Examples of School Facilities Needs

Code Violation/Immediate Threat to Life, Safety or Health
- Serious violations of fire, safety or building code
- Lack of air conditioning
- Asbestos in air

Space Related (insufficient for number of students)
- Not enough general classroom space
- Not enough specialty classroom space
- Not enough cafeteria space

Facility Related
- Heating/air equipment not maintainable
- Not enough parking/driveways
- Roof nearing end-of-life failure
- Classroom lighting levels below standards
Weighting Differentiates Needs

- No air conditioning
- Overcrowded
- Building systems not maintainable

- Air conditioned
- At capacity
- Facility generally operates as needed
Understanding the Formula: A Simplified Example
This 40 year old facility is made up of only three components: a roof, exterior walls, and a foundation, and lacks sufficient classroom space.
Component 1

The roof costs $200 to replace, and is 50% degraded. Therefore, its repair value is $100.

The roof is within its expected life cycle, so it is assigned to Category 9, with a weight of .25.
Component 2

The exterior walls cost $100 to replace, and are 80% degraded. Therefore, its repair value is $80.

The walls’ original expected life of 60 years has been reduced, because there are indicators that additional failure is imminent. Therefore, it is assigned to Category 3, mitigate additional damage, with a weight of 2.
Component 3

The foundation costs $300 to replace, and is 40% degraded.

Therefore, its repair value is $120.

The foundation is within its 100 year expected life cycle, so it is assigned to Category 9, with a weight of .25.
Space Need

According to the Enrollment Growth Statistics and the Sufficiency Standards, in 5 years, our school enrollment will require **500 total square feet of classroom space**. Currently only **400 total square feet** exist.

Therefore, our deficiency is **100 square feet**, or **25%** of the **400 square feet**, with a **repair value of $150**.*

This is a space-related deficiency, so it is assigned to **Category 2**, which carries a **weight of 3.0**.

*($600/400 SF = $1.50 a square foot)
1) Our roof’s repair value is weighted by 0.25. 
   \[0.25 \times \$100 = \$25\]

2) Our walls’ repair value is weighted by 1.5. 
   \[1.5 \times \$80 = \$120\]

3) Our foundation’s repair value is weighted by 0.25. 
   \[0.25 \times \$120 = \$30\]

Our general classroom square footage deficiency is weighted by 3.0. 
\[3.0 \times \$150 = \$450\]
Our combined weighted repair value is $625. $25 roof + $120 walls + $30 foundation + $450 sf deficiency = $625

Our combined replacement value is $600. $200 roof + $100 walls + $300 foundation = $600

Therefore, our total MDCI is 104%. $625 ÷ 600 = 1.04
## Proposed Needs Categories

<table>
<thead>
<tr>
<th>Category #</th>
<th>Description</th>
<th>Weight</th>
</tr>
</thead>
</table>
| 1          | **Immediate Code/Life/Health Threat**  
Used only for critical issues that pose immediate threats to the life, health, or safety of persons within the facility.  
- Obvious friable asbestos  
- Unprotected exit corridors  
- Electrical hazards | 3.5    |
| 2          | **Sufficiency Deficiency – Space**  
Deficiencies that are related to sufficiency standards for inherent space-based issues in the facility.  
- Not enough classrooms  
- Lacking square-footage requirements  
- Missing mission-critical space | 3.0    |
| 3          | **Mitigate Additional Damage**  
Systems or deficiencies that require repairs to mitigate additional damage.  
- Leaking roof  
- Poor ventilation causing moisture leaks | 2.0    |
| 4          | **Degraded w/ Potential Mission Impact**  
Systems or deficiencies that are mission critical and beyond useful life, or most systems beyond 200% expected life.  
- Fire alarm system beyond 200%  
- Severely damaged walls  
- Systems past 200% life expectancy | 1.5    |
| 5          | **Beyond expected life**  
Systems or deficiencies that are 100% to 200% beyond expected life and show no signs of required repairs.  
- Expired portable buildings  
- Many interior finishes without damages | 0.25 to 1.5 |
| 6          | **Grandfathered or State/District Standards**  
Systems or deficiencies that are “grandfathered” code issues or specific to the local agency.  
- Fire Sprinklers  
- Flooring consistent with local architectural standards | .5     |
| 7          | **Sufficiency Deficiency – Facility**  
Deficiencies that are related to sufficiency standards for inherent parts of the facility.  
- ADA issues  
- Insufficient Parking  
- Fixed equipment (such as serving kitchens) | 1.0     |
| 8          | **Sufficiency Deficiency – Equipment**  
Deficiencies that are related to sufficiency standards for non-fixed equipment.  
- Missing playgroup equip | .5     |
| 9          | **Normal/Within Life Cycle**  
Systems that are within the expected life cycle and do not require replacement.  
- Functioning, new lighting  
- A 20 year old system with a 25 year life cycle | .25    |