditory enhancement.



LPA



Shade Structure



Kindergarten Play Yard



Health Office



Drop-Off Lane / Parking



Hardcourts



Administration Office



Site Identification and Announcements



Play Structure



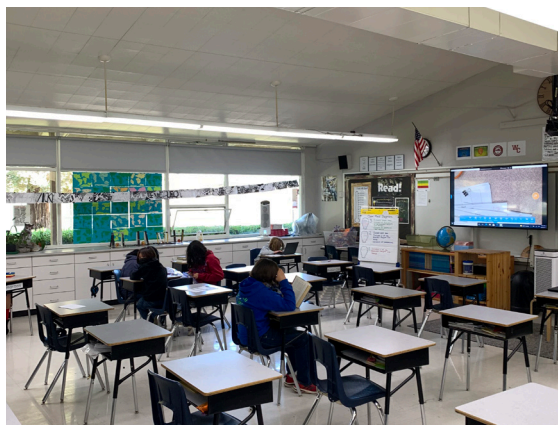
School Garden



LPA

WOODLAND JOINT UNIFIED SCHOOL DISTRICT
DISTRICTWIDE FACILITIES ASSESSMENT

SITE FUNCTIONALITY ASSESSMENT
SCI TECH CHARTER ELEMENTARY



Typical Classroom



Student Services / Counseling



Library



Special Education Classroom



Multi-Purpose Room



Food Service: Kitchen



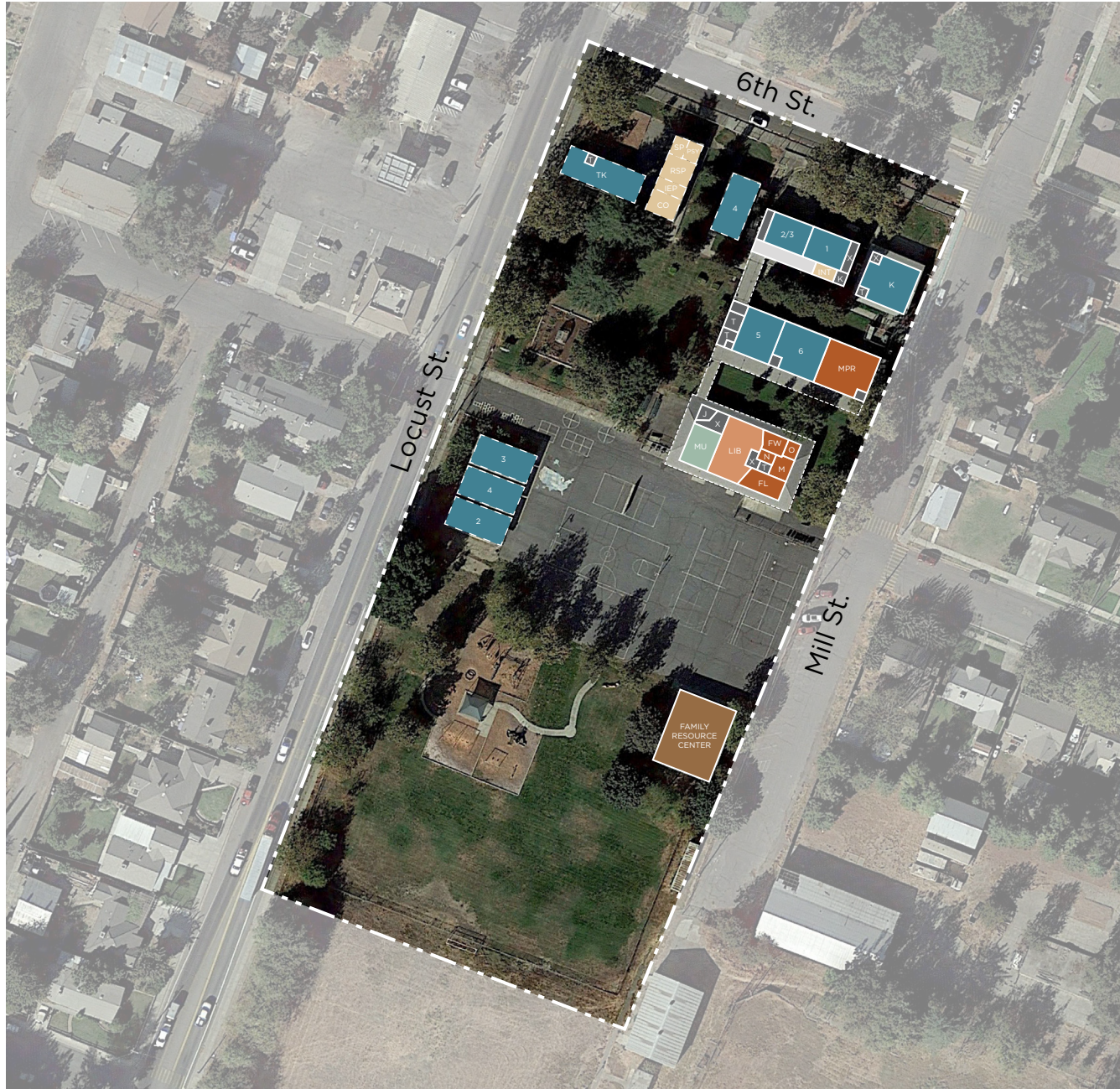
Kindergarten Classroom



Teacher's Lounge



Custom Bench



SCALE: 1" = 30' - 0"

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC/SPED	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe
IS	Independent Studies

ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

CO	Counselor
ELD	English Language Development
LC	Learning Center
IEP	Individual Educational Plan
INT	Intervention
ISO	Isolation Room
OT	Occupational Therapy
PSY	Psychologist
RSP	Resource Specialist
SP	Speech

SHARED SPACES

CLB	Co-lab
LIB	Library
MPR	Multi Purpose Room
ST	Stage

ADMIN / FACULTY

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
KIT	Kitchen
M	Main Office / Front Desk
N	Nurse's Office / Health Room
O	Office
PTA	Parent Volunteer Room

OTHER

ASES	After School Care
CDC	Child Development Center

SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
T	Toilets		
U	Utility		
X	Storage		

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



LPA

WOODLAND JOINT UNIFIED SCHOOL DISTRICT
DISTRICTWIDE FACILITIES ASSESSMENT

LONG-TERM SITE PLAN DIAGRAM
SCI TECH CHARTER ELEMENTARY



LEVELS OF IMPROVEMENT

	No Work		Modernization
