

CORRESPONDENCE - September 1, 2021

The Honorable Senator Guy Guzzone
Chair, Senate Budget and Taxation
3 West
Miller Senate Office Building
Annapolis, MD 21401
Guy.guzzone@senate.state.md.us

The Honorable Delegate Maggie McIntosh
Chair, House Appropriations
Room 121
House Office Building
Annapolis, MD 21401

Dear Chairs Guzzone and McIntosh,

The 2021 Joint Chairmen's Report notes that:

...provided that \$200,000 of this appropriation may not be expended until the Interagency Commission on School Construction submits to the budget committees a draft of the final report on the Statewide Facilities Assessment. This report shall incorporate the contractor's preliminary report and provide the following information:

- (1) data from the assessment pilot and a copy of the final assessment rubric;*
- (2) facilities condition index data on all school facilities assessed; and*
- (3) detail of project expenditures by object and subobject.*

The report shall be submitted by September 1, 2021, and the budget committees shall have 45 days from the receipt of the report to review and comment. Funds restricted pending the receipt of a report may not be transferred by budget amendment or otherwise to any other purpose and shall revert to the General Fund if the report is not submitted to the budget committees.

The IAC is happy to submit the materials required above for the review of the budget committees as described in the following table. It is important to note that the data submitted here is preliminary data that pertains primarily to the physical condition of the school facilities assessed, not the educational sufficiency of those facilities, and therefore these data do not fully describe the state of Maryland's PK-12 school facilities. For the data to be useful in formulating options for allocating State capital dollars to school facilities needs, the data on physical condition and the data on educational sufficiency must be combined into a single facility score using factors to be considered in the near future by the Workgroup on the Assessment & Funding of School Facilities (AFWG).

Required Item	Enclosures
1) Contractor's preliminary report	The contractor's preliminary report consists of a Level 1 (summary) report and a Level 2 (more detailed) report for each of the 1,383 assessed schools. Because these reports amount to thousands of pages, IAC submitted to DLS on Aug. 31, 2021 an Excel file containing the data in the Level 1 and Level 2 reports; and we enclose here a sample of each report type.

2) Data from the assessment pilot	The data from the assessment’s pilot study of nine schools are contained in nine reports enclosed here. Below is a summary of the key takeaways from the pilot study.																																				
3) A copy of the final assessment rubric	Enclosed are 1) the Maryland Educational Facilities Sufficiency Standards against which the facilities are measured for educational sufficiency; and 2) a description of the criteria and process for assessing condition and sufficiency.																																				
4) Facilities condition index data on all school facilities assessed	On Aug. 31, 2021, IAC provided to DLS the FCI data for each of the 1,383 facilities assessed and their building systems. Enclosed here is a sample of the letter that the IAC distributed on Aug. 20, 2021 to each LEA along with the LEA’s FCI data.																																				
5) Detail of project expenditures by object and subobject	<p>Based upon all project invoices processed through July 2021, all costs are in 08- Contractual Services – 0872-Outside Services-Consulting Services as follows:</p> <table border="1" data-bbox="712 814 1289 1331"> <thead> <tr> <th colspan="3">Bureau Veritas Technical Assessments</th> </tr> <tr> <th>Invoice Date</th> <th>Invoice Number</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>12/3/2020</td> <td>INV00003020</td> <td>\$ 233,000.00</td> </tr> <tr> <td>1/13/2021</td> <td>INV00003062</td> <td>\$ 88,600.00</td> </tr> <tr> <td>1/28/2021</td> <td>INV00003124</td> <td>\$ 547,175.52</td> </tr> <tr> <td>3/2/2021</td> <td>INV00003171</td> <td>\$ 714,039.24</td> </tr> <tr> <td>4/23/2021</td> <td>INV00003281</td> <td>\$ 1,217,464.92</td> </tr> <tr> <td>4/23/2021</td> <td>INV00003227</td> <td>\$ 817,373.04</td> </tr> <tr> <td>6/11/2021</td> <td>INV00003293</td> <td>\$ 983,886.60</td> </tr> <tr> <td>6/30/2021</td> <td>INV00003733</td> <td>\$ 414,671.52</td> </tr> <tr> <td>7/14/2021</td> <td>INV00003524</td> <td>\$ 420,736.56</td> </tr> <tr> <td>Total to Date</td> <td></td> <td>\$ 5,436,947.40</td> </tr> </tbody> </table>	Bureau Veritas Technical Assessments			Invoice Date	Invoice Number	Amount	12/3/2020	INV00003020	\$ 233,000.00	1/13/2021	INV00003062	\$ 88,600.00	1/28/2021	INV00003124	\$ 547,175.52	3/2/2021	INV00003171	\$ 714,039.24	4/23/2021	INV00003281	\$ 1,217,464.92	4/23/2021	INV00003227	\$ 817,373.04	6/11/2021	INV00003293	\$ 983,886.60	6/30/2021	INV00003733	\$ 414,671.52	7/14/2021	INV00003524	\$ 420,736.56	Total to Date		\$ 5,436,947.40
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With regard to Item 2 (Pilot Assessment) above, we provide the following additional information:

Overview of Pilot Assessment

A pilot assessment was conducted on a reasonable number of buildings in order to achieve validation of process, technology data input, and results. Validation includes verifying that the contracted scope has been delivered, that errors or oversights in the process are identified, triaged, and remedied, and that any errors identified are addressed going forward. The pilot assessment was conducted in November 2020 and the draft results compiled in early December 2020. Included in the Nov. 2020 pilot assessment were nine Maryland schools: three elementary schools, three middle schools, and three high schools, spread across urban, rural, and high-growth LEAs for the purpose of testing the assessment parameters on a wide range of schools.

Because both the data collected in the pilot assessment and many of the assessment’s basic parameters and calculations were subsequently refined, updated, or changed, the data in those pilot reports are no longer valid, and data identifying the schools has been redacted in order to avoid ascribing incorrect data to those schools.

Key Takeaways from Pilot Assessment

- The condition measure that was used returned condition scores reasonably close to the scores expected based upon previous assessment experience and known or anecdotal conditions of facilities.
- As a result of the pilot, certain parameters pertaining to the condition calculation, such as the expected useful lifespans (EULs) for selected building systems were adjusted.
- Certain data parameters pertaining to enrollments were adjusted to accurately reflect the projected demand for seats and space.
- Data on sizes and nomenclature of spaces within facilities pulled from drawings provided by LEAs were found to be incomplete or inaccurate at a high enough rate that the assessment process was modified to obtain space measurements conducted by on-site assessors.
- The assessment category for relocatable classrooms was divided to distinguish between modular structures fixed upon foundations and relocatable structures not fixed to any foundation; and to distinguish between such structures used for instructional purposes versus ones used for storage and other purposes.
- The proposed report template was revised to provide information in a more useful way.

Best Regards,

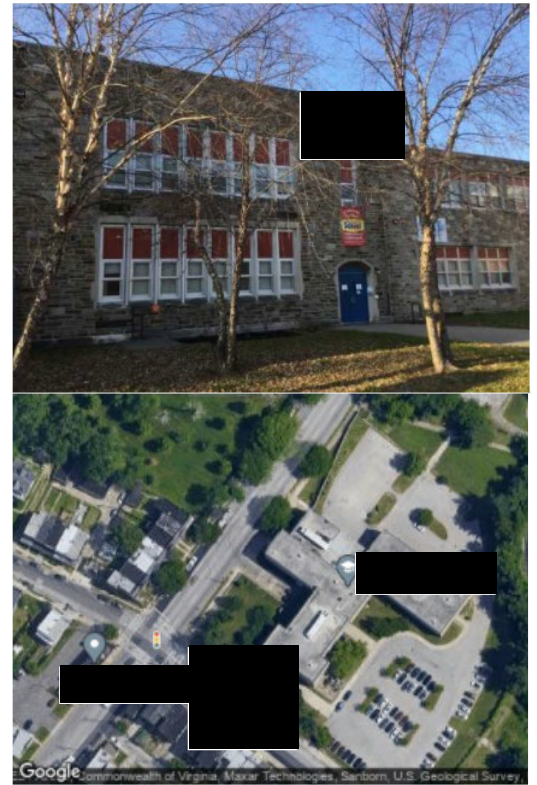
Robert A. Gorrell
Executive Director
Interagency Commission on School Construction

Cc: Laura Hyde, DLS Analyst
Sarah Albert, Department of Legislative Services (5 Copies)

Attachments: 1A - Sample Level 1 SFA school-level report
1B - Sample Level 2 SFA school-level report
2 - 9 Pilot Assessment reports
3A - Maryland Educational Facilities Sufficiency Standards
3B - SFA rubric summary
4 - Sample of IAC letter of 8/20/2021 to LEAs re: Prelim FCI Data

Facility Data

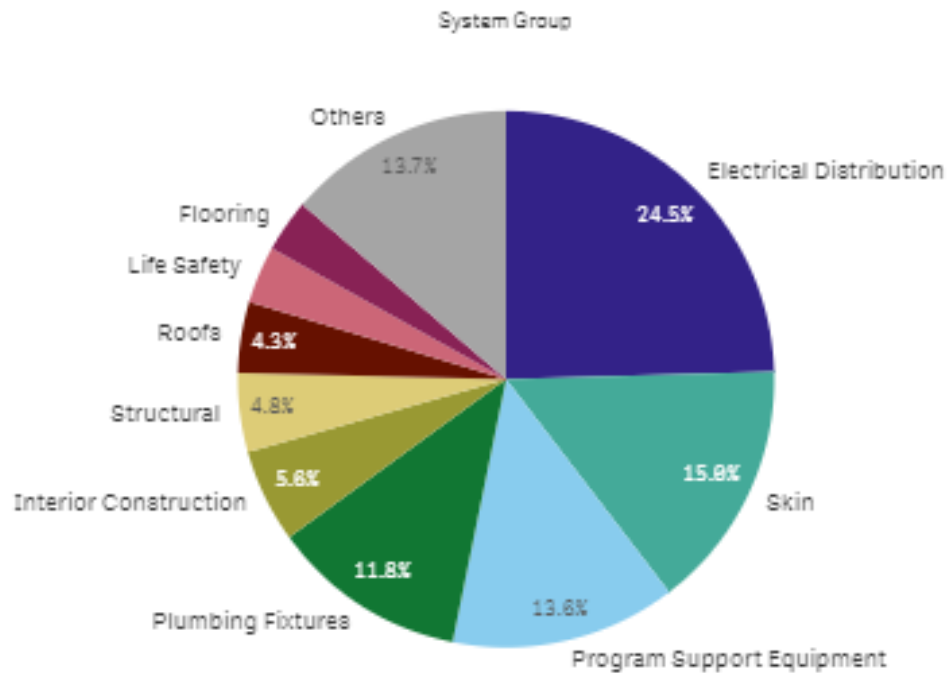
Address	[REDACTED]
Local Education Agency	[REDACTED]
School Type	[REDACTED]
Stories	2
Total SF	[REDACTED]
Year Built	1932
Last Major Renovation	2004
GPS	[REDACTED]
Assessed Date	2020-12-09
FCI	0.51
MDCI	



Note: The LOWER calculated FCI and MDCI metrics indicate better facility conditions

Facility Condition

FCI Contribution

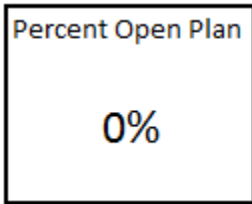




System Groups

System Group	Min Year in Service	FCI	Percent FCI Contribution	Avg Lifespan Gain/Loss
Ceilings	2001	0.64	2%	0%
Conveyances	2004	0.46	1%	0%
Electrical Distribution	1932	0.72	25%	69%
Flooring	2004	0.40	3%	19%
HVAC	2004	0.52	3%	22%
Interior Construction	1985	0.38	6%	-9%
Interior Doors and Hardware	1989	0.50	2%	0%
Life Safety	2004	0.28	3%	29%
Plumbing Fixtures	1932	0.76	12%	135%
Program Support Equipment	1932	0.32	14%	33%
Roofs	2004	0.72	4%	0%
Site	2000	0.39	3%	2%
Skin	1932	0.37	15%	58%
Structural	1932	0.31	5%	33%
Wall Finishes	2000	0.27	3%	0%
Totals	1932	0.45	100%	28%

Educational Sufficiency



Space Type	Deficiency
Administrative	-
Dining	57 SF
Fine Arts	1096 SF
General Classroom	
Gymnasium / Auditorium	2448 SF
Health Services	328 SF
Kitchen	
Library/Media Center	459 SF
Maintenance / Janitorial Space	69 SF
Pupil Services	
Science	
Storage (Non-Classroom)	
Technology and Computer Science	1055 SF
Workspace/Lounge	

MDCI





[Redacted] - Facility Assessment Overview

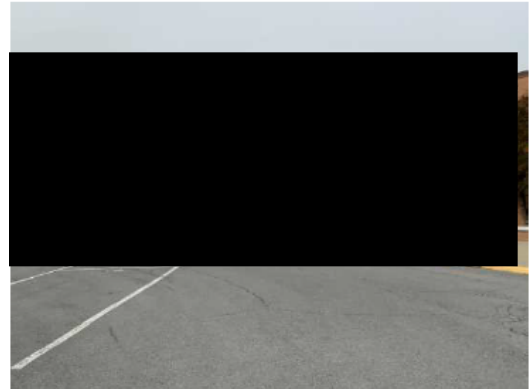
Facility Data

Address	[Redacted]
Local Education Agency	[Redacted]
School Type	Middle School
Stories	2
Total SF	[Redacted]
Year Built	1992
Last Major Renovation	0
GPS	[Redacted]
Assessed Date	2021-01-10
FCI*	38% [Redacted]
[Redacted]	[Redacted]

* Range from 0.00 - 1.00. Lower scores indicate better condition.

Average Lifespan Gain/Loss 52% [Redacted]

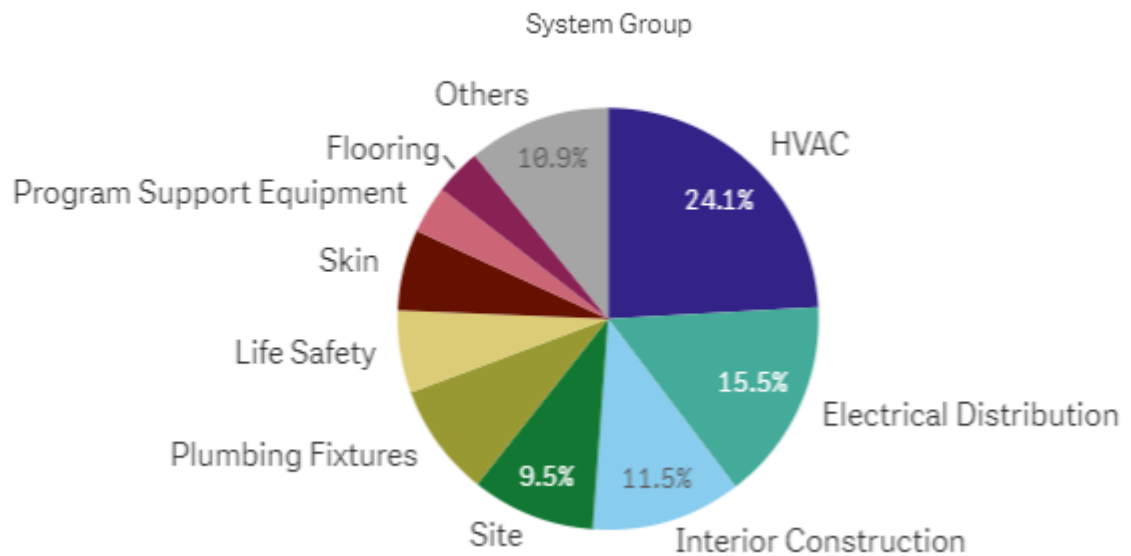
Note: The lower FCI and MDCI Metrics the better condition



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Facility Condition

FCI Contribution



System Groups

System Group	Min Year in Service	FCI	Percent FCI Contribution	Avg Lifespan Gain/Loss
Cellings	1992	0.71	3%	14%
Conveyances	1992	0.57	0%	40%
Electrical Distribution	1992	0.37	16%	20%
Flooring	1992	0.52	4%	3%
HVAC	1992	0.66	24%	34%
Interior Construction	1992	0.33	12%	0%
Interior Doors and Hardware	1992	0.52	2%	0%
Life Safety	1992	0.52	6%	65%
Plumbing Fixtures	1992	0.52	9%	0%
Program Support Equipment	1992	0.08	4%	59%
Relocatables	2005	0.44	3%	40%
Roofs	2010	0.09	1%	25%
Site	1992	0.49	9%	73%
Skin	1992	0.43	6%	8%
Structural	1992	0.08	1%	2%
Wall Finishes	1992	0.58	1%	16%
Totals	1992	0.37	100%	28%

Educational Sufficiency

Percent Open Plan

0%

Space Type	Deficiency
Administrative	
Cafeteria / Auditorium	
Fine Arts	
General Classroom	1085 SF
Gymnasium	
Health Services	
Kitchen	
Library/Media Center	
Locker Room	-
Maintenance / Janitorial Space	40 SF
Pupil Services	
Science	
Storage (Non-Classroom)	
Technology and Computer Science	
Workspace/Lounge	

