

DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE
LEE MIDDLE





SITE DATA



Lee Middle
520 West St.
Woodland, CA 95695

Current Enrollment (2020/21): 600

Grades Served: 7-8

Original Construction Date: 1892

Number of Portable Classrooms: 9

STAKEHOLDER PRIORITIES

Principal:

1. Classrooms updated for 21st century learning. Including new finishes, furniture and technology.
2. Re-configure the multi-purpose space, library, cafeteria or add a new space for a student commons area with tech labs, food services, and flex learning spaces.
3. Athletic fields replaced to fix gopher holes and reduce required maintenance.

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

Teachers & Staff:

1. Modernization of existing buildings/classrooms.
2. Update and replace classroom furniture.
3. Update playfields, track and hardcourts.

Based on online survey results from May 2021.

Students:

1. Add and update student restrooms.
2. Modernize campus to provide a new look for the school.
3. Update gymnasium and locker rooms.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms

Classrooms are outdated and not a great environment for students. Finishes need to be replaced, furniture replaced with more flexible options and technology updated. There is also an issue with bringing in fresh air. Lighting conditions are very poor and storage is not adequate for current needs.

Special Education Classrooms

The special education classrooms are in similar condition to the general education classrooms. It may be helpful to locate SDC near bathrooms or have its own space isolated from the other classrooms.

Student Services / Counseling

Student services and counseling are in the main building adjacent to the administrative spaces. This location works well, but there is a desire to have more privacy. Locating these services outside of the main building may help to give students some separation from school stress and give more room to these services.

Staff and Administrative Spaces

The space is currently compartmentalized and outdated. Staff would like for this space to be reconfigured for a more open concept and for the finishes, technology and storage space to be improved.

Kitchen / Cafeteria / Food Service

The kitchen is full service and operating in good condition. The cafeteria is small and not functioning well for students. The cafeteria does not have room for all students but there are outdoor dining options scattered around campus that help facilitate. The food service line is not efficient due to crowding around the serving area. Staff would like to reconfigure this space to be more like a food court with separated lines to help the crowding issue. There is also a need for improved signage that can allow students to see what is on the menu before approaching the serving stations.

Student Assembly

The gymnasium is in good condition and has a decent amount of space for students. There is only bleacher seating on one side of the gym which makes it difficult to have larger assemblies.

The multi-purpose space is pretty crowded due to the cafeteria equipment and other programs occupying portions of the space. With no built-in seating it is hard to have any kind of assembly in this location beyond small groups.

Library

The library has plenty of space and operates well. There is a desire to include a digital media space for students to learn more about broadcasting and to do school news. Technology and furniture could use an update but is not a priority.



SITE USE AND FUNCTIONALITY, continued

Physical Education / Athletics Buildings

Physical education has several spaces to facilitate the needs of the program. The gym works very well for indoor recreation and smaller sanctioned sport events. The weight room and wrestling space meet the needs of students and staff but could use an update to some of the equipment, finishes, and air quality.

There are a couple classroom spaces for health education, storage, and additional indoor recreation that could also use an update to technology and finishes.

The locker rooms are in decent condition but outdated. There are shower spaces which go completely unused and could be better purposed as additional storage.

Outdoor Play Equipment / Hardcourts

The hardcourts need to be resurfaced and re-striped. The track is made from decomposed granite which has not aged well and is now becoming a safety hazard for students. Replacing this track with a longer lasting material is preferred.

The field conditions are very poor and in need of repair and/or replacement. It has been suggested to replace the field with turf in order to cut down on the animal burrowing and to negate the need for mowing, as the mowing equipment has become a large disruption during class time.

Specialized Elective Spaces

There are a wealth of electives offered across campus. Music, choir, band, agriculture, and wood-shop are the most utilized elective spaces and have been afforded their own designated space. Similar to other classrooms these spaces are outdated and in need of new finishes and technology.

There is a desire to introduce an outdoor area for band as the percussion component does not work well indoors and is disrupting the classes around it.

Restrooms

The restrooms are a growing concern for both staff and students. The student restrooms do not offer much privacy as some stalls are missing doors and men's urinals have no separations between them. There is a need for additional student and staff restrooms and an update to all restroom finishes, privacy, and fixtures.