	Reconfigure		New Construction

CLASSROOMS, CR

#	Indicates Grade Level
PK	Preschool
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ELECTIVES / LABS

ART	Art Room
CL	Computer Lab
MU	Music
PE	Physical Education
SCI	Science

STUDENT SERVICES

ELD	English Language Development
ISO	Isolation Room
SRC	Student Resource Center

SHARED SPACES

CLB	Co-lab
LIB	Library
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ADMIN / FACULTY

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ASES	After School Care
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SUPPORT SERVICES

K	Kiln	E	Elevator
J	Janitor		
T	Toilets		
U	Utility		
X	Storage		

Drop-Off LS - Lunch Shelter

Main Entry Portable Classrooms

Entry Plaza Outdoor Learning/Playfields

New Fencing with Gates

SCALE: 1" = 30' - 0"


**TOTAL PROGRAM COST
(2022\$)**

1. Site-Wide: Modernize & Deferred Maintenance	\$ 2,676,000
2. Classrooms: Reconfigure	\$ -
3. Classrooms: New Construction	\$ 3,572,000
4. Science, Arts, CTE, and Electives Spaces	\$ -
5. Multi-Purpose Room, Student Union, and Food Service	\$ 7,611,000
6. Physical Education Facilities	\$ -
7. Administration and Staff Support	\$ -
8. Library and Student Support	\$ 487,000
9. Building Systems: Restrooms & Power Access	\$ 783,000
10. Site Utilities	\$ 415,000
11. Safety & Security	\$ 324,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	\$ 366,000
13. Outdoor Learning, Gardens, and Quads	\$ 665,000
14. Exterior Play Spaces, Playfields, and Hardcourts	\$ 2,485,000
15. Flexible Furniture	\$ 464,000
16. Technology Infrastructure and Equipment	\$ 402,000

\$ 20,250,000

Total project cost includes construction costs and soft costs (design) for the scope of work identified.