System Detail

System Name	Year in Service	Expected Life	Remaining Life	Quantity	Unit of Measure	Total Cost	Percent Degraded	Lifespan Gain/Loss
Aluminum-Framed Fully-Glazed	2004	40	23	71	Each	\$ 92,300	18.1%	0%
Asphalt Pavement - Vehicular	2004	25	8	52,000	SF	\$ 338,000	46.2%	0%
Basement Wall	1932	100	44	13,843	SF	\$ 456,819	31.4%	33%
Built-Up	2004	20	3	27,000	SF	\$ 378,000	72.3%	0%
Carpet	2004	12	5	3,549	SF	\$ 26,618	34.0%	83%
Casework/Cabinetry - Premium Quality	2004	22	5	142	Each	\$ 71,000	59.7%	0%
Ceramic Tile	2004	40	23	10,646	SF	\$ 191,628	18.1%	0%
Ceramic Wall Tile	2000	40	19	38,327	SF	\$ 689,886	27.6%	0%
Commercial Kitchen Equipment - Cooking	2004	15	8	1	Each	\$ 40,000	21.8%	67%
Concrete Block (CMU) Wall	2004	50	19	38,327	SF	\$ 766,540	38.4%	-28%
Concrete Cast-in-Place Framing	1932	100	44	65,762	SF	\$ 2,630,480	31.4%	33%
Concrete Pavement - Pedestrian	2004	50	33	16,000	SF	\$ 128,000	11.6%	0%
Concrete Slab	1932	100	44	27,000	SF	\$ 378,000	31.4%	33%
Door	2004	40	13	12	Each	\$ 11,400	45.6%	-25%
Even Mix of Package Units & Split Systems	2004	18	5	180	Each	\$ 342,000	52.2%	22%
Fire Alarm System	2004	20	3	65,762	SF	\$ 197,286	72.3%	0%
Gypsum Board/Plaster	1985	50	19	51,103	SF	\$ 178,861	38.4%	10%
Hydraulic Machine/Controller/Cab	2004	25	8	4	Each	\$ 100,000	46.2%	0%
Lighting System	2004	20	3	65,762	SF	\$ 526,096	72.3%	0%
PK-5 Playground Surfaces - Rubber	2000	20	0	800	SF	\$ 16,800	100.0%	5%
Security & Low Voltage Systems - Average	2004	15	11	65,762	SF	\$ 263,048	7.1%	87%
Service Door	1932	40	7	2	Each	\$ 1,800	68.1%	140%
Shallow - Foundation Wall	1932	100	44	1,013	SF	\$ 141,820	31.4%	33%
Sprinkler System	2004	40	23	65,762	SF	\$ 328,810	18.1%	0%
Stone	1932	50	19	36,000	SF	\$ 2,160,000	38.4%	116%
Supply & Sanitary	1932	40	5	65,762	SF	\$ 986,430	76.6%	135%
Suspended Acoustical Tile (ACT)	2001	25	5	58,000	SF	\$ 203,000	64.0%	0%
Switchgear/board w/Sub Panels and Generator/UPS	1932	40	6	65,762	SF	\$ 1,644,050	72.3%	138%
Vinyl Composition Tile (VCT)	2011	20	5	56,781	SF	\$ 283,905	56.3%	-25%
Window	2004	30	13	6,800	SF	\$ 408,000	32.1%	0%
Wood Solid-Core	1989	40	8	135	Each	\$ 202,500	64.0%	0%

Sufficiency Detail

Space Type	Total Square Feet of Space Type	Total Square Feet Over/Under Minimum
Administrative	2,423.00	-1,677.57
Dining	2,920.00	57.16
Fine Arts	1,376.00	1,005.73
General Classroom	20,418.00	-8,466.00
Gymnasium / Auditorium	3,705.00	2,447.69
Health Services	172.00	328.00
Kitchen	1,102.00	0.00
Library/Media Center	1,327.00	459.30
Maintenance / Janitorial Space	94.00	68.50
Pupil Services	467.00	-347.00
Science	1,001.00	-57.00
Storage (Non-Classroom)	1,076.00	0.00
Technology and Computer Science	731.00	1,055.30
Workspace/Lounge	864.00	-714.00
Total	38,438.00	-5,839.89



Facility Data

Address	[REDACTED]
Local Education Agency	[REDACTED]
School Type	[REDACTED]
Stories	4
Total SF	[REDACTED]
Year Built	1958
Last Major Renovation	2013
GPS	[REDACTED]
Assessed Date	2020-10-27
FCI	0.45
MDCI	



Executive Summary

EXECUTIVE SUMMARY: [REDACTED]

ORIGINAL CONSTRUCTION DATE & ADDITIONS:

The [REDACTED] was originally constructed in 1958 and renovated in 2013.

MAJOR RENOVATION DATES:

Ages of the major building systems vary. Major building system ages are listed below:

- Building façade is mostly original
- Roofing system components replaced circa 2005
- HVAC system components replaced circa 2015
- Electrical system components replaced circa 1985
- Plumbing system components are mostly original
- Life Safety Systems had renovations circa 2005
- Interior finishes had renovations circa 2005
- Site pavement finishes had renovations circa 1995

HIGH-LEVEL RECOMMENDATIONS:

Based on the age and observed conditions of the facility, the following major building systems show near-term lifecycle considerations:

- Replacement / Renovations of the Roofing System
- Replacement / Renovations of the HVAC System components
- Replacement / Renovations of the Interior Finish components

SUFFICIENCY ANALYSIS:

- The school has lead or lead paint. The school has a lead paint O&M manual.
- The school has asbestos containing material. The school has an AHERA report.
- There are no students in grades 3 or below in relocatables.

Demographics

Obsolete Test Data

Current Staff/Students														TOTAL	
Total FTE Students by Grade											150	126	121	85	482
Total FTE Teachers (non-administrative) by Grade															0

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20*	Growth Factor (%)	Projected 2025 Enrollment
Historical Enrollment		163	327	394	482		47.8	5,027

* 2019-20 enrollment data is not being used in calculations due to COVID-19

Additional Educational Programs ¹

														TOTAL
Students														0
Teachers														0

Buildings and Relocatable Classrooms ²

	Construction/Installation Year	Square Footage	Comments
Main building	1958		
	1969	12908	8 active classrooms

Building Systems

Category/Subcategory	Component	Details	Est. Year in Service	Est. RUL	Quantity
Building Equipment & Systems					
Electrical Distribution	Security & Low Voltage Systems - Average		2013	8	GSF
Conveyances	Dumbwaiter	Electric, up to 5 Stories	1958	0	4 EA
HVAC	Boiler(s) - Gas		2011	21	9,846 MBH
HVAC	Chiller(s) / Cooling Tower(s) - Air Sourced		2011	16	397 Ton
HVAC	Package Units (RTUs)		2002	5	31 Ton
HVAC	Split Systems		2004	5	32 Ton
HVAC	Forced Air System (AHUs)	Ductwork, VAVs)	2011	15	GSF
Electrical Distribution	Main Distribution Panel w/Sub Panels and Generator/UPS - Medium Density		1980	5	GSF
Electrical Distribution	Lighting System	Interior	2011	11	GSF
Plumbing Fixtures	Supply & Sanitary		1958	7	GSF
Life Safety	Sprinkler System	Full Retrofit, Multi-Family (per SF)	2011	31	GSF
Life Safety	Fire Alarm System	Full Upgrade/Install, Office (per SF)	2011	11	GSF
Conveyances	Traction Machine/Controller/Cab		2011	16	4 STOP
Program Support Equipment	Masonry Bearing Walls		1958	20	GSF
Program Support Equipment	Commercial Kitchen Equipment - Cooking		2011	6	1 LS
Program Support Equipment	Commercial Kitchen Equipment - Cooking		2000	8	1 LS
Program Support Equipment	Casework/Cabinetry - Standard	Base and Wall Section, Wood	2000	5	427 LF

Obsolete Test Data
 Est. Year in Est.
 Service RUL Quantity

Category/Subcategory	Component	Details	Est. Year in Service	RUL	Quantity
Program Support Equipment	Casework/Cabinetry - Standard	Base and Wall Section, Wood	2013	15	670 LF
Site					
Relocatables	G2-09 - Modular Building		2013	-7	1 -
Site	Concrete Pavement	Parking Lot	1990	20	8,000 SF
Site	Asphalt Pavement	Parking Lot	2000	8	84,500 SF
Site	Lawn Area w/Plantings and Trees		2000	8	42,700 SF
Building Exterior					
Skin	Brick		1958	20	55,860 SF
Skin	Metal		1995	15	9,100 SF
Skin	Window	Metal-Frame	2011	21	52,900 SF
Skin	Door	Exterior Door	2000	20	18 EA
Skin	Service Door		2011	20	35 EA
Skin	Overhead Door	Insulated Roll-up Door, 144 SF	1958	5	1 EA
Roofs	Modified Bitumen		2013	10	94,500 SF
Structural	Shallow - Foundation Wall	Concrete or CMU w/Continuous Footings	1958	20	94,500 LF
Structural	Concrete Slab		1958	20	94,500 SF
Building Interior					
Interior Construction	Gypsum Board/Plaster	Interior Wall	2000	20	75,000 SF
Interior Construction	Concrete Block (CMU)		1958	20	75,000 SF
Flooring	Quarry Tile		1957	15	3,500 SF
Flooring	Ceramic Tile		2000	20	6,000 SF
Flooring	Vinyl Composition Tile (VCT)		2000	1	178,858 SF
Flooring	Terrazzo		1957	15	15,000 SF
Flooring	Carpet	Standard Commercial, Medium Traffic	2011	3	5,000 SF
Flooring	Wood Sports Floor		2000	10	5,000 SF
Wall Finishes	Ceramic Wall Tile	Interior Wall Finish	1958	10	50,000 SF
Ceilings	Splined Acoustical Tile (ACT)		2000	5	130,000 SF
Ceilings	Splined Acoustical Tile (ACT)		1958	3	20,000 SF
Ceilings	Gypsum Board/Plaster Ceiling	Ceiling	2011	41	113,358 SF
Interior Doors and Hardware	Steel	Interior Door	2011	31	12 EA
Interior Doors and Hardware	Wood Solid-Core	Interior Door	2000	8	128 EA

Sufficiency Standards

Does the school have a lead paint O&M Manual?	Yes
Does the school have an AHERA report?	Yes
Are there any students in grades 3 or below in the modulars?	No
Are there separate bus, cars, students drop off?	No
How many parking spaces exist at the site, total?	106
How many standard ADA parking spaces exist at the site?	7

How many van-accessible ADA parking spaces exist at the site?

2

Is there at least one hard surface court present (e.g. basketball court or similar)?

No

Is there at least one unpaved recreation area present (e.g. open field or rubber tile surface)?

Yes

Is there at least one play field (soccer, baseball, or football) present?

Yes

Room Inventory ¹⁶⁵

	Room #	SF	Type	ID
General Classroom (68)		59,588		
010A Classroom	010A	550	General Classroom	380
011A Classroom	011A	486	General Classroom	378
011B Classroom	011B	569	General Classroom	376
017B Classroom	017B	730	General Classroom	261
02A Classroom	02A	557	General Classroom	373
02B Classroom	02B	550	General Classroom	801
03B Classroom	03B	654	General Classroom	262
04A Classroom	04A	614	General Classroom	374
05B Classroom	05B	620	General Classroom	375
06 Classroom	06	770	General Classroom	377
09A Classroom	09A	550	General Classroom	382
09B Classroom	09B	524	General Classroom	381
101 Classroom	101	788	General Classroom	255
102 Classroom	102	767	General Classroom	364
106 Classroom	106	1,046	General Classroom	813
10B Classroom	10B	508	General Classroom	379
110 Classroom	110	740	General Classroom	369
111 Classroom	111	1,005	General Classroom	368
112 Classroom	112	1,154	General Classroom	367
113 Classroom	113	830	General Classroom	366
115 Classroom	115	725	General Classroom	365
119 Classroom	119	802	General Classroom	363
120 Classroom	120	788	General Classroom	362
121 Classroom	121	837	General Classroom	258
123 Classroom	123	895	General Classroom	371
126 Classroom	126	791	General Classroom	370
132 Classroom	132	740	General Classroom	361
133 Classroom	133	746	General Classroom	360
Classroom	200	712	General Classroom	243
201 Classroom	201	773	General Classroom	349
202 Classroom	202	773	General Classroom	352
203 Classroom	203	767	General Classroom	353
Classroom	211.1	520	General Classroom	305
Classroom	211.2	510	General Classroom	830
212 Classroom	212	808	General Classroom	355
215 Classroom	215	796	General Classroom	354
216 Classroom	216	808	General Classroom	351
217 Classroom	217	833	General Classroom	350
219 Classroom	219	802	General Classroom	348

Obsolete Test Data

	Room #	SF	Type	ID
220 Classroom	220	788	General Classroom	347
221	221	837	General Classroom	306
224	224.3	113	General Classroom	359
228 Classroom	228	790	General Classroom	358
229 Classroom	229	803	General Classroom	357
Classroom	230	1,085	General Classroom	346
230B Classroom	230B	683	General Classroom	356
300 Classroom	300	776	General Classroom	345
303 Classroom	303	788	General Classroom	335
304 Classroom	304	837	General Classroom	337
306 Classroom	306	1,182	General Classroom	340
307 Classroom	307	788	General Classroom	341
308 Classroom	308	788	General Classroom	342
309 Classroom	309	780	General Classroom	343
313 Classroom	313	790	General Classroom	339
315 Classroom B	315	375	General Classroom	336
Classroom 315 A	315	365	General Classroom	832
318 Classroom	318	794	General Classroom	289
Classroom-(Modular building)	5	828	General Classroom	842
Classroom R7 (Modular building)	7	380	General Classroom	838
Classroom (Modular building)	7.1	440	General Classroom	839
Classroom R9 (Modular building)	9	816	General Classroom	837
314 Classroom		803	General Classroom	338
316 Classroom		792	General Classroom	334
317 Classroom		781	General Classroom	344
Auditorium Auditorium		10,532	General Classroom	270
R-2 (Modular Building)		818	General Classroom	820
R-4 Classroom (Modular Building)		818	General Classroom	819
R-6 (Modular Building)		780	General Classroom	818
Administrative (38)		15,739		
Administrative office (Modular building)	000	128	Administrative	840
Administrative office 2 -Modular building	000	140	Administrative	841
Administrative office 3 (Modular building)	000	419	Administrative	844
Administrative office 4 (modular building)	000	389	Administrative	845
01 Office	01	1,102	Administrative	372
011B Office x 117B	011B	136	Administrative	806
03A Office	03A	450	Administrative	800
08A Office	08A	444	Administrative	267
08B+C Office	08B+C	253	Administrative	265
08D Office	08D	683	Administrative	266
100 Office	100	1,109	Administrative	252
100A Principal	100A	201	Administrative	251
100C Asst Prin	100C	191	Administrative	254
105 Office	105	307	Administrative	257
117A Office	117A	125	Administrative	798
117D Office	117D	132	Administrative	808
117E Office	117E	132	Administrative	809
12 Office	12	285	Administrative	263
124 Office	124	632	Administrative	259
128 A Office	128	1,198	Administrative	250
204 Office	204	777	Administrative	245