Site

The site is in need of upkeep and repair. Cracked sidewalks have made it difficult for those in wheelchairs and other mobility impaired students and staff. There are several areas that flood during rain season to the point that water begins intruding the classroom spaces.

There have been additional issues with site security as the building layout impedes sight lines into various critical areas.

Shade is also scarce and desired especially around dining areas. Students and staff have made known their desire for shaded outdoor learning areas.

Technology

Across campus there is a growing need for updated technology. Student laptops have quickly made computer labs and stations obsolete. Adding more power outlets will be crucial to keep up with the need to charge laptops. Some teachers would like the ability to mark on their screens while lecturing to provide more engagement with the lesson. The growing usage of laptops and other wireless equipment is requiring more Wi-Fi bandwidth, which the school is not currently providing.



LPA



Shade Structure



Campus Grounds



Playfields / Athletics



Drop-Off Lane



Hardcourts



Quad



Site Identification and Announcements



Administration Office



School Garden



LPA



Typical Classroom



Science Lab / Classroom



Wood Shop



Special Education Classroom



Science Prep Room



Metal Shop



Art Classroom



Music Room



Culinary Arts



LPA

WOODLAND JOINT UNIFIED SCHOOL DISTRICT
DISTRICTWIDE FACILITIES ASSESSMENT

SITE FUNCTIONALITY ASSESSMENT
LEE MIDDLE



Health Office



Faculty Work Room



Food Service: Serving



Multi-Purpose Room



Faculty Lounge



Food Service: Kitchen



Library



Gymnasium



Locker Rooms



SCALE: 1" = 30' - 0"

CLASSROOMS, CR

#	Indicates Grade Level
ELA	English Language Arts
MA	Math
SS	Social Studies
FLA	Foreign Language Arts
SDC/SPED	Special Education
IS	Independent Studies

ELECTIVES / LABS

AMS	Auto Mechanic Shop	PE	Physical Education
ART	Art Room	PH	Photography
AS	Agricultural Shop	SC	Stage Craft
ASB	Associated Student Body	SCI	Science
CL	Computer Lab	WOS	Wood Shop
CUL	Culinary Arts	WR	Wrestling
GH	Greenhouse	WS	Welding Shop
HE	Home Economics		
MU	Music		

STUDENT SERVICES

CC	Career Center	INT	Intervention
CM	Case Management	ISO	Isolation Room
CO	Counselor	LC	Learning Center
COM	Commons	OT	Occupational Therapy
ELD	English Language Dev't	PSY	Psychologist
IEP	Individual Educational Plan	RSP	Resource Specialist
		SP	Speech

SHARED SPACES

CL	Computer Lab	PREP	Prep Room
CLB	Co-lab	SH	Shop
D	Dressing Room	ST	Stage
GYM	Gym	WD	Washer/ Dryer
LIB	Library	ILC	Independent Learning Center
LR	Locker Room		

ADMIN / FACULTY

CO	Conference	N	Nurse/Health Office
FL	Faculty Lounge	O	Office
FW	Faculty Workroom	PTA	Parent Volunteer
KIT	Kitchen	SB	Snack Bar
L	Laundry		
M	Main Office/Front Desk		

OTHER

CSL	Community Support Liaison
FH	Field House
HP	Horizons Program
OSA	Outside Support Agency

SUPPORT SERVICES

CR	Control Room	T	Toilets
J	Janitor	TR	Team/Training Room
K	Kiln	U	Utility
O	Open: Unprogrammed	X	Storage
SH	Showers	E	Elevator