The following items are excluded from this budget:
utility hook-up fees and city connections

- off-site work
- land acquisition costs
- hazardous material surveys, abatement, and disposal
- escalation (all costs are in 2022 dollars)
- temporary housing brought in during construction

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Woodland Joint Unified School District
910 College Street
Woodland, California 95695



Sci Tech Charter
9544 Mill Street
Knights Landing, California 95645

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BV PROJECT #:

141224.21R000-007.017

DATE OF REPORT:

September 29, 2021

ON SITE DATE:

April 9, 2021

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School campus
Number of Buildings	Administration/Library Building Classroom 1 Classrooms 11-13 Classrooms 2-4 Family Services Center Portable 5 Portables 6-9 Portable 10 Portables 14-16
Main Address	9544 Mill Street, Knights Landing, California 95645
Site Developed	Original construction date unknown Renovation 2001
Leased Spaces	None
Date(s) of Visit	April 9, 2021
On-site Point of Contact (POC)	Guy Chapman
Assessment and Report Prepared By	Deborah Whitham
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The construction date of the original campus is unknown. The campus was renovated in 2001 and is currently a charter school.

Architectural

The single-story buildings that were renovated in 2001 including exterior façade, roofing and interior finishes. For all the buildings, typical lifecycle interior finish, exterior paint, windows and doors, and roof shingle replacements are budgeted and anticipated. For classroom building 2-4, the exterior stucco has several areas of significant cracking and peeling paint at the east gable end and the underside of the wood porch. The portable buildings wood siding is near or past its EUL and exhibits dry rot on portables 5, 6-9, 10 and the FRC. These finishes should be repaired or replaced in the near term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components are original to the 2001 campus renovation and have been well-maintained since that time. Heating and cooling are provided throughout the buildings by individual package units. Some HVAC have required recent replacements and are in good to fair condition. The remaining systems are recommended for typical lifetime replacements. The electrical and plumbing infrastructure were reportedly replaced with the 2001 renovation, only typical lifecycle electrical and plumbing replacements are budgeted and recommended.

Security cameras were minimally observed throughout the site and wi-fi was in the classrooms.

Site

The only available parking is on-street along Mill Street, which is recommended for near term mill and overlay. The sidewalks have been periodically repaved and sectionally replaced as-needed over the years. The playground has developed significant cracks and requires mill and overlay.

Recommended Additional Studies

None are recommended.

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 (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Sci Tech Charter / Administration, Library (2001)	\$690	3,500	\$2,415,000	0.0%	7.1%	9.0%	13.5%
Sci Tech Charter / Classroom 1 (2001)	\$690	1,500	\$1,035,000	0.0%	14.1%	17.0%	19.7%
Sci Tech Charter / Classrooms 11-13 (2001)	\$690	3,860	\$2,663,400	0.0%	9.3%	11.5%	18.3%
Sci Tech Charter / Classrooms 2-4 (2001)	\$690	2,700	\$1,863,000	0.9%	10.1%	10.7%	13.7%
Sci Tech Charter / Family Resource Center (2002)	\$690	2,200	\$1,518,000	1.0%	7.7%	7.7%	10.5%
Sci Tech Charter / Portable Cassrooms 6-9	\$398	1,400	\$557,200	8.4%	20.9%	21.5%	27.1%
Sci Tech Charter / Portable Classroom 10 (1996)	\$398	880	\$350,240	5.0%	13.1%	15.5%	19.0%
Sci Tech Charter / Portable Classroom 5	\$398	960	\$382,080	0.1%	10.1%	19.4%	23.9%
Sci Tech Charter / Portable Classrooms 14-16	\$398	2,640	\$1,050,720	0.8%	7.6%	14.9%	17.2%