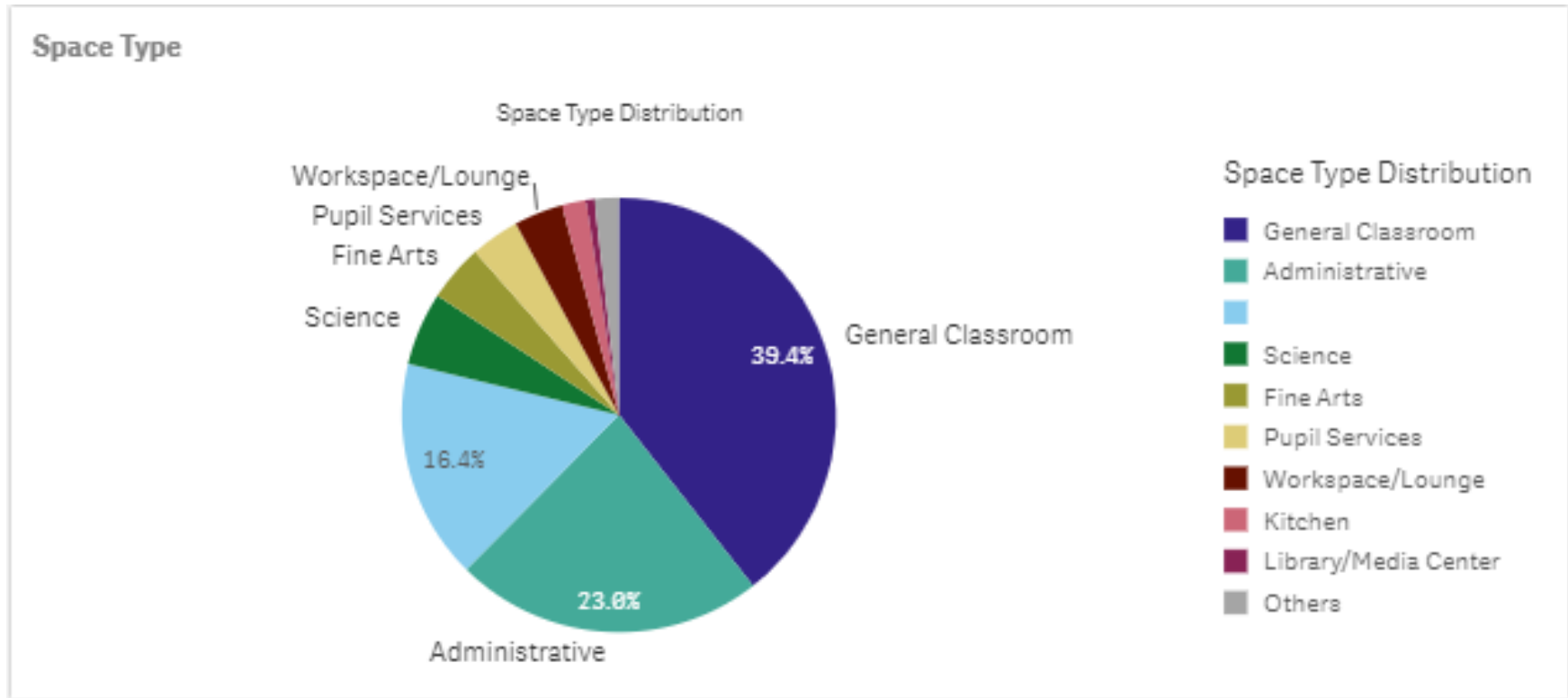
	Room #	SF	Type	Obsolete Test Data ID
Office	207.2	230	Administrative	828
Office	207.3	95	Administrative	829
214 Office	214	821	Administrative	244
Office	224.0	450	Administrative	824
Office	224.2	113	Administrative	822
Office	224.4	108	Administrative	823
225 office	225	395	Administrative	291
Office	225.1	393	Administrative	821
226 Office	226	780	Administrative	248
227A Office	227A	208	Administrative	247
227F Office	227F	250	Administrative	246
301 Office	301	503	Administrative	241
302A Office	302	380	Administrative	240
302B Office	302	413	Administrative	242
8C Office		187	Administrative	264
Office x 110		385	Administrative	810
R-10 Office		795	Administrative	815
Storage (Non-Classroom) (21)		7,048		
Stair storage	000	391	Storage (Non-Classroom)	834
Storage 313	000	244	Storage (Non-Classroom)	833
03 Storage	03	210	Storage (Non-Classroom)	796
05 Storage	05	127	Storage (Non-Classroom)	795
07 Storage	07	277	Storage (Non-Classroom)	797
07 Storage	07	540	Storage (Non-Classroom)	803
08 Storage	08	580	Storage (Non-Classroom)	802
100D Storage	100D	194	Storage (Non-Classroom)	253
103A Chemical Storage	103A	373	Storage (Non-Classroom)	256
107 Storage	107	141	Storage (Non-Classroom)	812
108 Storage	108	236	Storage (Non-Classroom)	811
118 Bookroom	118	405	Storage (Non-Classroom)	442
124 Storage	124	470	Storage (Non-Classroom)	814
130 Storage	130	413	Storage (Non-Classroom)	805
131 Storage	131	209	Storage (Non-Classroom)	804
136 Security Storage	136	362	Storage (Non-Classroom)	249
Book storage	218	675	Storage (Non-Classroom)	831
Storage	231	253	Storage (Non-Classroom)	825
Storage	231.1	101	Storage (Non-Classroom)	826
Tech storage	232	687	Storage (Non-Classroom)	439
Storage (Modular Building)		160	Storage (Non-Classroom)	817
Technology and Computer Science (3)		3,768		
07 Computer	07	1,523	Technology and Computer Science	799
109 Computer	109	1,440	Technology and Computer Science	428
127 Computer	127	805	Technology and Computer Science	429
Pupil Services (6)		1,166		
117 Counselor	117	410	Pupil Services	411
Counselor	117A	140	Pupil Services	23062
Counselor	117B	187	Pupil Services	807
Counselor	117C	147	Pupil Services	23059
Counselor	117D	147	Pupil Services	23060
Counselor	117E	135	Pupil Services	23061

Obsolete Test Data

	Room #	SF	Type	ID
Gymnasium (1)		6,251		
227 Gym	227	6,251	Gymnasium	385
Health Services (1)		947		
116 Clinic	116	947	Health Services	392
Workspace/Lounge (6)		2,357		
124E Lounge	124E	153	Workspace/Lounge	293
135A Workroom	135A	99	Workspace/Lounge	292
Workspace	207.1	365	Workspace/Lounge	827
233 Workroom	233	679	Workspace/Lounge	290
Lounge R8 (Modular building)	8	801	Workspace/Lounge	836
Teachers Lounge (Modular Building)		260	Workspace/Lounge	816
Food - Cafeteria (1)		7,239		
124 Student Dining	124	7,239	Food - Cafeteria	273
Food - Kitchen (3)		2,264		
124A Kitchen Serving	124A	519	Food - Kitchen	400
124B Kitchen Serving	124B	1,457	Food - Kitchen	401
STOR 02 Food Svc		288	Food - Kitchen	402
Fine Arts (7)		7,623		
107A Darkroom	107A	36	Fine Arts	408
205 Art	205	1,151	Fine Arts	303
206 Art	206	1,170	Fine Arts	304
207 Instrument/Band	207	1,389	Fine Arts	299
Dance studio	208	1,405	Fine Arts	300
209 Vocal	209	1,232	Fine Arts	302
Dance	210	1,240	Fine Arts	301
Science (9)		8,054		
15 Science	015	1,075	Science	420
016 Science	016	1,100	Science	418
02B Science	02B	597	Science	417
03B Science	03B	615	Science	419
04B Science	04B	540	Science	421
05A Science	05A	495	Science	422
103 Science	103	1,150	Science	415
104 Science	104	1,170	Science	416
223 Laboratory	223	1,312	Science	440
Library/Media Center (1)		1,978		
135 Library	135	1,978	Library/Media Center	441

Appendix

Breakdown of Space by Room Type



Appendix

Space Sufficiency by Room Type

SF Requirements															
Building	Space Type	Highest Grade	Curren...	Sum_SF	General_Cla...	Gymnasiu...	Administrat...	Library_S...	WorkSpac...	Science_S...	Maintenance/...	Health_Ser...	Dining_Sp...		
Totals			482	124022	-	-	-	-	-	-	-	-	-		
Building 1			482	22298	-	-	-	-	-	-	-	-	-		
Building 1			482	0	-	-	-	-	-	-	-	-	-		
Building 1	Administrative		482	15739	-	-	-13902	-	-	-	-	-	-		
Building 1	Dining		482	7239	-	-	-	-	-	-	-	-	1196		
Building 1	Fine Arts		482	7623	-	-	-	-	-	-	-	-	-		
Building 1	General Classroom		482	48106	-36056	-	-	-	-	-	-	-	-		
Building 1	Gymnasium		482	6251	-	1648.2	-	-	-	-	-	-	-		
Building 1	Health Services		482	947	-	-	-	-	-	-	-	-447	-		
Building 1	Kitchen		482	2264	-	-	-	-	-	-	-	-	-		
Building 1	Library/Media Center		482	1978	-	-	-	3083	-	-	-	-	-		
Building 1	Pupil Services		482	1166	-	-	-	-	-	-	-	-	-		
Building 1	Science		482	8054	-	-	-	-	-	-6126	-	-	-		
Building 1	Workspace/Lounge		482	2357	-	-	-	-	-2207	-	-	-	-		



Overview

Facility Data

Address	[REDACTED]
Local Education Agency	[REDACTED]
School Type	[REDACTED]
Stories	2
Total SF	[REDACTED]
Year Built	1971
Last Major Renovation	2008
GPS	[REDACTED]
Assessed Date	2020-10-26
FCI	0.42
MDCI	



Executive Summary

EXECUTIVE SUMMARY: [REDACTED]

ORIGINAL CONSTRUCTION DATE:

The [REDACTED] was originally constructed in 1971.

MAJOR RENOVATION DATES:

Ages of the major building systems vary. Major building system ages are listed below:

- Building façade is mostly original
- Roofing system components replaced circa 1995
- HVAC system components replaced circa 2005
- Electrical system components replaced circa 2005
- Plumbing system components are mostly original to building construction.
- Life Safety Systems are mostly original, some renovations circa 2015
- Interior finishes are mostly original
- Site pavement finishes are mostly original

HIGH-LEVEL RECOMMENDATIONS:

Based on the age and observed conditions of the facility, the following major building systems show near-term lifecycle considerations:

- Replacement of the HVAC System components
- Replacement of the Plumbing System components
- Replacement of the Life Safety components
- Replacement of the Interior Finish components
- Replacement of the Pavement / Site components

SUFFICIENCY ANALYSIS:

- The schools has lead or lead paint. The school has a lead paint O&M manual.
- The schools has asbestos containing material. The school has an AHERA report.

Demographics

Obsolete Test Data

Current Staff/Students														TOTAL
Total FTE Students by Grade								127	106	119				352
Total FTE Teachers (non-administrative) by Grade														0

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20*	Growth Factor (%)	Projected 2025 Enrollment
Historical Enrollment	244	237	250	253	352		10.7	649

* 2019-20 enrollment data is not being used in calculations due to COVID-19

Additional Educational Programs 1

														TOTAL
Students														0
Teachers														0

Buildings and Relocatable Classrooms 1

	Construction/Installation Year	Square Footage	Comments
Main building	1971		Masonry Bearing Walls

Building Systems

Category/Subcategory Component	Details	Est. Year in Service	Est. RUL	Quantity
Conveyance				
Elevators	Add Elevator/Lift to accommodate ADA		0	2 STOP
	Window	Aluminum Double-Glazed, 16-25 SF	1971	3 37 EA
Building Equipment & Systems				
Electrical Distribution	Security & Low Voltage Systems - Average	2018	13	GSF
HVAC	Boiler(s) - Gas	2008	18	5,436 MBH
HVAC	Chiller(s) / Cooling Tower(s) - Air Sourced	2008	13	207 Ton
HVAC	Split Systems	2003	3	8 Ton
HVAC	Forced Air System (AHUs	Ductwork, VAVs)	1971	3 GSF
Electrical Distribution	Switchgear/board w/Sub Panels and Generator/UPS - Medium Density	2008	28	GSF
Electrical Distribution	Interior Lighting System	Full Upgrade, Medium Density & Standard Fixtures	2008	8 GSF
Plumbing Fixtures	Supply & Sanitary	1971	3	GSF
Life Safety	Retrofit Fire Suppression System		3	SF
Life Safety	Sprinkler System	Full Retrofit, School (per SF)	1971	4 GSF
Life Safety	Fire Alarm System	Full System Upgrade, Advanced Addressable	2012	12 GSF
Program Support Equipment	Masonry Bearing Walls	1971	26	GSF
Program Support Equipment	Commercial Kitchen Equipment - Warming Only	2012	7	1 LS
Program Support Equipment	Casework/Cabinetry - Standard	Base and Wall Section, Wood	2019	19 465 LF
Site				
Site	Concrete Pavement	Parking Lot	1971	10 5,044 SF

Obsolete Test Data

Category/Subcategory	Component	Details	Est. Year in		
			Service	RUL	Quantity
Site	Parking Lots	Pavement, Asphalt	2014	19	42,959 SF
Site	Asphalt Pavement	Parking Lot	1998	3	2,800 SF
Site	Sports Courts & Play Surfaces		2018	13	2,500 SF
Site	Sports Courts & Play Surfaces		2000	3	1,873 SF
Site	Lawn Area w/Plantings and Trees		2000	15	36,780 SF

Building Exterior

Skin	Brick Wall		1971	15	43,960 SF
Skin	Door	Exterior Door	2001	21	22 EA
Skin	Exterior Door	Steel, Standard	2001	21	27 EA
Roofs	Built-Up		1991	3	55,220 SF
Structural	Shallow - Foundation Wall	Concrete or CMU w/Continuous Footings	1971	26	1,800 LF
Structural	Concrete Slab		1971	26	55,220 SF

Building Interior

Interior Construction	Concrete Block (CMU)		1971	20	171,808 SF
Interior Construction	Gypsum Board/Plaster	Interior Wall	2001	31	2,500 SF
Flooring	Ceramic Tile		1971	15	5,000 SF
Flooring	Vinyl Composition Tile (VCT)		2006	8	33,040 SF
Flooring	Quarry Tile		1971	20	28,910 SF
Flooring	Wood Sports Floor		2001	11	2,600 SF
Wall Finishes	Ceramic Wall Tile	Interior Wall Finish	1971	15	34,365 SF
Ceilings	Suspended Ceilings	Acoustical Tile (ACT)	2003	8	53,690 SF
Ceilings	Gypsum Board/Plaster Ceiling	Ceiling	2001	31	1,500 SF
Interior Doors and Hardware	Wood Solid-Core	Solid Core, Painted/Stained, Interior Door	2001	21	210 EA

Sufficiency Standards

Does the school have a lead paint O&M Manual?	No
Does the school have an AHERA report?	No
Are there any students in grades 3 or below in the modulars?	No
Are there separate bus, cars, students drop off?	No
How many parking spaces exist at the site, total?	83
How many standard ADA parking spaces exist at the site?	3
How many van-accessible ADA parking spaces exist at the site?	0
Is there at least one hard surface court present (e.g. basketball court or similar)?	No
Is there at least one unpaved recreation area present (e.g. open field or rubber tile surface)?	Yes
Is there at least one play field (soccer, baseball, or football) present?	No

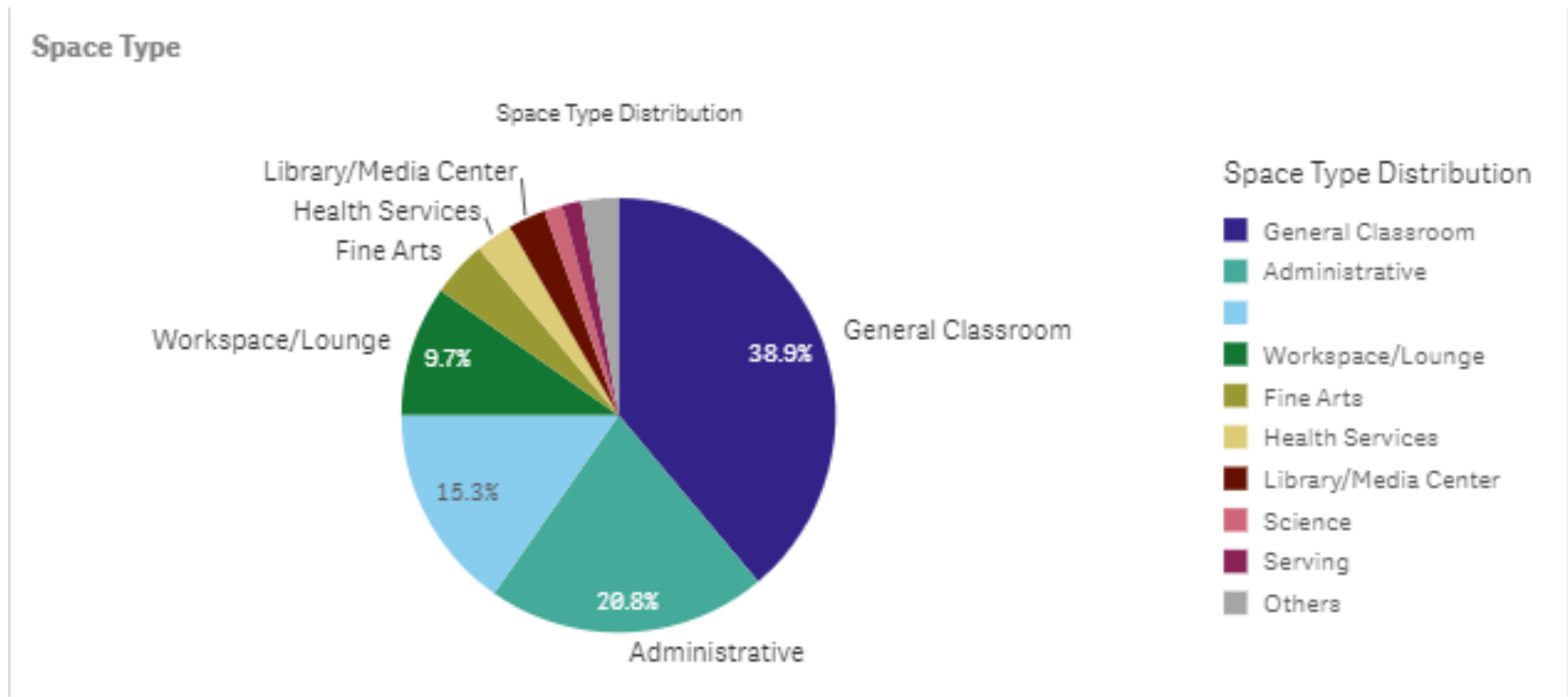
	Room #	SF	Type	Obsolete Test ID
Administrative (15)		3,089		
Office	100.1	600	Administrative	620
Office	100.2	145	Administrative	622
Conference room	100.7	255	Administrative	618
Office	100.9	265	Administrative	617
Office	103	72	Administrative	625
Gym office	107.6	96	Administrative	630
Office	108	190	Administrative	611
Office	119	194	Administrative	602
Office	122	174	Administrative	599
Office	137	103	Administrative	612
Office	213	240	Administrative	553
Conference room	218	179	Administrative	580
Office	230	207	Administrative	570
Office	232	196	Administrative	569
Conference	27	173	Administrative	573
General Classroom (28)		23,921		
Classroom	109	890	General Classroom	610
Classroom	110	864	General Classroom	609
Classroom	112	846	General Classroom	607
Classroom	113	882	General Classroom	606
Classroom	120	855	General Classroom	601
Classroom	121	866	General Classroom	600
Classroom	123	860	General Classroom	598
Classroom	124	890	General Classroom	596
Classroom	126	1,392	General Classroom	593
Classroom	127	1,253	General Classroom	592
Classroom	128	1,246	General Classroom	590
Resource	200	159	General Classroom	566
Classroom	202	899	General Classroom	564
Classroom	207	907	General Classroom	560
Classroom	208	865	General Classroom	559
Classroom	209	176	General Classroom	558
Classroom	210	874	General Classroom	557
Classroom	211	902	General Classroom	556
Classroom	213	500	General Classroom	554
Classroom	216	878	General Classroom	582
Classroom	217	857	General Classroom	581
Classroom	219	852	General Classroom	579
Classroom	220	873	General Classroom	578
Classroom	225	852	General Classroom	575
Classroom	226	858	General Classroom	574
Classroom	228	863	General Classroom	572
Classroom	229	857	General Classroom	571
Classroom	233	905	General Classroom	568
Storage (Non-Classroom) (10)		2,110		
Kitchen storage	103.2	368	Storage (Non-Classroom)	626
Administrative storage	114	193	Storage (Non-Classroom)	605
Book storage	125	200	Storage (Non-Classroom)	597
Book storage	127.1	159	Storage (Non-Classroom)	594
Book storage	128.1	160	Storage (Non-Classroom)	595