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

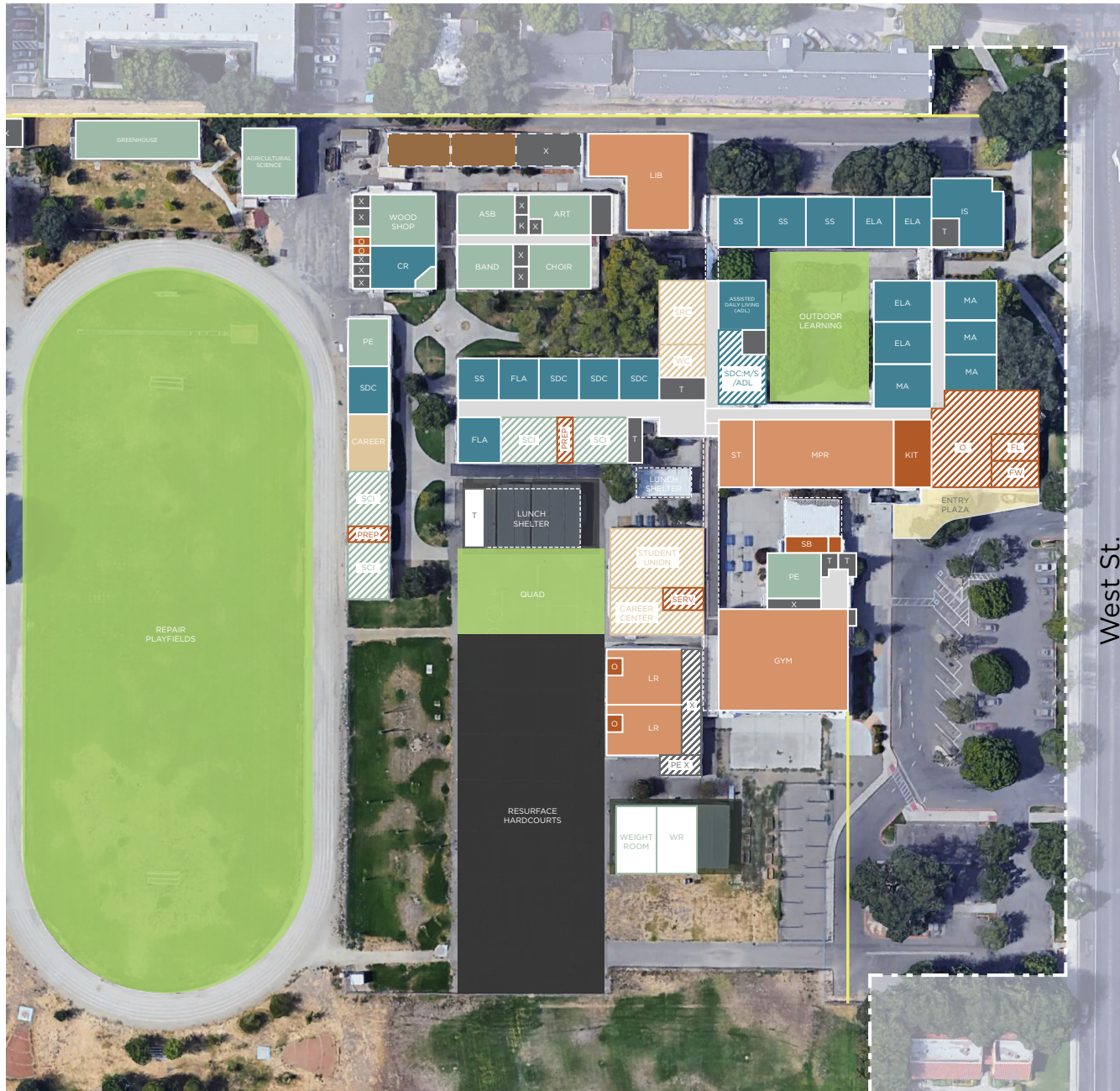


LPA

WOODLAND JOINT UNIFIED SCHOOL DISTRICT
DISTRICTWIDE FACILITIES ASSESSMENT

LONG-TERM SITE PLAN DIAGRAM

LEE MIDDLE



SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

	No Work		Modernization
	Reconfigure		New Construction

CLASSROOMS, CR

#	Indicates Grade Level
ELA	English Language Arts
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SS	Social Studies
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AS	Agricultural Shop	SC	Stage Craft
ASB	Associated Student Body	SCI	Science
CL	Computer Lab	WOS	Wood Shop
CUL	Culinary Arts	WR	Wrestling
GH	Greenhouse	WS	Welding Shop
HE	Home Economics		
MU	Music		

STUDENT SERVICES

CC	College Center
ELD	English Language Development
SRC	Student Resource Center
WC	Wellness Center
SS	Student Store

SHARED SPACES

CL	Computer Lab	LR	Locker Room
CLB	Co-lab	SH	Shop
D	Dressing Room	ST	Stage
GYM	Gym	WD	Washer/ Dryer
LIB	Library		

ADMIN / FACULTY

CO	Conference	N	Nurse/Health Office
FL	Faculty Lounge	O	Office
FW	Faculty Workroom	PREP	Prep Room
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OTHER