Immediate Needs

Facility/Building	Total Items	Total Cost
Classrooms 2-4	1	\$16,400
Family Resource Center	1	\$14,800
Portable Classrooms 6-9	4	\$46,800
Portable Classroom 10	2	\$17,500
Portable Classroom 5	1	\$300
Portable Classrooms 14-16	1	\$8,900
Site	7	\$71,500
Total	17	\$176,200

Classrooms 2-4

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2971026	Sci Tech Charter / Classrooms 2-4	Building exterior	B2010	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	Poor	Performance/Integrity	\$16,400
Total (1 items)							\$16,400

Family Resource Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2972389	Sci Tech Charter / Family Resource Center	Throughout	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	\$14,800
Total (1 items)							\$14,800

Portable Classrooms 6-9

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2980065	Sci Tech Charter / Portable Classrooms 6-9	Roof	D3050	HVAC System, Ductwork, Low Density, Replace	Poor	Performance/Integrity	\$3,800

2971054	Sci Tech Charter / Portable Classrooms 6-9	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$18,900
2971028	Sci Tech Charter / Portable Classrooms 6-9	Building exterior	B2010	Exterior Walls, Plywood, Replace	Poor	Performance/Integrity	\$17,200
2972441	Sci Tech Charter / Portable Classrooms 6-9	Building exterior	B2010	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	Poor	Performance/Integrity	\$6,900
Total (4 items)							\$46,800

Portable Classroom 10

<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>
2980061	Sci Tech Charter / Portable Classroom 10	Building exterior	B2010	Exterior Walls, Textured T1-11, Replace	Poor	Performance/Integrity	\$12,500
2971096	Sci Tech Charter / Portable Classroom 10	Building exterior	B2010	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	Poor	Performance/Integrity	\$5,000
Total (2 items)							\$17,500

Portable Classroom 5

<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>
2972431	Sci Tech Charter / Portable Classroom 5	Roof	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Poor	Performance/Integrity	\$300
Total (1 items)							\$300

Portable Classrooms 14-16

<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>
2971132	Sci Tech Charter / Portable Classrooms 14-16	Portable 14	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	\$8,900
Total (1 items)							\$8,900

Site

<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>
2971162	Sci Tech Charter / Site	Site, in front of the Family Resource Center	G2080	Landscaping, Eroded Areas, Sodding, Repair	Poor	Performance/Integrity	\$2,000
2971069	Sci Tech Charter / Site	Site, behind buildings 1, 2-4	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	Poor	Safety	\$8,300
2971143	Sci Tech Charter / Site	Site, Mill Street	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	\$28,600
2972109	Sci Tech Charter / Site	Site, Mill Street	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	\$3,700
2971008	Sci Tech Charter / Site	Covered walkways, north	F1020	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	Poor	Performance/Integrity	\$24,500
2971165	Sci Tech Charter / Site	Site, portables 14-16	B1010	Exterior Ramp, Wood, Replace	Poor	Safety	\$3,300
2971151	Sci Tech Charter / Site	Site, portable 5	B1010	Exterior Ramp, Wood, Replace	Poor	Safety	\$1,100
Total (7 items)							\$71,500

Key Findings



Exterior Ramp in Poor condition.

Wood
Site Sci Tech Charter Site, portable 5

Uniformat Code: B1012
Recommendation: **Replace in 2021**

Priority Score: **98.9**

Plan Type: Safety

Cost Estimate: \$1,100

\$\$\$\$

The ramp surface is deteriorated and potentially a slip hazard. - AssetCALC ID: 2971151



Exterior Ramp in Poor condition.