Obsolete Test Data

	Room #	SF	Type	ID
Bookroom	204	250	Storage (Non-Classroom)	562
Bookroom	212	191	Storage (Non-Classroom)	555
Bookroom	215	191	Storage (Non-Classroom)	583
Book room	221	191	Storage (Non-Classroom)	577
Bookroom	224	207	Storage (Non-Classroom)	576
Workspace/Lounge (7)		1,517		
Workroom	100.3	148	Workspace/Lounge	621
Lounge	100.4	78	Workspace/Lounge	619
Lounge	100.8	175	Workspace/Lounge	616
Print lounge	116	239	Workspace/Lounge	604
Lounge	117	491	Workspace/Lounge	603
Workspace	203	196	Workspace/Lounge	563
Work lounge	206	190	Workspace/Lounge	561
Technology and Computer Science (1)		880		
201 Computer lab	201	880	Technology and Computer Science	565
Science (2)		778		
Lab	138	778	Science	613
(234) Lab	234	0	Science	567
Fine Arts (3)		1,725		
Music studio	111	174	Fine Arts	608
Music room	130	771	Fine Arts	588
Art room	131	780	Fine Arts	584
Library/Media Center (2)		1,777		
Library	000	1,436	Library/Media Center	585
Periodicals	133	341	Library/Media Center	586
Health Services (2)		291		
Clinic	137.1	147	Health Services	614
Clinic	137.2	144	Health Services	615
Food - Cafeteria (1)		3,600		
Cafeteria	000	3,600	Food - Cafeteria	623
Food - Kitchen (1)		1,562		
Kitchen	000	1,562	Food - Kitchen	624
Gymnasium (1)		3,200		
Gym	000	3,200	Gymnasium	629

Appendix

Breakdown of Space by Room Type



Appendix

Space Sufficiency by Room Type

SF Requirements															
Building	Space Type	Highest Grade	Curren...	Sum_SF	General_Cla...	Gymnaalu...	Administrat...	Library_S...	Workspac...	Science_S...	Maintenance/...	Health_Serv...	Dining_Sp...		
Totals			0	44450	-	-	-	-	-	-	-	-	-		
Building 1-			0	2990	-	-	-	-	-	-	-	-	-		
Building 1-			0	0	-	-	-	-	-	-	-	-	-		
Building 1-	Administrative		0	3089	-	-	-2939	-	-	-	-	-	-		
Building 1-	Fine Arts		0	1725	-	-	-	-	-	-	-	-	-		
Building 1-	General Classroom		0	23921	-	-	-	-	-	-	-	-	-		
Building 1-	Gymnasium		0	3200	-	-	-	-	-	-	-	-	-		
Building 1-	Health Services		0	291	-	-	-	-	-	-	-	209	-		
Building 1-	Kitchen		0	1562	-	-	-	-	-	-	-	-	-		
Building 1-	Library/Media Center		0	1777	-	-	-	-1777	-	-	-	-	-		
Building 1-	Science		0	778	-	-	-	-	-	-	-	-	-		
Building 1-	Serving		0	3600	-	-	-	-	-	-	-	-	-		
Building 1-	Workspace/Lounge		0	1517	-	-	-	-	-1367	-	-	-	-		



[Redacted]

- Facility Assessment Overview

Facility Data

Address	[Redacted]
Local Education Agency	[Redacted]
School Type	[Redacted]
Stories	1
Total SF	[Redacted]
Year Built	1975
Last Major Renovation	2006
GPS	[Redacted]
Assessed Date	2020-10-27
FCI	0.42
MDCI	



Executive Summary

EXECUTIVE SUMMARY: [Redacted]

ORIGINAL CONSTRUCTION DATE & ADDITIONS:

The [Redacted] school was originally constructed in 1975 and partially renovated in 2006.

MAJOR RENOVATION DATES:

There have been no major system-wide renovations since the facility was originally constructed. Architectural finish and limited MEPF component replacements have been performed on an as-needed basis.

Ages of the major building systems vary. Major building system ages are listed below:

- Building façade components were updated circa 2015
- Roofing system components were replaced circa 2005
- HVAC system components are replaced circa 2005
- Electrical system components had renovations circa 1995
- Plumbing system components had renovations circa 1995
- Life Safety Systems had renovations circa 2005
- Interior finishes had renovations circa 2005
- Site pavement finishes had renovations circa 2005

HIGH-LEVEL RECOMMENDATIONS:

Due to the relatively recent comprehensive renovations, no major system-level replacements or rehabilitations are recommended in the near term.

Limited architectural and MEPF component replacements are anticipated on an as-needed basis.

SUFFICIENCY ANALYSIS:

- The schools has lead or lead paint. The school has a lead paint O&M manual.
- The schools has asbestos containing material. The school has an AHERA report.
- There are no students in grades 3 or below in relocatables.

Demographics

Obsolete Test Data

Current Staff/Students	[Bar Chart]													TOTAL		
Total FTE Students by Grade	34	76	79	96	87	80	98									550
Total FTE Teachers (non-administrative) by Grade															72	72

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20*	Growth Factor (%)	Projected 2025 Enrollment
Historical Enrollment	478	505	514	551	550		3.6	680

* 2019-20 enrollment data is not being used in calculations due to COVID-19

Additional Educational Programs 1

	[Bar Chart]													12	TOTAL	
Students																0
Teachers																0

Buildings and Relocatable Classrooms 3

	Construction/Installation Year	Square Footage	Comments
Main building	1975	[Redacted]	Masonry Bearing Walls
Trailer 1 (no manufacturer)	1969		wood siding is in need of re
Trailer 2 (no manufacturer)	1969		wood siding is in need of re

Building Systems

Category/Subcategory Component	Details	Est. Year in Service	Est. RUL	Quantity
Building Equipment & Systems				
Electrical Distribution	Security & Low Voltage Systems - Average	2010	5	[Redacted] GSF
HVAC	Boiler(s) - Gas	1995	5	6,153 MBH
HVAC	Chiller(s) / Cooling Tower(s) - Air Sourced	2010	15	200 Ton
HVAC	Even Mix of Package Units & Split Systems	2008	6	40 Ton
HVAC	Forced Air System (AHUs)	Ductwork, VAVs)	1998	3 [Redacted] GSF
Electrical Distribution	Main Distribution Panel w/Sub Panels and Generator/UPS - Medium Density	1998	18	[Redacted] GSF
Electrical Distribution	Lighting System	Interior	2005	5 [Redacted] GSF
Plumbing Fixtures	Supply & Sanitary	1998	18	[Redacted] GSF
Life Safety	Retrofit Fire Suppression System	1975	0	[Redacted] SF
Life Safety	Fire Alarm System	Full Upgrade/Install, Multi-Family (per SF)	2010	10 [Redacted] GSF
Program Support Equipment	Structural Framing	Masonry (CMU) Bearing Walls	1975	30 [Redacted] SF
Program Support Equipment	Steel Columns & Beams Framing		1975	30 [Redacted] GSF
Program Support Equipment	Commercial Kitchen Equipment - Warming Only		2010	10 1 LS
Program Support Equipment	Casework/Cabinetry - Standard	Base and Wall Section, Wood	2010	10 200 LF
Site				
Site	Concrete Pavement	Parking Lot	2010	40 59,986 SF
Site	Concrete Pavement	Parking Lot	1975	5 2,000 SF

Obsolete Test Data

Category/Subcategory	Component	Details	Est. Year in Service	RUL	Quantity
Site	Asphalt Pavement	Parking Lot	1975	24	55,000 SF
Site	Sports Courts & Play Surfaces		2015	10	4,200 SF
Site	Sports Courts & Play Surfaces		2015	10	4,200 SF
Site	Sports Courts & Play Surfaces		2010	2	82,000 SF
Site	Lawn Area w/Plantings and Trees		1975	5	43,560 SF
Building Exterior					
Skin	Metal		1975	10	3,500 SF
Skin	Brick		1975	5	14,000 SF
Skin	Window	Metal-Frame	2010	20	750 SF
Skin	Door	Exterior Door	2000	20	18 EA
Skin	Door	Fully Glazed, Exterior Door	2015	25	36 EA
Roofs	Modified Bitumen		2010	10	62,824 SF
Roofs	Modified Bitumen		2010	10	5,190 SF
Roofs	Built-Up		1998	3	56,727 SF
Structural	Shallow - Foundation Wall	Concrete or CMU w/Continuous Footings	1975	30	1,820 LF
Structural	Concrete Slab		1975	30	61,917 SF
Building Interior					
Interior Construction	Concrete Block (CMU)		1995	25	81,103 SF
Flooring	Quarry Tile		1998	28	642 SF
Flooring	Ceramic Tile		1975	20	10,000 SF
Flooring	Vinyl Composition Tile (VCT)		2010	8	40,182 SF
Flooring	Carpet	Standard Commercial, Medium Traffic	2018	8	12,000 SF
Ceilings	Splined Acoustical Tile (ACT)		2005	10	5,000 SF
Ceilings	Suspended Acoustical Tile (ACT)		2005	10	50,907 SF
Ceilings	Gypsum Board/Plaster Ceiling	Ceiling	2010	40	6,917 SF
Interior Doors and Hardware	Wood Solid-Core	Solid Core, Painted/Stained, Interior Door	2010	30	127 EA

Sufficiency Standards

Does the school have a lead paint O&M Manual?	No
Does the school have an AHERA report?	No
Are there any students in grades 1 or below in the modulars?	Yes
Are there separate bus, cars, students drop off?	Yes
How many parking spaces exist at the site, total?	88
How many standard ADA parking spaces exist at the site?	4
How many van-accessible ADA parking spaces exist at the site?	0
Is there at least one hard surface court present (e.g. basketball court or similar)?	Yes
Is there at least one unpaved recreation area present (e.g. open field or rubber tile surface)?	Yes

Is there at least one play field (soccer, baseball, or football) present?

Room Inventory ⁵⁵

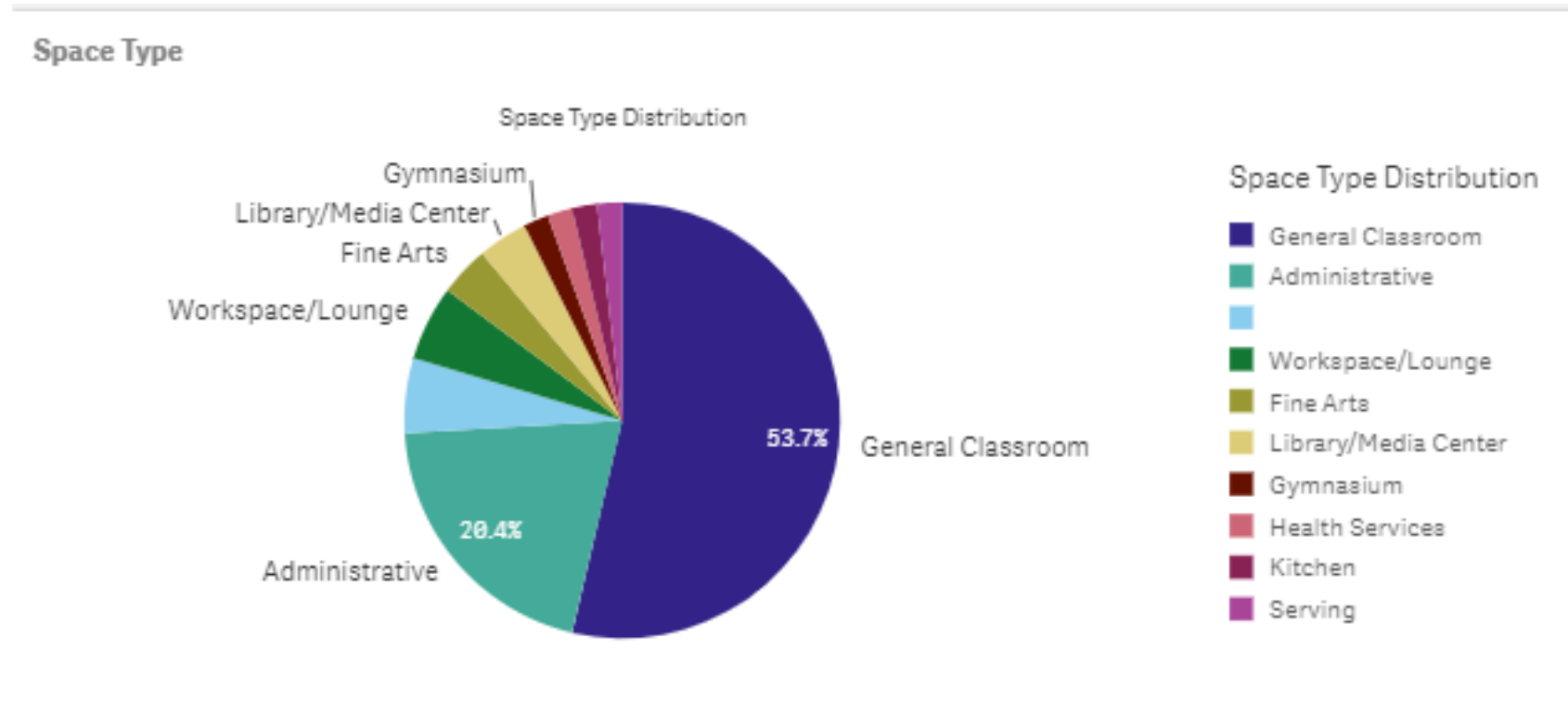
	Room #	SF	Type	ID
General Classroom (29)		24,579		
General Classroom	112	1,115	General Classroom	960
General Classroom	113	819	General Classroom	961
General Classroom	114	744	General Classroom	962
General Classroom	116	906	General Classroom	963
General Classroom	117	755	General Classroom	964
General Classroom	118	755	General Classroom	965
General Classroom	119	973	General Classroom	966
General Classroom	121	970	General Classroom	967
General Classroom	122	862	General Classroom	948
General Classroom	123	864	General Classroom	949
General Classroom	124	865	General Classroom	951
General Classroom	125	862	General Classroom	947
General Classroom	130	822	General Classroom	943
General Classroom	132	1,160	General Classroom	941
General Classroom	133	770	General Classroom	939
General Classroom	135	619	General Classroom	950
General Classroom	136	675	General Classroom	944
General Classroom	137	778	General Classroom	940
General Education	138	876	General Classroom	925
General Classroom	139	884	General Classroom	927
General Classroom	140	885	General Classroom	926
Special Education	141	750	General Classroom	924
██████████	142	877	General Classroom	922
General Classroom	206	772	General Classroom	930
General Classroom	208	920	General Classroom	957
General Classroom	215	857	General Classroom	971
General Classroom	216	883	General Classroom	972
General Classroom	217	782	General Classroom	968
General Classroom	218	779	General Classroom	969
Fine Arts (2)		2,011		
Music Room	126	1,170	Fine Arts	946
Art classroom	200	841	Fine Arts	923
Administrative (12)		1,718		
Office Main	100	484	Administrative	970
Conference Room	101	278	Administrative	973
Principal Office	102	125	Administrative	975
Assistant Principal	103	89	Administrative	974
Office	104	185	Administrative	976
Office pe	110	112	Administrative	959
Office kitchen	128.1	51	Administrative	952
Office	202	91	Administrative	928
Office	203.1	122	Administrative	954
Office	204	91	Administrative	953
Office speech	205	90	Administrative	929
Media Office	209.1	0	Administrative	932

Obsolete Test Data

	Room #	SF	Type	ID
Library/Media Center (2)		2,343		
Media	209	2,127	Library/Media Center	931
Media Production	214	216	Library/Media Center	935
Workspace/Lounge (3)		1,677		
Lounge	106	765	Workspace/Lounge	956
Lounge	210	354	Workspace/Lounge	934
Workroom	211	558	Workspace/Lounge	933
Storage (Non-Classroom) (2)		182		
Storage	212	91	Storage (Non-Classroom)	936
Storage	214	91	Storage (Non-Classroom)	937
Food - Cafeteria (1)		2,380		
Cafeteria	129	2,380	Food - Cafeteria	938
Technology and Computer Science (1)		612		
Computer lab	134	612	Technology and Computer Science	942
Food - Kitchen (1)		642		
Kitchen	128	642	Food - Kitchen	945
Health Services (1)		378		
Health Suite	105	378	Health Services	955
Gymnasium (1)		3,920		
Gymnasium	109	3,920	Gymnasium	958

Appendix

Breakdown of Space by Room Type



Appendix

Space Sufficiency by Room Type

SF Requirements															
Building	Space Type	Highest Grade	Curren...	Sum_SF	General_Cla...	Gymnasiu...	Administrat...	Library_S...	WorkSpac...	Science_S...	Maintenance/...	Health_Serv...	Dining_Sp...		
Totals			0	40442	-	-	-	-	-	-	-	-	-		
Building 1			0	794	-	-	-	-	-	-	-	-	-		
Building 1			0	0	-	-	-	-	-	-	-	-	-		
Building 1	Administrative		0	1718	-	-	-1568	-	-	-	-	-	-		
Building 1	Fine Arts		0	2011	-	-	-	-	-	-	-	-	-		
Building 1	General Classroom		0	24579	-	-	-	-	-	-	-	-	-		
Building 1	Gymnasium		0	3920	-	-	-	-	-	-	-	-	-		
Building 1	Health Services		0	378	-	-	-	-	-	-	-	122	-		
Building 1	Kitchen		0	642	-	-	-	-	-	-	-	-	-		
Building 1	Library/Media Center		0	2343	-	-	-	-2343	-	-	-	-	-		
Building 1	Serving		0	2380	-	-	-	-	-	-	-	-	-		
Building 1	Workspace/Lounge		0	1677	-	-	-	-	-1527	-	-	-	-		



[Redacted] - Facility Assessment Overview

Facility Data

Address	[Redacted]
Local Education Agency	[Redacted]
School Type	[Redacted]
Stories	2
Total SF	[Redacted]
Year Built	1971
Last Major Renovation	2005
GPS	[Redacted]
Assessed Date	2020-10-26
FCI	0.41
MDCI	



Executive Summary

EXECUTIVE SUMMARY: [Redacted]

ORIGINAL CONSTRUCTION DATE & ADDITIONS:

The [Redacted] school was originally constructed in 1971 according to data provided by the state and verified with the LEA.