CSL	Community Support Liaison
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SUPPORT SERVICES

CR	Control Room	T	Toilets
J	Janitor	TR	Team/Training Room
K	Kiln	U	Utility
O	Open: Unprogrammed	X	Storage
SH	Showers	E	Elevator

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


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

1. Site-Wide: Modernize & Deferred Maintenance	\$	12,634,000
2. Classrooms: Reconfigure	\$	259,000
3. Classrooms: New Construction	\$	-
4. Science, Arts, CTE, and Electives Spaces	\$	3,300,000
5. Multi-Purpose Room, Student Union, and Food Service	\$	2,605,000
6. Physical Education Facilities	\$	3,786,000
7. Administration and Staff Support	\$	2,473,000
8. Library and Student Support	\$	1,127,000
9. Building Systems: Restrooms & Power Access	\$	1,190,000
10. Site Utilities	\$	1,103,000
11. Safety & Security	\$	834,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	\$	805,000
13. Outdoor Learning, Gardens, and Quads	\$	1,188,000
14. Exterior Play Spaces, Playfields, and Hardcourts	\$	9,841,000
15. Flexible Furniture	\$	1,359,000
16. Technology Infrastructure and Equipment	\$	1,909,000

\$ 44,413,000

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



Lee Middle School
520 West Street
Woodland, California 95695

PREPARED BY:

Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.us.bureauveritas.com

BV CONTACT:

Matthew Anderson
Program Manager
800.733.0660 x7613
Matt.Anderson@bureauveritas.com

BV PROJECT #:

141224.21R000-013.017

DATE OF REPORT:

September 24, 2021

ON SITE DATE:

April 21 and 22, 2021

Bureau Veritas

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

TABLE OF CONTENTS

1. Executive Summary 1

Campus Overview and Assessment Details 1

Campus Findings and Deficiencies 2

Facility Condition Index (FCI) 3

Immediate Needs..... 4

Key Findings 5

Plan Types..... 8

2. Building 1 9

3. Building 2 12

4. Building 3 15

5. Building 4 18

6. Building 5 21

7. Building 6 24

8. Building 7 27

9. Building 8 30

10. Building 9 33

11. Building 10 36

12. Portables 31-32 RR..... 39

13. Portables 36-38 42

14. Portables 46-48 45

15. Site Summary..... 48

16. Property Space Use and Observed Areas 50

17. ADA Accessibility 51

18. Purpose and Scope 52

19. Opinions of Probable Costs 54

Methodology 54

Definitions 54

20. Certification..... 56

21. Appendices 57



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	10 buildings and 5 portables Building 1: Admin office, classroom, kitchen and multipurpose room Building 2: Gym Building 3: PE Building 4: Boys and Girls locker rooms Building 5: Classrooms Building 6: Library Building 7: Classrooms Building 8: Classrooms Building 9: Classrooms Building 10: Storage area Portables 31-32 RR: classrooms, kitchenette, and restroom Portables 36-38: Classrooms (3 separate portables but similar) Portables 46-48: Classrooms
Main Address	520 West Street, Woodland, Yolo County, California 95695
Site Developed	Exact date is Unknown Renovated through different phases
Leased Space	None
Date(s) of Visit	April 21 and 22, 2021
Management Point of Contact	Anthony Harris aharris@lpadesignstudios.com
On-site Point of Contact (POC)	Guy Chapman, Energy Management Specialist 506.601.6037
Assessment and Report Prepared By	Rashad Alnial
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The exact date Lee Middle School was constructed is unknown, although more buildings and portables were added in various phases through the years. The school consists of 10 buildings and 5 portables. The school is operating normally and is fully occupied.

Architectural

The exterior walls are in poor condition in portables 36-38, portable 46-48 and building #5. The siding is starting to pull away and is recommended for repairs in the short term before it causes further damage to the wall structure. The interior finishes throughout the property have been periodically replaced as needed over the years. Additional short-term recommendations are to replace the ceilings in buildings 3 and 6.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system is partially outdated; most of the rooftop packaged units, make-up air units, heat pumps and furnaces will require replacement in the near future. Many of the units have reportedly been replaced over the past three years. The plumbing system, fire detection and electrical systems all appear to be modern and will require only routine maintenance during the evaluation period. Domestic hot water is provided by gas water heaters and by a gas boiler in the locker rooms building (#4). Overall, most of the MEPF components appear to be in a fair condition and only typical lifecycle replacement is recommended.