Wood
Site Sci Tech Charter Site, portables 14-16

Uniformat Code: B1012
Recommendation: **Replace in 2021**

Priority Score: **98.9**

Plan Type: Safety

Cost Estimate: \$3,300

\$\$\$\$

The plywood ramps are weather damaged. - AssetCALC ID: 2971165



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Sci Tech Charter Site, behind buildings 1, 2-4

Uniformat Code: G2051
Recommendation: **Mill & Overlay in 2021**

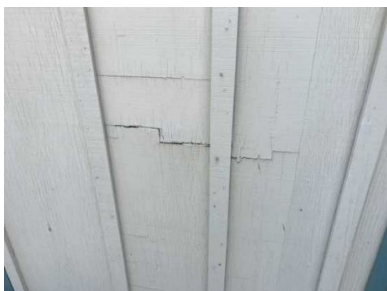
Priority Score: **91.9**

Plan Type: Safety

Cost Estimate: \$8,300

\$\$\$\$

The playground behind classes 1-4 are significantly cracked. - AssetCALC ID: 2971069



Exterior Walls in Poor condition.

Plywood
Portable Classrooms 6-9 Sci Tech Charter
Building exterior

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$17,200

\$\$\$\$

The exterior siding has multiple locations with dry rot and weather damage. - AssetCALC ID: 2971028



Exterior Walls in Poor condition.

Textured T1-11
Portable Classroom 10 Sci Tech Charter
Building exterior

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,500

\$\$\$\$

There are areas of dry rot and weather damage. - AssetCALC ID: 2980061



Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
Portable Classroom 10 Sci Tech Charter
Building exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2021**

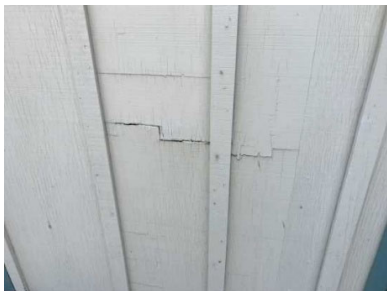
Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,000

\$\$\$\$

The building requires paint with new T1-11. - AssetCALC ID: 2971096



Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
Portable Classrooms 6-9 Sci Tech Charter
Building exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2021**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,900

\$\$\$\$

The exterior siding has multiple locations with dry rot and weather damage. - AssetCALC ID: 2972441



Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
Classrooms 2-4 Sci Tech Charter Building
exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2021**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,400

\$\$\$\$

The exterior paint is significantly peeling with stucco cracks that require sealing and overall repaint. - AssetCALC ID: 2971026



Exterior Walls in Poor condition.

Textured Plywood (T1-11)
Family Resource Center Sci Tech Charter
Building exterior

Uniformat Code: B2011
Recommendation: **Replace in 2022**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$19,200

\$\$\$\$

Exterior siding exhibits dry rot and is approaching end of its EUL. - AssetCALC ID: 2972388



Roofing in Poor condition.

Modified Bitumen
Portable Classrooms 6-9 Sci Tech Charter Roof

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

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$18,900

\$\$\$\$

The roof has had previous leaks with multiple patches and appears to be well past its EUL. - AssetCALC ID: 2971054



Storefront in Poor condition.

Glazing & Framing
Classroom 1 Sci Tech Charter Building exterior

Uniformat Code: B2023
Recommendation: **Replace in 2022**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,100

\$\$\$\$

The windows are single pane, energy inefficient and well past their expected useful life. - AssetCALC ID: 2971050



Storefront in Poor condition.

Glazing & Framing
Classrooms 11-13 Sci Tech Charter Building
exterior

Uniformat Code: B2023
Recommendation: **Replace in 2022**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$63,300

\$\$\$\$

The exterior windows are single pane, energy inefficient and well past their expected useful life. - AssetCALC ID: 2971146



Parking Lots in Poor condition.