MAJOR RENOVATION DATES:

Ages of the major building systems vary. Major building system ages are listed below:

- Building façade is mostly original
- Roofing system components were replaced circa 2005
- HVAC system components were replaced circa 2005
- Electrical system components are mostly original / renovations circa 2005
- Plumbing system components are mostly original / renovations circa 2005
- Life Safety Systems are mostly original / renovations circa 2005
- Interior finishes had renovations circa 2005
- Site pavement finishes are mostly original

HIGH-LEVEL RECOMMENDATIONS:

Based on the age and observed conditions of the facility, the following major building systems are estimated to have a remaining useful life of five years or less:

- Replacement / Renovations of the Fire Alarm System components

SUFFICIENCY ANALYSIS:

There are major issues regarding the educational sufficiency of this school.

- The schools has lead or lead paint. The school has a lead paint O&M manual.
- The schools has asbestos containing material. The school has an AHERA report.

Demographics

Current Staff/Students

Obsolete Test Data

															TOTAL
Total FTE Students by Grade								351	339	318					1008
Total FTE Teachers (non-administrative) by Grade															0

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20*	Growth Factor (%)	Projected 2025 Enrollment
Historical Enrollment	916	912	929	989	1008	0	2.5	1,166

* 2019-20 enrollment data is not being used in calculations due to COVID-19

Additional Educational Programs 3

															TOTAL
Special Education	Students														0
	Teachers														0
ESOL	Students														0
	Teachers														0
FARMS	Students														0
	Teachers														0

Buildings and Relocatable Classrooms 4

	Construction/Installation Year	Square Footage	Comments
Main building	1971		
Relocatable 1	1995	1200	
Relocatable 2	1995	1200	
Relocatable 3	1995	1200	

Building Systems

Category/Subcategory Component	Details	Est. Year in Service	Est. RUL	Quantity
Site				
Relocatables	G9-00 - Other Site Item	2018	0	1 -
Parking Lots	ADA Parking	2000	0	2 EA
Relocatables	G9-00 - Other Site Item	2018	0	1 -
Relocatables	G9-00 - Other Site Item	2018	0	1 -
Site	Concrete Pavement	2000	30	15,520 SF
Site	Concrete Pavement	2000	8	31,040 SF
Site	Asphalt Pavement	2000	8	46,560 SF
Site	Sports Courts & Play Surfaces	2000	10	5,000 SF
Site	Sports Courts & Play Surfaces	2010	5	5,000 SF
Site	Lawn Area Only		20	20,000 SF
Site	Lawn Area w/Plantings and Trees	1971	20	620,800 SF

Building Equipment & Systems

Electrical Distribution	Security & Low Voltage Systems - Average	2005	4		GSF
HVAC	Boiler(s) - Gas	2005	15		4,840 MBH
HVAC	Chiller(s) / Cooling Tower(s) - Water Sourced	2005	10		303 Ton
HVAC	Even Mix of Package Units & Split Systems	2006	4		50 Ton
HVAC	Even Mix of Piped and Forced Air	2000	10		GSF

Obsolete Test Data

Category/Subcategory Component	Details	Est. Year in Service	Est. RUL	Quantity	
Electrical Distribution	Switchgear/board w/Sub Panels and Generator/UPS - Medium Density	1971	12	█	GSF
Electrical Distribution	Lighting System	2000	10	█	GSF
Plumbing Fixtures	Supply & Sanitary	2000	20	█	GSF
Life Safety	Sprinkler System	2000	20	█	GSF
Life Safety	Fire Alarm System	2005	5	█	GSF
Life Safety	Retrofit Fire Alarm / Life Safety System		3	█	SF
Conveyances	Hydraulic Machine/Controller/Cab	1971	8		2 STOP
Program Support Equipment	Concrete Cast-in-Place Framing	1971	26	█	GSF
Program Support Equipment	Commercial Kitchen Equipment - Cooking		4		1 LS
Program Support Equipment	Casework/Cabinetry - Standard	2000	6		242 LF

Building Exterior

Skin	Stucco	1971	20		7,960 SF
Skin	Brick Wall	1971	25		30,000 SF
Skin	Window	2005	15		759 SF
Skin	Door	2000	20		4 EA
Skin	Service Door	2000	20		6 EA
Roofs	Built-Up	2005	10		61,500 SF
Structural	Shallow - Foundation Wall	1971	26		1,460 LF
Structural	Concrete Slab	1971	26		61,500 SF

Building Interior

Interior Construction	Concrete Block (CMU)	1971	20		163,350 SF
Interior Construction	Gypsum Board/Plaster	2005	35		43,560 SF
Flooring	Quarry Tile	2000	30		4,000 SF
Flooring	Vinyl Composition Tile (VCT)	2000	6		90,000 SF
Flooring	Wood Sports Floor	1971	10		26,205 SF
Wall Finishes	Ceramic Wall Tile	1971	20		10,890 SF
Ceilings	Suspended Acoustical Tile (ACT)	2000	5		100,000 SF
Ceilings	Gypsum Board/Plaster Ceiling	2000	30		20,205 SF
Interior Doors and Hardware	Wood Solid-Core w/Extensive Glazing	1971	8		21 EA
Interior Doors and Hardware	Wood Solid-Core	1971	8		100 EA

Sufficiency Standards

Does the school have a lead paint O&M Manual?	No
Does the school have an AHERA report?	No
Are there any students in grades 3 or below in the modulars?	No
Are there separate bus, cars, students drop off?	Yes
How many parking spaces exist at the site, total?	120
How many standard ADA parking spaces exist at the site?	6

How many van-accessible ADA parking spaces exist at the site?

1

Is there at least one hard surface court present (e.g. basketball court or similar)?

Yes

Is there at least one unpaved recreation area present (e.g. open field or rubber tile surface)?

Yes

Is there at least one play field (soccer, baseball, or football) present?

Yes

Room Inventory ¹²⁰

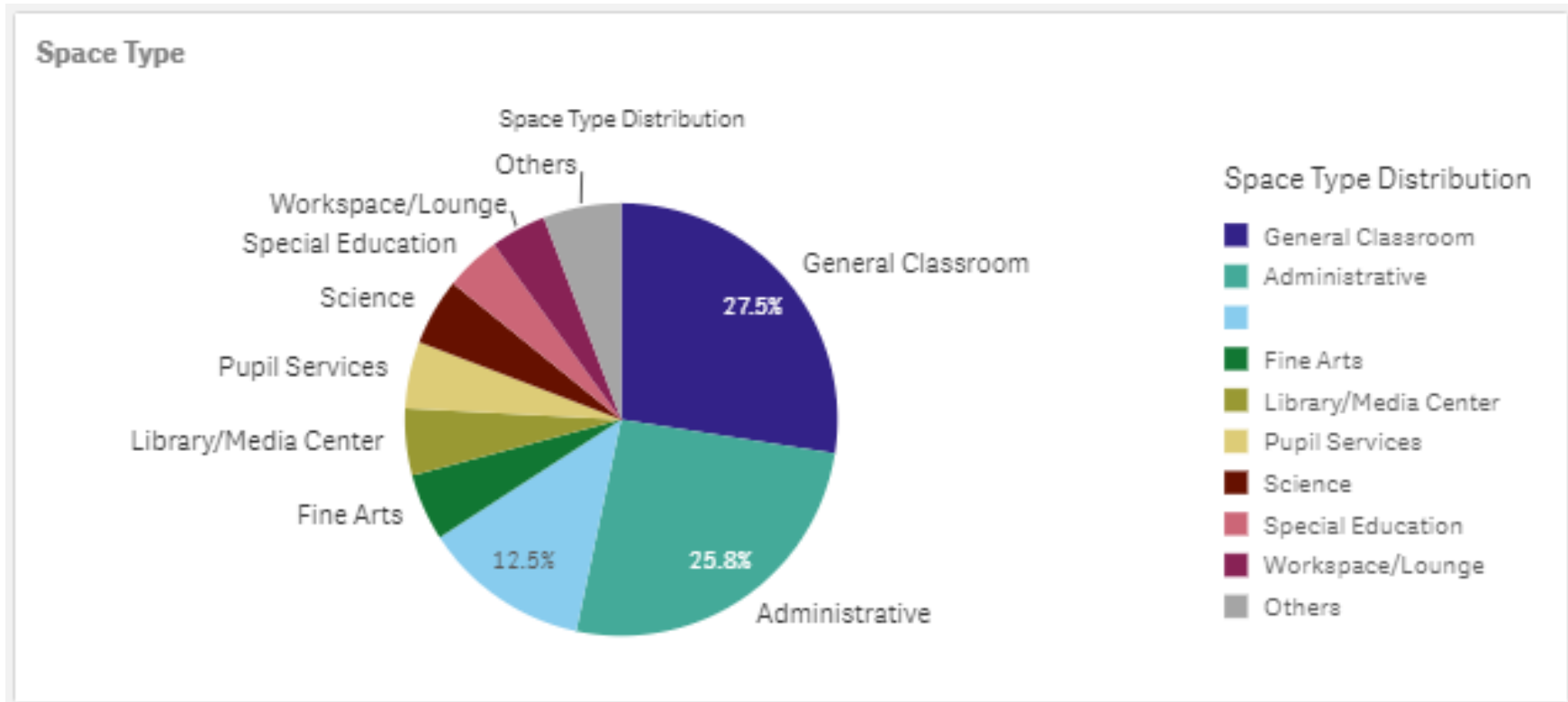
	Room #	SF	Type	ID
Technology and Computer Science (10)		10,828		
106 Computer Lab	106	1,316	Technology and Computer Science	536
Comp Lab	115	1,250	Technology and Computer Science	24
Computer Lab	123	1,180	Technology and Computer Science	15
Food Service - Cafeteria	125	1,006	Technology and Computer Science	13
127 Computer Lab	127	993	Technology and Computer Science	543
128 Computer Lab	128	990	Technology and Computer Science	545
129 Computer Lab	129	1,002	Technology and Computer Science	544
Computer Lab	130	1,037	Technology and Computer Science	57
Computer Lab	131	1,039	Technology and Computer Science	64
Comp Lab	212	1,015	Technology and Computer Science	53
Special Education (5)		3,315		
Food Service - Commercial Kitchen	122	1,140	Special Education	14
Spec Ed	134	615	Special Education	21
Alt Ed	134B	670	Special Education	20
ESOL	208	680	Special Education	55
Speech Resource	213	210	Special Education	48
Fine Arts (6)		6,311		
Photo Lab	126	1,050	Fine Arts	17
Dark Room	126A	250	Fine Arts	16
222 Music Room	222	1,608	Fine Arts	517
Choral - General Classroom	236	1,113	Fine Arts	37
Instrumental	237	1,450	Fine Arts	36
Stage	238	840	Fine Arts	35
Career and Tech Ed (3)		5,450		
Home Ec.	133	1,920	Career and Tech Ed	22
██████ Tech Ed	136	1,390	Career and Tech Ed	19
██████ Tech Ed	137	2,140	Career and Tech Ed	18
General Classroom (33)		27,800		
101 Class Room	101	903	General Classroom	531
102 Class Room	102	903	General Classroom	532
Class Room	103	842	General Classroom	56
104 Class Room	104	881	General Classroom	535
105 Class Room	105	864	General Classroom	534
107 Class Room	107	849	General Classroom	539
108 Class Room	108	858	General Classroom	538
109 Class Room	109	865	General Classroom	540
Class Rm 1	110	850	General Classroom	34
Class Rm 2	111	906	General Classroom	33
Class Rm 3	112	790	General Classroom	32

	Room #	SF	Type	Obsolete Test Data ID
Class Rm 5	113	890	General Classroom	23
Class Rm 4	114	800	General Classroom	31
Math Lab	116	210	General Classroom	30
Class Rm 5	117	870	General Classroom	25
Class Rm 4	118	800	General Classroom	29
Class Rm 3	119	800	General Classroom	28
Class Rm 2	120	850	General Classroom	27
Class Rm 1	121	840	General Classroom	26
204 Class Room	204	670	General Classroom	527
Class Rm 1	205	840	General Classroom	52
Class Rm 2	206	996	General Classroom	51
Class Rm 3	207	800	General Classroom	50
Reading	208	670	General Classroom	54
Class Rm 4	209	790	General Classroom	49
210 Class Room	210	911	General Classroom	523
Class Rm 5	214	790	General Classroom	47
Class Rm 6	217	800	General Classroom	46
Class Rm 7	218	850	General Classroom	45
Class Rm 8	219	900	General Classroom	44
221 Class Room	221	931	General Classroom	516
231 Class Room	231	1,136	General Classroom	508
234 Class Room	234	1,145	General Classroom	509
Science (6)		6,168		
Lab	223	1,050	Science	43
Lab	226	1,170	Science	42
Lab	227	1,170	Science	41
Lab	229	1,170	Science	40
Lab	230	1,150	Science	39
Lab	233	458	Science	38
Library/Media Center (6)		7,038		
IMC	202	2,736	Library/Media Center	58
IMC	202	1,540	Library/Media Center	62
IMC	202C	858	Library/Media Center	60
IMC	202D	790	Library/Media Center	61
204 C Book Room	204	214	Library/Media Center	525
220 TV Studio	220	900	Library/Media Center	515
Storage (Non-Classroom) (5)		930		
IMC AV Storage	202B	314	Storage (Non-Classroom)	59
235 C Special Ed Supply Room	235	140	Storage (Non-Classroom)	510
Storage by 236		95	Storage (Non-Classroom)	511
Storage in the cafeteria		41	Storage (Non-Classroom)	530
Storage/ Office		340	Storage (Non-Classroom)	542
Administrative (31)		10,263		
105 C Office	105	203	Administrative	537
Team Off	111A	320	Administrative	66
Team Off	120A	320	Administrative	65
Off	137C	200	Administrative	63
200 B Principal Off	200	175	Administrative	78
200 K Conference Room	200	294	Administrative	87
General Office Admin	200	700	Administrative	89

	Room #	SF	Type	Obsolete Test Data ID
Principal Intern	200A	160	Administrative	88
Conf Room	200C	280	Administrative	86
Sec Off	200D	160	Administrative	85
Prin Sec Off	200J	140	Administrative	79
Team Off	2017	315	Administrative	80
Off	203A	100	Administrative	84
205 C Office	205	202	Administrative	526
Team Off	206A	320	Administrative	81
ESOL for Lang Off	211	905	Administrative	82
Off	223A	150	Administrative	74
Off	228A	200	Administrative	73
Bldg Serv Off - Class Room	232	1,201	Administrative	71
Off	233A	150	Administrative	72
Class Room	235	1,126	Administrative	70
236 A Office	236	181	Administrative	512
Off	236D	110	Administrative	68
Off	241A	220	Administrative	67
Off	242A	210	Administrative	69
Conference Room		299	Administrative	549
Main Office Reception Area		867	Administrative	551
Office		137	Administrative	550
Office in front of 236 A		228	Administrative	513
Office Next to Library		90	Administrative	514
Office Space Next to Counselors' Office		300	Administrative	552
Workspace/Lounge (5)		2,292		
102 C Workspace	102	332	Workspace/Lounge	533
109 C Workspace	109	333	Workspace/Lounge	541
209 C Work Room	209	334	Workspace/Lounge	524
230A Science Office	230A	270	Workspace/Lounge	507
Staff Dinning		1,023	Workspace/Lounge	528
Pupil Services (6)		870		
Coun Off	201A	170	Pupil Services	75
Coun Off	201B	130	Pupil Services	76
Coun Off	201C	130	Pupil Services	77
Counselor Office		140	Pupil Services	548
Grade █ Counselor		160	Pupil Services	546
Grade █ Counselor		140	Pupil Services	547
Food - Cafeteria (1)		4,131		
Cafeteria		4,131	Food - Cafeteria	529
Health Services (1)		400		
Nurse	203	400	Health Services	83
Gymnasium (2)		9,043		
Gymnasium	239	7,800	Gymnasium	91
Aux Gym	243	1,243	Gymnasium	90