Site

Site maintenance appears to be fine, and site improvements and landscaping are generally in good condition. Concrete Sidewalks are free of cracks and heaving. With the only exception being the Asphalt pavement in the parking lots and the basketball court. The pavement in both areas is in poor condition, longitudinal and alligator cracking were observed throughout those areas. Also, the wood bleachers in the football field are collapsing.

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 (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Lee Middle School / Building-1	\$680	44,000	\$29,920,000	0.0%	1.7%	4.7%	11.4%
Lee Middle School / Building-10	\$680	2,000	\$1,360,000	0.0%	10.4%	14.9%	17.8%
Lee Middle School / Building-2	\$680	9,500	\$6,460,000	0.0%	1.6%	4.8%	11.9%
Lee Middle School / Building-3	\$680	5,000	\$3,400,000	0.0%	1.7%	3.1%	5.3%
Lee Middle School / Building-4	\$680	6,200	\$4,216,000	0.0%	3.5%	10.7%	22.9%
Lee Middle School / Building-5	\$680	9,000	\$6,120,000	0.1%	6.5%	10.6%	16.0%
Lee Middle School / Building-6	\$680	5,000	\$3,400,000	0.0%	0.6%	3.0%	7.9%
Lee Middle School / Building-7	\$680	8,000	\$5,440,000	0.0%	1.0%	3.6%	8.7%
Lee Middle School / Building-8	\$680	4,500	\$3,060,000	0.0%	0.0%	1.4%	9.3%
Lee Middle School / Building-9	\$680	7,200	\$4,896,000	0.0%	2.4%	3.7%	18.9%
Lee Middle School / Portables-31-32 RR	\$398	3,500	\$1,393,000	0.0%	4.6%	8.0%	15.3%
Lee Middle School / Portables-36-38	\$398	3,500	\$1,393,000	0.0%	8.8%	9.4%	9.5%
Lee Middle School / Portables-46-48	\$398	4,000	\$1,592,000	0.8%	4.3%	6.1%	12.2%

Immediate Needs

Facility/Building	Total Items	Total Cost
Building-5	1	\$8,900
Portables-36-38	1	\$300
Portables-46-48	1	\$13,400
Site	1	\$132,700
Total	4	\$155,300

Building-5

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2983127	Lee Middle School / Building-5	Building exterior	B2020	Window, Steel, up to 15 SF, Replace	Poor	Performance/Integrity	\$8,900
Total (1 items)							\$8,900

Portables-36-38

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2983869	Lee Middle School / Portables-36-38	Roof	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Failed	Performance/Integrity	\$300
Total (1 items)							\$300

Portables-46-48

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2983894	Lee Middle School / Portables-46-48	Throughout building	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	\$13,400
Total (1 items)							\$13,400

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2982859	Lee Middle School / Site	Site	E2010	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	Poor	Performance/Integrity	\$132,700
Total (1 items)							\$132,700

Key Findings



Exterior Walls in Poor condition.

Textured Plywood (T1-11)
Portables-36-38 Lee Middle School Building
Exterior

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

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$25,300

\$\$\$\$

Water has corroded the siding nails. Exposed holes have allowed water in. Siding is starting to dry rot and delaminated, pulling away from structure. - AssetCALC ID: 2983871



Exterior Walls in Poor condition.

Wood Clapboard Siding, 1-2 Story Building
Building-5 Lee Middle School Building exterior

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

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$60,700

\$\$\$\$

Boards are warping and pulling away from building - AssetCALC ID: 2983124



Exterior Walls in Poor condition.

Textured Plywood (T1-11)
Portables-46-48 Lee Middle School Building
Exterior

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

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$25,600

\$\$\$\$

Siding is damaged and pulling away around the portables - AssetCALC ID: 2983902



Exterior Walls in Poor condition.

Stucco, 1-2 Story Building
Building-10 Lee Middle School Building exterior

Uniformat Code: B2011
Recommendation: **Replace in 2023**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$67,400

\$\$\$\$

Large chunks are missing - AssetCALC ID: 2983830



Window in Poor condition.