Pavement, Asphalt
Site Sci Tech Charter Site, Mill Street

Uniformat Code: G2021
Recommendation: **Mill & Overlay in 2021**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$28,600

\$\$\$\$

The asphalt paving on Mill Street is reportedly maintained by the school district and is significantly worn, with multiple patches and uneven surfaces. - AssetCALC ID: 2971143



Flooring in Poor condition.

Carpet, Commercial Standard
Portable Classrooms 14-16 Sci Tech Charter
Portable 14

Uniformat Code: C2037
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,900

\$\$\$\$

The carpet has open seams and stains. - AssetCALC ID: 2971132



Shed/Gazebo/Shade Structure in Poor condition.

Wood or Metal-Framed, Standard
Site Sci Tech Charter Covered walkways, north

Uniformat Code: F1024
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$24,500

\$\$\$\$

The north walkway structure exhibits significant rot and deterioration. - AssetCALC ID: 2971008



Flooring in Poor condition.

Vinyl Tile (VCT)
Family Resource Center Sci Tech Charter
Throughout

Uniformat Code: C2035
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$14,800

\$\$\$\$

Flooring is mismatched with cracks and broken areas. - AssetCALC ID: 2972389



Flooring in Poor condition.

Vinyl Tile (VCT)
Classrooms 11-13 Sci Tech Charter Classroom
13

Uniformat Code: C2035
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,100

\$\$\$\$

VCT is mismatched after multiple patches. - AssetCALC ID: 2971136

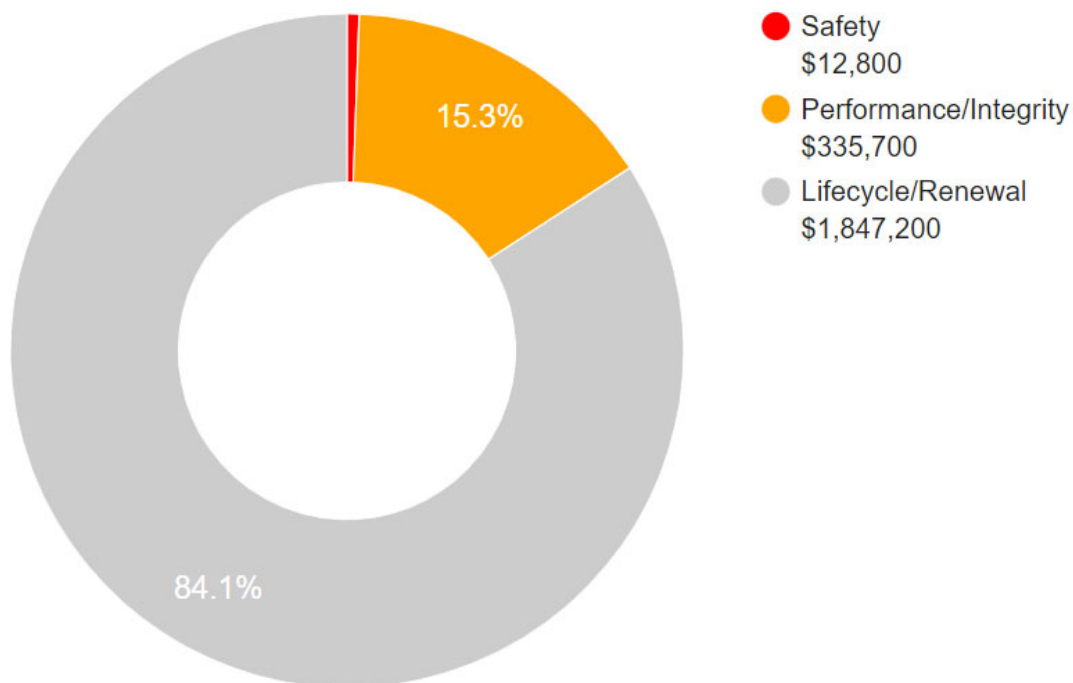
Plan Types

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: \$2,195,700