Appendix

Breakdown of Space by Room Type



Appendix

Space Sufficiency by Room Type

SF Requirements														
Building	Space Type	Highest Grade	Curren...	Sum_SF	General_Cla...	Gymnaasiu...	Administrat...	Library_S...	WorkSpac...	Science_S...	Maintenance/...	Health_Serv...	Dining_Sp...	
Totals			1008	94839	-	-	-	-	-	-	-	-	-	
Building 1			1008	11758	-	-	-	-	-	-	-	-	-	
Building 1			1008	0	-	-	-	-	-	-	-	-	-	
Building 1	Administrative		1008	10263	-	-	-8873.16	-	-	-	-	-	-	
Building 1	Career Development		1008	5450	-	-	-	-	-	-	-	-	-	
Building 1	Dining		1008	4131	-	-	-	-	-	-	-	-	2068.2	
Building 1	Fine Arts		1008	6311	-	-	-	-	-	-	-	-	-	
Building 1	General Classroom		1008	27800	4456	-	-	-	-	-	-	-	-	
Building 1	Gymnasium		1008	9043	-	-1859.256	-	-	-	-	-	-	-	
Building 1	Health Services		1008	400	-	-	-	-	-	-	-	100	-	
Building 1	Library/Media Center		1008	7038	-	-	-	-3318.48	-	-	-	-	-	
Building 1	Pupil Services		1008	870	-	-	-	-	-	-	-	-	-	
Building 1	Science		1008	6168	-	-	-	-	-	-5160	-	-	-	
Building 1	Special Education		1008	3315	-	-	-	-	-	-	-	-	-	
Building 1	Workspace/Lounge		1008	2292	-	-	-	-	-2142	-	-	-	-	

Current Staff/Students

Obsolete Test Data

															TOTAL			
Total FTE Students by Grade														251	295	303	298	1147
Total FTE Teachers (non-administrative) by Grade																		0

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20*	Growth Factor (%)	Projected 2025 Enrollment
Historical Enrollment	1166	1173	1206	1227	1147		-0.3	1,124

* 2019-20 enrollment data is not being used in calculations due to COVID-19

Additional Educational Programs 1

																TOTAL
Students																0
Teachers																0

Buildings and Relocatable Classrooms 7

	Construction/Installation Year	Square Footage	Comments
Main building			No demountable trailers
Trailer 1, DSI Inc.	1995		Windows occasionally leak
Trailer 2, DSI Inc.	1995		Windows occasionally leak,
Trailer 3, Triple A Custom	1980		Roof has had leaks, entranc
Trailer 4, Triple A Custom	1980		Roof has had leaks, window
Trailer 5, Roger Carter	1994		Entrance and exit decks/rar
Trailer 6, Roger Carter	1994		Entrance and exit decks/rar

Building Systems

Category/Subcategory Component	Details	Est. Year in Service	Est. RUL	Quantity
Building Equipment & Systems				
Electrical Distribution	Security & Low Voltage Systems - High Density	Full Upgrade/Install, Cameras and CCTV (per SF)	2012	7 [REDACTED] GSF
HVAC	Boiler(s)/System - Gas		2012	22 17,522 MBH
HVAC	Chiller(s) / Cooling Tower(s)/ System - Water Sourced		2012	17 400 Ton
HVAC	Split Systems		2012	7 10 Ton
HVAC	Forced Air System (AHUs	Ductwork, VAVs)	2012	22 [REDACTED] GSF
Electrical Distribution	Switchgear/board w/Sub Panels and Generator/UPS - Medium Density		2012	32 [REDACTED] GSF
Electrical Distribution	Lighting System	Interior	2012	12 [REDACTED] GSF
Plumbing Fixtures	Supply & Sanitary		2012	32 [REDACTED] GSF
Life Safety	Sprinkler System	Full Retrofit, Multi-Family (per SF)	2012	32 [REDACTED] GSF
Life Safety	Fire Alarm System	Full Upgrade/Install, School (per SF)	2012	12 [REDACTED] GSF
Conveyances	Hydraulic Machine/Controller/Cab		2012	17 5 STOP
Program Support Equipment	Masonry Bearing Walls		2012	67 [REDACTED] GSF
Program Support Equipment	Commercial Kitchen Equipment - Cooking		2012	7 999 LS
Site				
Site	Asphalt Pavement	Parking Lot	2014	19 175,000 SF

Obsolete Test Data

Category/Subcategory Component	Details	Est. Year in Service	Est.		
			RUL	Quantity	
Site	Concrete Pavement	Parking Lot	2014	44	56,000 SF
Site	Playground Surfaces - Rubber Tiles		2019	14	24,000 SF
Site	Playground Surfaces - Rubber Tiles		1963	10	476,000 SF
Site	Lawn Area Only		2010	15	435,600 SF
Building Exterior					
Skin	Brick		1963	15	7,500 SF
Skin	Metal/Insulated Sandwich Panels	Exterior, 2" Thick	2012	24	3,550 SF
Skin	Concrete Block (CMU)	Exterior, 3+ Stories	2012	42	31,950 SF
Skin	Window	Metal-Frame	2012	22	3,500 SF
Skin	Storefront		2012	22	1,000 SF
Skin	Door	Exterior Door	2012	32	20 EA
Skin	Door	Fully Glazed, Exterior Door	2012	22	25 EA
Skin	Overhead Door	144 SF	2012	22	2 EA
Roofs	Metal Roof		2012	32	2,433 SF
Roofs	Built-Up		2012	17	164,264 SF
Structural	Shallow - Foundation Wall	Concrete or CMU w/Continuous Footings	2012	67	2,389 LF
Structural	A2 - 02 - Slab on Grade			30	106,260 -
Building Interior					
Interior Construction	Concrete Block (CMU)		2012	42	200,000 SF
Interior Construction	Gypsum Board/Plaster	Interior Wall	2012	42	200,000 SF
Flooring	Vinyl Composition Tile (VCT)		2012	7	180,000 SF
Flooring	Terrazzo		2012	24	28,000 SF
Flooring	Wood Sports Floor		2014	24	13,000 SF
Ceilings	Fiberglass Ceiling Panel	Rigid	2012	17	2,980 SF
Ceilings	Suspended Acoustical Tile (ACT)		2012	17	185,000 SF
Ceilings	Gypsum Board/Plaster Ceiling	Ceiling	2012	42	7,500 SF
Interior Doors and Hardware	Wood Solid-Core	Interior Door	2012	32	250 EA
Interior Doors and Hardware	Steel	Interior Door	2012	32	20 EA

Sufficiency Standards

Does the school have a lead paint O&M Manual?	No
Does the school have an AHERA report?	No
Are there any students in grades 3 or below in the modulars?	No
Are there separate bus, cars, students drop off?	Yes
How many parking spaces exist at the site, total?	255
How many standard ADA parking spaces exist at the site?	6
How many van-accessible ADA parking spaces exist at the site?	5
Is there at least one hard surface court present (e.g. basketball court or similar)?	Yes

Is there at least one unpaved recreation area present (e.g. open field or rubber tile surface)?

Yes

Is there at least one play field (soccer, baseball, or football) present?

Yes

Room Inventory ⁸⁸

	Room #	SF	Type	ID
General Classroom (43)		58,488		
Choral/ General Music	110	2,079	General Classroom	1011
Design and Marketing Lab*	202	1,473	General Classroom	993
Foreign Language	204	822	General Classroom	994
Earth Science	206	1,474	General Classroom	995
Earth Science	209	1,435	General Classroom	1007
ISS/ISI(In School Suspension / Intervention)	211	578	General Classroom	1008
Direct Instructional Space	216	866	General Classroom	1000
Foreign Language 1	218	828	General Classroom	1001
Foreign Language 2	220	799	General Classroom	1002
Nutrition and Food Science Lab	222	2,145	General Classroom	1003
Classroom	225	1,300	General Classroom	1086
██████████	227	1,218	General Classroom	1004
In-School Suspension	25	396	General Classroom	1092
Social Studies	302	800	General Classroom	977
Social Studies	303	817	General Classroom	1060
Social Studies	304	822	General Classroom	979
Math	310	806	General Classroom	980
Classroom	311	821	General Classroom	1064
Math	313	820	General Classroom	1063
Math	314	839	General Classroom	981
Math	315	820	General Classroom	1065
Math	316	839	General Classroom	982
Math	318	883	General Classroom	983
Math	319	895	General Classroom	1066
Classroom	321	790	General Classroom	1067
Classroom	322	833	General Classroom	1068
Classroom	323	850	General Classroom	1069
Classroom	324	677	General Classroom	1070
English	326	880	General Classroom	984
English	328	836	General Classroom	985
English	329	748	General Classroom	1073
English	331	794	General Classroom	1074
English	332	865	General Classroom	987
English	333	793	General Classroom	1075
Classroom	334	820	General Classroom	988
English Lab	335	1,088	General Classroom	1077
Social Studies	336	821	General Classroom	989
Social Studies	337	820	General Classroom	1078
Social Studies	338	822	General Classroom	990
Social Studies Jury	339	1,234	General Classroom	1079
Social Studies	340	819	General Classroom	991
Auditorium	400	18,597	General Classroom	1009
Classroom	605	826	General Classroom	1028

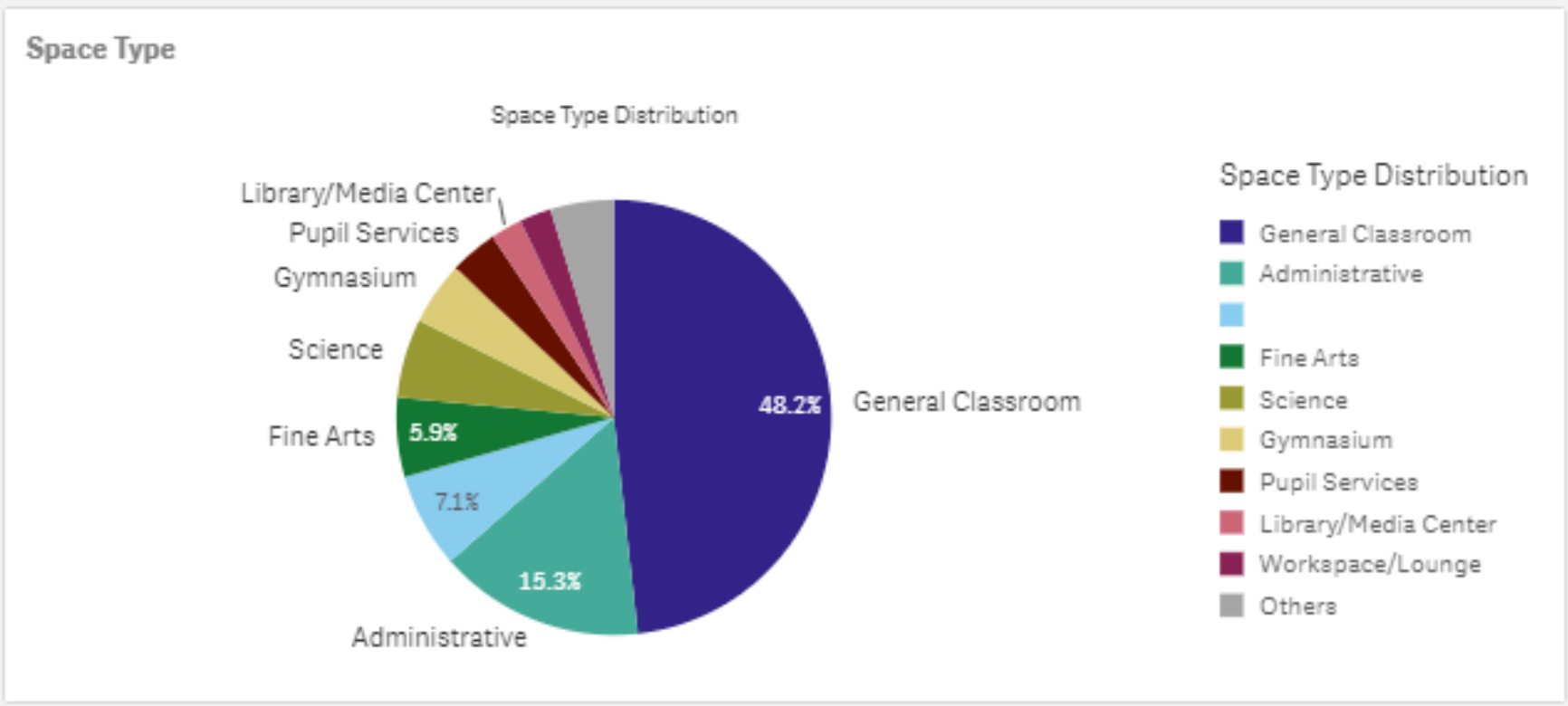
	Room #	SF	Type	Obsolete Test Data ID
Administrative (14)		4,869		
Training Room*	000	306	Administrative	1012
Reception	10	950	Administrative	1020
Conference	11	294	Administrative	1021
Assistant Principal	12	150	Administrative	1091
Assistant Principal	13	139	Administrative	1090
Assistant Principal	14	139	Administrative	1089
Assistant Principal	15	139	Administrative	1088
Principal	16	292	Administrative	1087
Conference Room	24	280	Administrative	1024
Finance Secretary	29	167	Administrative	1023
Business Electronic Office	306	1,093	Administrative	978
Office	42	92	Administrative	1027
Modular - IT Office	604	828	Administrative	1100
Guidance Main Office		0	Administrative	1099
Storage (Non-Classroom) (2)		894		
Storage w/Testing	28	198	Storage (Non-Classroom)	1022
Social Studies/ Storage Planning*	342	696	Storage (Non-Classroom)	992
Gymnasium (4)		15,772		
Dance/Aerobics Room	113	1,336	Gymnasium	1014
Wrestling/Dance/Aerobics	114	1,954	Gymnasium	1013
Auxiliary Gymnasium	115	3,182	Gymnasium	1015
Gymnasium		9,300	Gymnasium	1055
Technology and Computer Science (4)		4,036		
Computer Lab	208	928	Technology and Computer Science	996
Business Computer Lab	307	1,045	Technology and Computer Science	1061
Business Computer Lab	309	1,050	Technology and Computer Science	1062
Computer Lab	325	1,013	Technology and Computer Science	1071
Library/Media Center (2)		4,589		
Media Center	210	4,077	Library/Media Center	998
Broadcast Room	212	512	Library/Media Center	997
Workspace/Lounge (2)		1,076		
Teacher Lounge	1	558	Workspace/Lounge	999
Teacher Lounge	2	518	Workspace/Lounge	1080
Science (5)		6,771		
Chemistry *	201	1,436	Science	1005
Chemistry	205	1,444	Science	1006
Biology	217	1,328	Science	1083
Biology	221	1,050	Science	1084
Physics	223	1,513	Science	1085
Fine Arts (5)		5,400		
Instrumental Band/ Orchestra	109	1,325	Fine Arts	1010
Visual Arts	402	1,221	Fine Arts	1016
Visual Arts	404	1,215	Fine Arts	1017
Visual Arts Photography	406	1,195	Fine Arts	1018
Journalism Lab		444	Fine Arts	1076
Maintenance / Janitorial Space (1)		47		
Custodian	5	47	Maintenance / Janitorial Space	1072
Health Services (1)		520		
Treatment	43	520	Health Services	1019

Obsolete Test Data

	Room #	SF	Type	ID
Food - Cafeteria (1)		6,188		
Cafeteria	200	6,188	Food - Cafeteria	1081
Food - Kitchen (1)		2,980		
Kitchen		2,980	Food - Kitchen	1082
Pupil Services (3)		437		
Counselor	17	150	Pupil Services	1097
Counselor	18	147	Pupil Services	1096
Counselor	19	140	Pupil Services	1095

Appendix

Breakdown of Space by Room Type



Appendix

Space Sufficiency by Room Type

SF Requirements														
Building	Space Type	Highest Grade	Current	Sum_SF	General_Cla...	Gymnasiu...	Administrat...	Library_S...	WorkSpac...	Science_S...	Maintenance/...	Health_Serv...	Dining_Sp...	
Totals			1147	92078	-	-	-	-	-	-	-	-	-	
Building 1-			1147	4930	-	-	-	-	-	-	-	-	-	
Building 1-			1147	0	-	-	-	-	-	-	-	-	-	
Building 1-	Administrative		1147	4695	-	-	-3452.4825	-	-	-	-	-	-	
Building 1-	Dining		1147	6188	-	-	-	-	-	-	-	-	-725.4125	
Building 1-	Fine Arts		1147	5400	-	-	-	-	-	-	-	-	-	
Building 1-	General Classroom		1147	38673	-9998	-	-	-	-	-	-	-	-	
Building 1-	Gymnasium		1147	15772	-	-7523.972	-	-	-	-	-	-	-	
Building 1-	Health Services		1147	520	-	-	-	-	-	-	-	-20	-	
Building 1-	Kitchen		1147	2980	-	-	-	-	-	-	-	-	-	
Building 1-	Library/Media Center		1147	4589	-	-	-	-1311.4475	-	-	-	-	-	
Building 1-	Maintenance / Janitorial Space		1147	47	-	-	-	-	-	-	526.5	-	-	
Building 1-	Pupil Services		1147	437	-	-	-	-	-	-	-	-	-	
Building 1-	Science		1147	6771	-	-	-	-	-	-2183	-	-	-	
Building 1-	Workspace/Lounge		1147	1076	-	-	-	-	-926	-	-	-	-	



[Redacted]