Steel, up to 15 SF
Building-5 Lee Middle School Building exterior

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **87.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,900

\$\$\$\$

Seals are rotting away or are completely gone - AssetCALC ID: 2983127



Parking Lots in Poor condition.

Pavement, Asphalt
Site Lee Middle School Site

Uniformat Code: G2021
Recommendation: **Mill & Overlay in 2022**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$520,400

\$\$\$\$

Potholes, longitudinal cracking, alligator cracking throughout - AssetCALC ID: 2982870



Parking Lots in Poor condition.

Pavement, Asphalt
Site Lee Middle School Site

Uniformat Code: G2021
Recommendation: **Seal & Stripe in 2022**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$66,900

\$\$\$\$

Potholes, longitudinal cracking, alligator cracking throughout - AssetCALC ID: 2982869



Door Hardware in Poor condition.

School, per Door
Building-6 Lee Middle School Building exterior

Uniformat Code: C1039
Recommendation: **Replace in 2023**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Door is difficult to open and the hardware needs to be replaced. - AssetCALC ID: 2986418



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Lee Middle School Basketball Court

Unifomat Code: G2051
Recommendation: **Replace in 2023**

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$333,100

\$\$\$\$

Longitudinal cracking throughout - AssetCALC ID: 2990477



Roof Appurtenances in Failed condition.

Gutters & Downspouts, Aluminum w/ Fittings
Portables-36-38 Lee Middle School Roof

Unifomat Code: B3027
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$300

\$\$\$\$

Gutter is missing from 36 roof edge - AssetCALC ID: 2983869



Flooring in Poor condition.

Vinyl Tile (VCT)
Portables-46-48 Lee Middle School Throughout building

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,400

\$\$\$\$

Tiles are cracked, dirty, and pulling off the floor - AssetCALC ID: 2983894



Bleachers in Poor condition.

Fixed Steel Frame, Aluminum Benches (per Seat)
Site Lee Middle School Site

Unifomat Code: E2017
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$132,700

\$\$\$\$

Falling apart - AssetCALC ID: 2982859

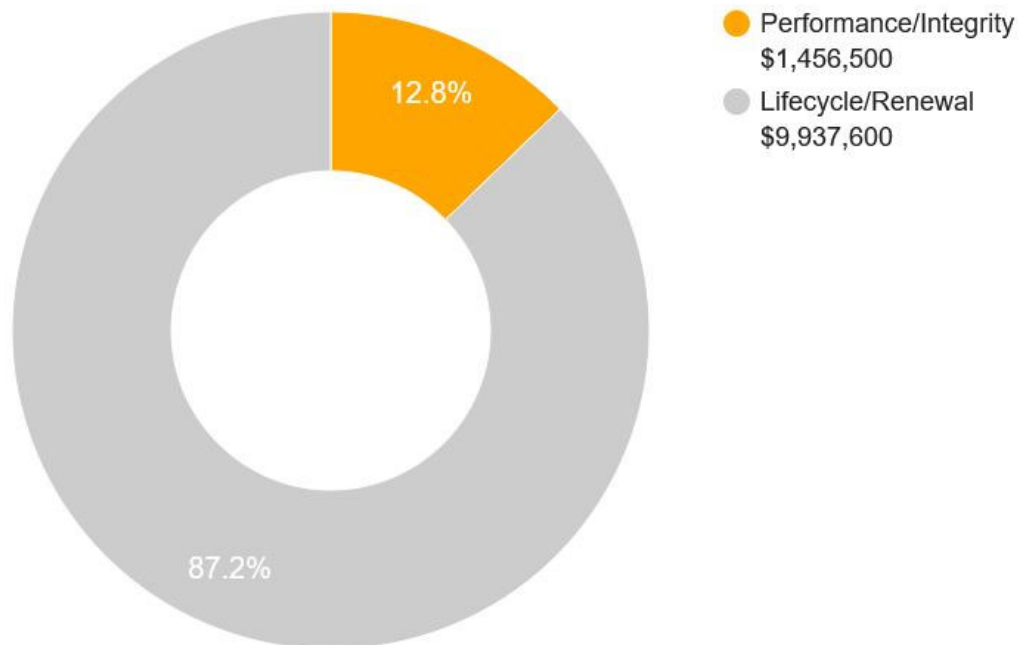
Plan Types

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: \$11,394,100