- Facility Assessment Overview

Facility Data

Address	[Redacted]
Local Education Agency	[Redacted]
School Type	[Redacted]
Stories	1
Total SF	[Redacted]
Year Built	1972
Last Major Renovation	1972
GPS	[Redacted]
Assessed Date	2020-10-26
FCI	0.52
MDCI	



Buildings and Relocatable Classrooms 1

Obsolete Test Data

	Construction/Installation Year	Square Footage	Comments
Main building	1977		

Building Systems

Category/Subcategory	Component	Details	Est. Year in Service	Est. RUL	Quantity
	Roadways	Pavement, Asphalt	2012	17	29,870 SF
	Wheelchair Lift (5' Rise)		2012	17	1 EA

Site

Site	Athletic Surfaces & Courts	Skate Park, Concrete Pavement	1972	5	22,000 SF
Site	Athletic Surfaces & Courts	Basketball/General, Asphalt Pavement	2000	5	16,230 SF
Site		Surfaces - Rubber Tiles	2012	7	73,700 SF
Site		Surfaces - Rubber Tiles	2012	7	17,075 SF
Site	Lawn Area Only		2012	17	9,100 SF
Site	Lawn Area w/Plantings and Trees		2010	15	8,800 SF

Building Equipment & Systems

Electrical Distribution	Security & Low Voltage Systems - Average		2010	5		GSF
HVAC	Boiler(s) - Gas		1972	3	4,376 MBH	
HVAC	Chiller(s) / Cooling Tower(s)/ System - Water Sourced		1972	3	118 Ton	
HVAC	Even Mix of Package Units & Split Systems		2012	10	12 Ton	
HVAC	Forced Air System (AHUs	Ductwork, VAVs)	1972	4		GSF
Electrical Distribution	Main Distribution Panel w/Sub Panels and Generator/UPS - Medium Density			5		GSF
Electrical Distribution	Switchgear/board w/Sub Panels and Generator/UPS - Medium Density		1972	4		GSF
Electrical Distribution	Lighting System	Interior	2005	5		GSF
Plumbing Fixtures	Supply & Sanitary		1972	4		GSF
Life Safety	Sprinkler System	Full Retrofit, Multi-Family (per SF)	2012	32		GSF
Life Safety	Fire Alarm System	Full Upgrade/Install, Office (per SF)	2008	8		GSF
Program Support Equipment	Masonry Bearing Walls		1972	27		GSF
Program Support Equipment	Commercial Kitchen Equipment - Warming Only		2008	3	1 LS	
Program Support Equipment	Casework/Cabinetry - Standard	Base and Wall Section, Wood	2005	5	94 LF	

Building Exterior

Skin	Brick Wall		1972	15	23,750 SF	
Skin	Window	Metal-Frame	1972	4	1,250 SF	
Skin	Door	Exterior Door	1972	4	8 EA	
Skin	Door	Exterior Door	1972	5	10 EA	
Roofs	Asphalt Shingle		2012	12		SF
Roofs	Single-Ply EPDM Membrane		2012	12	4,450 SF	
Roofs	Single-Ply EPDM Membrane		2012	12	1,600 SF	
Structural	Slab on Grade		1977	0		-
Structural	Shallow - Foundation Wall	Concrete or CMU w/Continuous Footings	1972	27	1,250 LF	
Structural	Shallow - Foundation Wall	Concrete or CMU w/Continuous Footings	1977	24	1,250 LF	

Category/Subcategory	Component	Details	Est. Year in Service	Est. RUL	Quantity
Building Interior					
Interior Construction	Gypsum Board/Plaster	Interior Wall	2000	30	21,150 SF
Interior Construction	Concrete Block (CMU) Wall		1972	15	63,450 SF
Flooring	Ceramic Tile			10	7,000 SF
Flooring	Vinyl Composition Tile (VCT)		2010	5	5,000 SF
Flooring	Carpet	Standard Commercial, Medium Traffic	2014	4	35,500 SF
Flooring	Wood Sports Floor		2012	22	3,715 SF
Ceilings	Suspended Acoustical Tile (ACT)		2002	7	42,000 SF
Ceilings	Fiberglass Ceiling Panel	Rigid	2002	7	1,055 SF
Ceilings	Gypsum Board/Plaster Ceiling	Ceiling	2000	30	2,000 SF
Interior Doors and Hardware	Steel	Interior Door	2000	20	40 EA
Interior Doors and Hardware	Steel	Interior Door	2010	30	7 EA

Sufficiency Standards

Does the school have a lead paint O&M Manual?	Yes
Does the school have an AHERA report?	Yes
Are there any students in grades 3 or below in the modulars?	No
Are there separate bus, cars, students drop off?	Yes
How many parking spaces exist at the site, total?	63
How many standard ADA parking spaces exist at the site?	4
How many van-accessible ADA parking spaces exist at the site?	0
Is there at least one hard surface court present (e.g. basketball court or similar)?	Yes
Is there at least one unpaved recreation area present (e.g. open field or rubber tile surface)?	Yes
Is there at least one play field (soccer, baseball, or football) present?	Yes

Room Inventory 128

	Room #	SF	Type	ID
Gymnasium (2)		7,440		
Gymnasium /	28	3,715	Gymnasium	383
Gymnasium - 31	31	3,725	Gymnasium	128
Health Services (6)		889		
137 Clinic	137	144	Health Services	388
137-2	137-2	144	Health Services	386
137-4 Clinic	137-4	99	Health Services	387
Health - 167	167	162	Health Services	122
Health Room		193	Health Services	723

	Room #	SF	Type	Obsolete Test Data ID
x137-1 Clinic		147	Health Services	389
General Classroom (63)		69,219		
O-Classroom / Classroom / Classroom - 102	1.2	2,332	General Classroom	714
Classroom / Classroom - 102	10	942	General Classroom	708
Classroom - 102	102	879	General Classroom	98
Station - 103	103	926	General Classroom	97
Station - 104	104	923	General Classroom	96
109 Classroom	109	896	General Classroom	324
O-Classroom / Station - 110	11.12.13	2,528	General Classroom	707
Station - 110	110	896	General Classroom	95
Station - 111	111	828	General Classroom	94
112 Classroom	112	846	General Classroom	323
Station - 112	112	1,011	General Classroom	93
113 Classroom	113	882	General Classroom	322
Station - 113	113	951	General Classroom	92
Classroom - 117	117	917	General Classroom	103
Station - 118	118	633	General Classroom	107
Station - 119	119	638	General Classroom	108
120 Classroom	120	855	General Classroom	320
Station - 120	120	907	General Classroom	109
121 Classroom	121	866	General Classroom	321
123 Classroom	123	860	General Classroom	319
127 Classroom	127	1,253	General Classroom	394
128 Classroom	128	1,246	General Classroom	393
Station - 132	132	957	General Classroom	110
Station - 132	132	654	General Classroom	111
Station - 132	132	566	General Classroom	112
Classroom - 133	133	899	General Classroom	116
Station - 135	135	725	General Classroom	115
Station - 136	136	755	General Classroom	114
Station - 137	137	804	General Classroom	113
Classroom 14 / Station - 144	14	904	General Classroom	700
Station - 144	144	1,228	General Classroom	106
Station - 145	145	887	General Classroom	105
Station - 146	146	871	General Classroom	104
Classroom - 147	147	937	General Classroom	102
O-Classroom / Classroom - 150	15.16.17	2,732	General Classroom	715
Classroom - 150	150	1,470	General Classroom	101
Classroom - 156	156	1,552	General Classroom	100
All Purpose Rm. - 173	173	2,979	General Classroom	119
O-Classroom / 207 Classroom	20.19.18	3,032	General Classroom	705
207 Classroom	207	907	General Classroom	315
208 Classroom	208	865	General Classroom	317
209 Classroom	209	176	General Classroom	318
Classroom / 210 Classroom	21	952	General Classroom	704
210 Classroom	210	874	General Classroom	316
211 Classroom	211	907	General Classroom	314
216 Classroom	216	878	General Classroom	309
217 Classroom	217	857	General Classroom	307
O-Classroom / 220 Classroom	22.23.24	3,472	General Classroom	703
220 Classroom	220	873	General Classroom	308

Obsolete Test Data

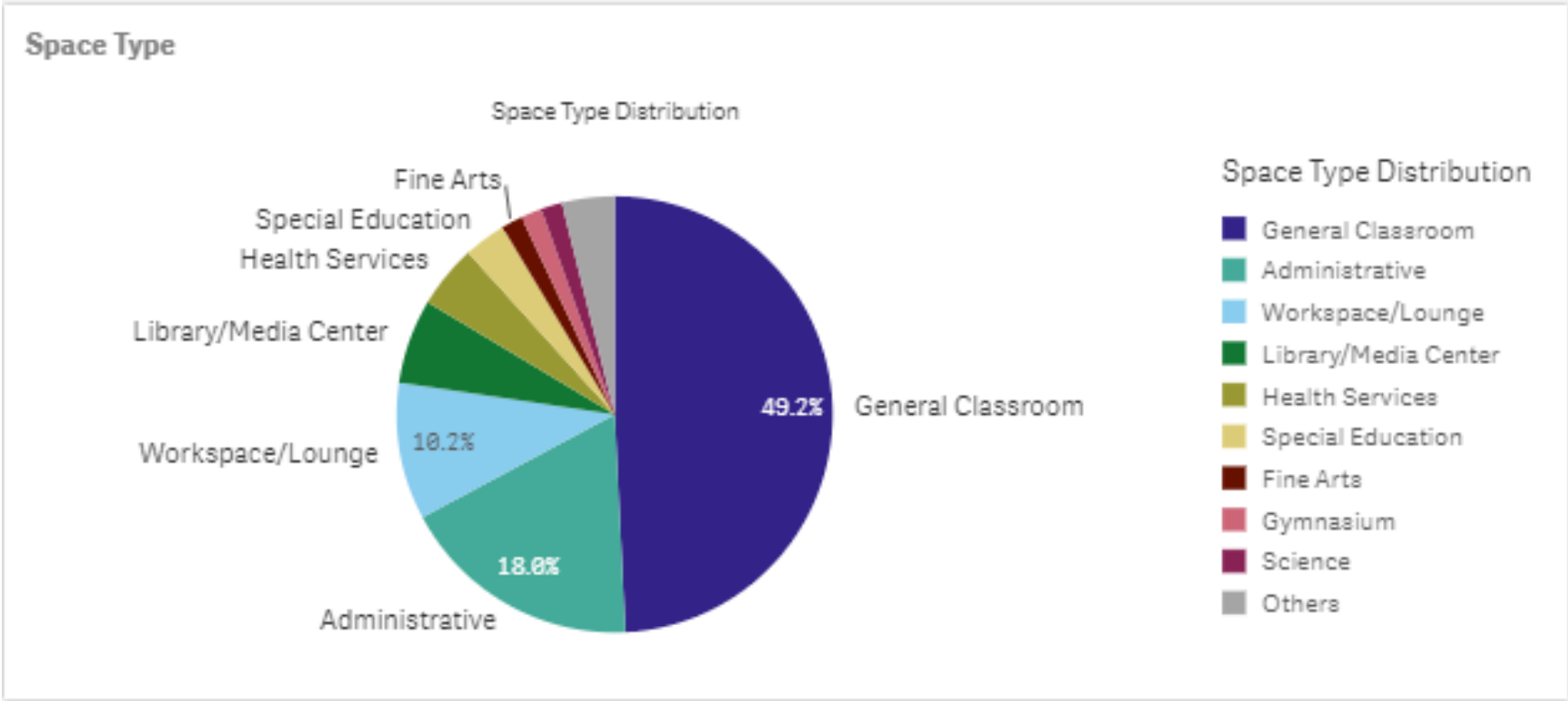
	Room #	SF	Type	ID
226 Classroom	226	858	General Classroom	311
227 Conf	227	173	General Classroom	404
228 Classroom	228	863	General Classroom	312
229 Classroom	229	857	General Classroom	310
233 Classroom	233	905	General Classroom	313
Classroom	3	909	General Classroom	713
Classroom 3 /	3	912	General Classroom	701
O-Classroom	4.5	1,886	General Classroom	712
O-Classroom /	6.7	1,886	General Classroom	711
Classroom /	8	887	General Classroom	710
Classroom /	9	950	General Classroom	709
Classroom		1,392	General Classroom	409
Classroom		768	General Classroom	410
Reading		245	General Classroom	719
Food - Kitchen (2)		1,900		
Kitchen - 177	177	845	Food - Kitchen	117
Kitchen /		1,055	Food - Kitchen	398
Administrative (23)		7,110		
100-1	100-1	703	Administrative	221
xConf	100-7	255	Administrative	405
108 Office	108	190	Administrative	226
110 Office	110	194	Administrative	225
Cafeteria / Auditorium	111	174	Administrative	406
137 Office	137	103	Administrative	224
Gen Off. - 168	168	423	Administrative	120
200 Resource	200	159	Administrative	217
202 Office	202	899	Administrative	218
213 Office	213	240	Administrative	214
214 Office	214	500	Administrative	213
218 Conf	218	179	Administrative	403
219 Resources	219	852	Administrative	215
230 Office	230	207	Administrative	216
232 Office	232	196	Administrative	219
Gymnasium Office /	29	162	Administrative	706
Main Office /		400	Administrative	722
Media Center Office		308	Administrative	718
Principal's Office /		285	Administrative	123
x100-2		145	Administrative	220
x100-8		175	Administrative	223
x100-9		265	Administrative	222
x107 Office		96	Administrative	227
Special Education (4)		1,986		
110 Spec Ed	110	864	Special Education	424
Speech and Hearing - 164	164	168	Special Education	99
225 Spec Ed	225	852	Special Education	423
Speech		102	Special Education	724
Food - Cafeteria (1)		3,017		
Cafeteria Student Dining		3,017	Food - Cafeteria	271
Career and Tech Ed (1)		341		
133 Periodicals	133	341	Career and Tech Ed	274

Obsolete Test Data

	Room #	SF	Type	ID
Workspace/Lounge (13)		4,045		
116 Lounge	116	244	Workspace/Lounge	278
117 Lounge	117	491	Workspace/Lounge	277
Faculty - 123	123	710	Workspace/Lounge	126
Workroom - 128	128	372	Workspace/Lounge	127
Conf - 161	161	143	Workspace/Lounge	124
Workroom - 165	165	234	Workspace/Lounge	121
Conference - 170	170	139	Workspace/Lounge	118
Counselor's Office /		234	Workspace/Lounge	125
Lounge /		850	Workspace/Lounge	716
Staff Development /		172	Workspace/Lounge	720
Workroom /		236	Workspace/Lounge	721
x100-2		148	Workspace/Lounge	275
x100-4		72	Workspace/Lounge	276
Fine Arts (2)		1,551		
130 Music	130	771	Fine Arts	295
131 Art	131	780	Fine Arts	294
Science (2)		1,745		
234 Laboratory	234	865	Science	412
235 Laboratory	235	880	Science	413
Technology and Computer Science (1)		778		
138 Computer	138	778	Technology and Computer Science	427
Library/Media Center (8)		4,229		
114 Bookroom	114	193	Library/Media Center	436
203 Bookroom	203	196	Library/Media Center	432
204 Bookroom	204	252	Library/Media Center	433
212 Bookroom	212	191	Library/Media Center	434
215 Bookroom	215	191	Library/Media Center	431
221 Bookroom	221	191	Library/Media Center	430
Library Library		1,436	Library/Media Center	435
Media Center /		1,579	Library/Media Center	717

Appendix

Breakdown of Space by Room Type



Appendix

Space Sufficiency by Room Type

SF Requirements														
Building	Space Type	Highest Grade	Curren...	Sum_SF	General_Cla...	Gymnasiu...	Administrat...	Library_S...	WorkSpac...	Science_S...	Maintenance/...	Health_Ser...	Dining_Sp...	
Totals			0	184258	-	-	-	-	-	-	-	-	-	
Building 1			0	778	-	-	-	-	-	-	-	-	-	
Building 1			0	0	-	-	-	-	-	-	-	-	-	
Building 1	Administrative		0	7110	-	-	-6969	-	-	-	-	-	-	
Building 1	Career Development		0	341	-	-	-	-	-	-	-	-	-	
Building 1	Dining		0	3017	-	-	-	-	-	-	-	-	-	
Building 1	Fine Arts		0	1551	-	-	-	-	-	-	-	-	-	
Building 1	General Classroom		0	68219	-	-	-	-	-	-	-	-	-	
Building 1	Gymnasium		0	7448	-	-	-	-	-	-	-	-	-	
Building 1	Health Services		0	889	-	-	-	-	-	-	-	-389	-	
Building 1	Kitchen		0	1900	-	-	-	-	-	-	-	-	-	
Building 1	Library/Media Center		0	4229	-	-	-	-4229	-	-	-	-	-	
Building 1	Science		0	1745	-	-	-	-	-	-	-	-	-	
Building 1	Special Education		0	1986	-	-	-	-	-	-	-	-	-	
Building 1	Workspace/Lounge		0	4845	-	-	-	-	-3895	-	-	-	-	



[Redacted] - Facility Assessment Overview

Facility Data

Address	[Redacted]
Local Education Agency	[Redacted]
School Type	[Redacted]
Stories	3
Total SF	[Redacted]
Year Built	1950
Last Major Renovation	1978
GPS	[Redacted]
Assessed Date	2020-10-27
FCI	0.41
MDCI	



EXECUTIVE SUMMARY: [REDACTED]

ORIGINAL CONSTRUCTION DATE & ADDITIONS:

The [REDACTED] school was originally constructed in 1950 and renovated in 1978.

MAJOR RENOVATION DATES:

Ages of the major building systems vary. Major building system ages are listed below:

- Building façade is mostly original
- Roofing system components were replaced circa 1995 & 2015
- HVAC system components replaced circa 2010s
- Electrical system components had renovations circa 1995 & 2005
- Plumbing system components are mostly original
- Life Safety Systems had renovations circa 2005
- Site pavement finishes had renovations circa 2005 & 2015

HIGH-LEVEL RECOMMENDATIONS:

Based on the age and observed conditions of the facility, the following major building systems show near-term lifecycle considerations:

- Replacement / Renovations on the Building Facade
- Replacement / Renovations of the Roofing System
- Replacement / Renovations of the HVAC System components
- Replacement / Renovations of the Electrical System components
- Replacement / Renovations of the Plumbing System components
- Replacement / Renovations of the Life Safety components
- Replacement / Renovations of the Interior Finish components
- Replacement / Renovations of the Pavement / Site components

SUFFICIENCY ANALYSIS:

- The schools has lead or lead paint. The school has a lead paint O&M manual.
- The schools has asbestos containing material. The school has an AHERA report.
- There are no students in grades 3 or below in relocatables.

Demographics

Current Staff/Students	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	TOTAL	
Total FTE Students by Grade											387	321	311	292	1311
Total FTE Teachers (non-administrative) by Grade															0

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20*	Growth Factor (%)	Projected 2025 Enrollment
Historical Enrollment	1248	1209	1222	1271	1311	0	1.3	1,415

* 2019-20 enrollment data is not being used in calculations due to COVID-19

Additional Educational Programs ¹

	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	TOTAL
Special Education	Students													0
	Teachers													0

Buildings and Relocatable Classrooms 2

Obsolete Test Data

	Construction/Installation Year	Square Footage	Comments
Main building	1950		
New Building	1990	1200	Test

Building Systems

Category/Subcategory	Component	Details	Est. Year in Service	Est. RUL	Quantity
Conveyance					
Elevators	Add Elevator/Lift to accommodate ADA		1995	0	2 STOP
Site					
Site	Athletic Surfaces & Courts	Basketball/General, Asphalt Pavement	2000	5	35,000 SF
Site	Asphalt Pavement	Parking Lot	2005	10	142,441 SF
Site	Asphalt Pavement	Parking Lot	2015	20	14,244 SF
Site	Concrete Pavement	Parking Lot	1978	8	24,500 SF
Site	G2-04 - Playing Field		2010	-10	1,400 -
Site	Sports Courts & Play Surfaces		2015	10	39,200 SF
Site	Lawn Area Only		2010	15	300,000 SF
Site	Lawn Area w/Plantings and Trees		2010	15	477,526 SF
Building Equipment & Systems					
Electrical Distribution	Security & Low Voltage Systems - Average		2014	9	GSF
HVAC	Boiler(s) - Gas		2015	25	16,000 MBH
HVAC	Chiller(s) / Cooling Tower(s) - Air Sourced		2016	21	590 Ton
HVAC	Package Units (RTUs)		2015	15	200 Ton
HVAC	Forced Air System (AHUs)	Ductwork, VAVs)	2015	25	GSF
Electrical Distribution	Switchgear/board w/Sub Panels - Medium Density		1978	3	GSF
Electrical Distribution	Lighting System	Interior	2005	5	GSF
Plumbing Fixtures	Supply & Sanitary		1978	3	GSF
Life Safety	Sprinkler System	Full Retrofit, Multi-Family (per SF)	1978	5	GSF
Life Safety	Fire Alarm System	Full Upgrade/Install, Office (per SF)	2010	10	GSF
Conveyances	Hydraulic Machine/Controller/Cab		1992	3	7 STOP
Program Support Equipment	Masonry Bearing Walls		1950	24	216,321 GSF
Program Support Equipment	Commercial Kitchen Equipment - Warming Only		2000	5	1 LS
Program Support Equipment	Casework/Cabinetry - Standard	Base and Wall Section, Wood	2000	5	472 LF
Building Exterior					
Skin	Metal/Insulated Sandwich Panels	Exterior, 2" Thick	1978	3	2,092 SF
Skin	Brick Wall		1978	20	39,740 SF
Skin	Window	Metal-Frame	2000	10	7,171 SF
Skin	Storefront		1978	3	1,500 SF
Skin	Storefront		1978	5	797 SF
Skin	Service Door		2000	20	53 EA
Skin	Door	Fully Glazed, Exterior Door	1978	5	41 EA
Skin	Overhead Door	144 SF	1978	3	1 EA
Skin	Overhead Door	144 SF	1978	5	9 EA
Roofs	Built-Up		2000	5	142,157 SF
Roofs	Built-Up		2015	20	34,500 SF

Category/Subcategory	Component	Details	Est. Year in Service	Obsolete Test Data	
				Est.	RUL Quantity
Structural	Shallow - Foundation Wall	Concrete or CMU w/Continuous Footings	1950	24	3,320 LF
Structural	Basement Wall		1950	24	4,500 SF
Structural	Slab-on-Grade	Concrete	1950	24	176,657 -
Building Interior					
Interior Construction	Concrete Block (CMU) Wall		1950	24	84,955 SF
Interior Construction	Gypsum Board/Plaster	Interior Wall	2000	30	10,000 SF
Interior Construction	Concrete Block (CMU)		1950	24	169,910 SF
Interior Construction	Concrete Block (CMU)		1978	24	169,910 SF
Flooring	Vinyl Composition Tile (VCT)		2000	5	141,592 SF
Flooring	Terrazzo		1978	15	70,796 SF
Flooring	Wood Sports Floor		2000	10	23,598 SF
Wall Finishes	Ceramic Wall Tile	Interior Wall Finish	1978	15	5,000 SF
Ceilings	Suspended Acoustical Tile (ACT)		2000	5	212,387 SF
Ceilings	Gypsum Board/Plaster Ceiling	Ceiling	2000	30	23,599 SF
Interior Doors and Hardware	Wood Solid-Core	Interior Door	2000	20	165 EA
Interior Doors and Hardware	Steel	Interior Door	2000	20	71 EA

Sufficiency Standards

Does the school have a lead paint O&M Manual?	Yes
Does the school have an AHERA report?	Yes
Are there any students in grades 3 or below in the modulars?	No
Are there separate bus, cars, students drop off?	Yes
How many parking spaces exist at the site, total?	368
How many standard ADA parking spaces exist at the site?	7
How many van-accessible ADA parking spaces exist at the site?	9
Is there at least one hard surface court present (e.g. basketball court or similar)?	Yes
Is there at least one unpaved recreation area present (e.g. open field or rubber tile surface)?	Yes
Is there at least one play field (soccer, baseball, or football) present?	Yes

Room Inventory 108

	Room #	SF	Type	ID
Administrative (14)		10,519		
Office	03	220	Administrative	861
Office	116	222	Administrative	900
Welcome center	130	276	Administrative	190
Main office	136	3,990	Administrative	882

	Room #	SF	Type	Obsolete Test Data ID
Counseling and registrars office	137	1,770	Administrative	884
Business office	141	1,200	Administrative	877
Building service / receiving	143	635	Administrative	876
Office	148	225	Administrative	874
Office	178	620	Administrative	896
Office	180	175	Administrative	897
Off.	202	414	Administrative	192
Off.	203	277	Administrative	186
Office	215	360	Administrative	848
Off.	220	135	Administrative	193
Workspace/Lounge (5)		1,421		
Off.	222	223	Workspace/Lounge	195
Off.	225	425	Workspace/Lounge	196
Office	234	328	Workspace/Lounge	200
Office	237	295	Workspace/Lounge	201
Office IDFS Room (no access)	239	150	Workspace/Lounge	202
Science (9)		10,150		
Science Classroom	213	888	Science	847
Science Classroom	231	1,137	Science	129
Science Classroom	232	1,170	Science	169
Science Classroom	236	1,435	Science	131
Science Classroom	238	1,177	Science	168
Science Classroom	240	1,256	Science	134
Science Classroom	242	1,292	Science	149
Science Classroom	244	1,170	Science	148
Bio prep room		625	Science	133
Technology and Computer Science (2)		2,095		
Computer lab	142	1,050	Technology and Computer Science	878
Comp classroom	144	1,045	Technology and Computer Science	130
General Classroom (67)		65,674		
Classroom	01	800	General Classroom	860
Classroom	02	790	General Classroom	859
Classroom	04	790	General Classroom	858
Classroom	05	790	General Classroom	857
Classroom	07	790	General Classroom	856
Classroom	08	775	General Classroom	855
Classroom	09	790	General Classroom	854
Classroom	10	872	General Classroom	853
Classroom	103	2,040	General Classroom	902
Classroom	104	4,350	General Classroom	903
Classroom	105	935	General Classroom	904
Classroom	108	1,886	General Classroom	901
Classroom	11	780	General Classroom	852
Classroom	111	1,650	General Classroom	907
Classroom	112	1,250	General Classroom	908
Classroom	113	1,306	General Classroom	909
Classroom	114	308	General Classroom	910
Classroom	115	1,810	General Classroom	911
Classroom	118	1,515	General Classroom	899
Classroom	119	1,472	General Classroom	898

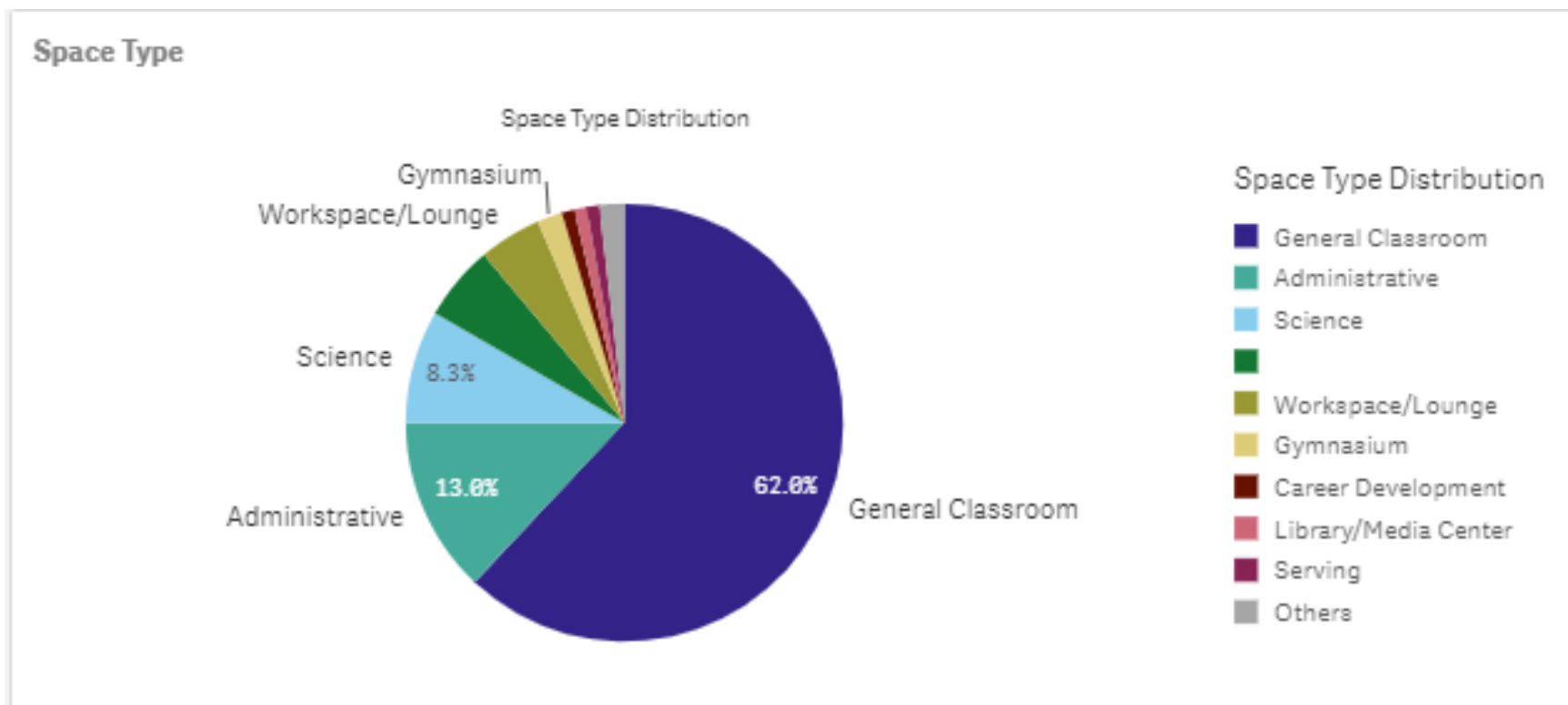
	Room #	SF	Type	Obsolete Test Data ID
Classroom / Office	12	696	General Classroom	851
Classroom	120	1,610	General Classroom	915
Classroom	121	1,890	General Classroom	914
Classroom	131	715	General Classroom	886
Classroom	132	665	General Classroom	887
Classroom	134	705	General Classroom	888
Classroom	138	705	General Classroom	881
Classroom	140	845	General Classroom	880
Classroom	145	1,174	General Classroom	873
Classroom	146	800	General Classroom	875
Classroom	147	1,170	General Classroom	872
Classroom	149	1,160	General Classroom	871
Classroom	151	970	General Classroom	870
Classroom	155	932	General Classroom	868
Classroom	157	950	General Classroom	869
Classroom	159	780	General Classroom	863
Classroom	161	815	General Classroom	864
Classroom	165	825	General Classroom	866
Classroom	170	535	General Classroom	890
Classroom	172	500	General Classroom	891
Classroom	173	400	General Classroom	895
Classroom	174	530	General Classroom	892
Classroom	175	735	General Classroom	894
Classroom	176	530	General Classroom	893
Foreign Lang Classroom	201	792	General Classroom	159
Foreign Lang Classroom	204	745	General Classroom	156
Foreign Lang Classroom	205	880	General Classroom	157
Foreign Lang Classroom	206	753	General Classroom	155
Foreign Lang Classroom	207	876	General Classroom	158
English Classroom	209	695	General Classroom	152
English Classroom	210	842	General Classroom	142
English Classroom	211	960	General Classroom	151
English Classroom	212	774	General Classroom	146
English Classroom	214	900	General Classroom	153
English Classroom	216	350	General Classroom	154
Science Classroom	217	766	General Classroom	849
English Classroom	218	863	General Classroom	162
Science Classroom	219	926	General Classroom	850
Social Studies Classroom	221	717	General Classroom	140
Social Studies classroom	223	804	General Classroom	139
Social Studies classroom	224	750	General Classroom	135
Social Studies classroom	226	705	General Classroom	136
Social Studies classroom	227	825	General Classroom	138
Social Studies classroom	229	865	General Classroom	137
Science Classroom	233	1,180	General Classroom	143
Science Classroom	235	1,205	General Classroom	144
Science Classroom	246	1,165	General Classroom	145
Food - Kitchen (1)		3,000		
Kitchen	0	3,000	Food - Kitchen	181
Library/Media Center (1)		4,730		

Obsolete Test Data

	Room #	SF	Type	ID
Media Center	171	4,730	Library/Media Center	183
Storage (Non-Classroom) (4)		825		
Storage	06	120	Storage (Non-Classroom)	862
Storage	109	205	Storage (Non-Classroom)	905
Storage	110	150	Storage (Non-Classroom)	906
Storage	163	350	Storage (Non-Classroom)	865
Food - Cafeteria (1)		5,000		
Cafeteria	00	5,000	Food - Cafeteria	913
Gymnasium (2)		16,000		
Aux Gym	000	6,000	Gymnasium	917
Main Gymnasium	0000	10,000	Gymnasium	207
Career and Tech Ed (1)		620		
College Career Center	133	620	Career and Tech Ed	885
Fine Arts (1)		1,565		
Dance Studio	183	1,565	Fine Arts	916

Appendix

Breakdown of Space by Room Type



Appendix

Space Sufficiency by Room Type

SF Requirements															
Building	Space Type	Highest Grade	Curren...	Sum_SF	General_Cla...	Gymnasiu...	Administrat...	Library_S...	WorkSpac...	Science_S...	Maintenance/...	Health_Ser...	Dining_Sp...		
Totals			1311	121740	-	-	-	-	-	-	-	-	-		
Building 1			1311	3438	-	-	-	-	-	-	-	-	-		
Building 1			1311	0	-	-	-	-	-	-	-	-	-		
Building 1	Administrative		1311	10519	-	-	-8979.34	-	-	-	-	-	-		
Building 1	Career Development		1311	620	-	-	-	-	-	-	-	-	-		
Building 1	Fine Arts		1311	1565	-	-	-	-	-	-	-	-	-		
Building 1	General Classroom		1311	65297	-32522	-	-	-	-	-	-	-	-		
Building 1	Gymnasium		1311	16000	-	-7276.544	-	-	-	-	-	-	-		
Building 1	Kitchen		1311	3000	-	-	-	-	-	-	-	-	-		
Building 1	Library/Media Center		1311	4730	-	-	-	-561.02	-	-	-	-	-		
Building 1	Science		1311	10150	-	-	-	-	-	-4906	-	-	-		
Building 1	Serving		1311	5000	-	-	-	-	-	-	-	-	-		
Building 1	Workspace/Lounge		1311	1421	-	-	-	-	-1271	-	-	-	-		

Facility Data

Address	[Redacted]
Local Education Agency	[Redacted]
School Type	[Redacted]
Stories	2
Total SF	[Redacted]
Year Built	1979
Last Major Renovation	1979
GPS	[Redacted]
Assessed Date	2020-10-25
FCI	0.42
MDCI	



Executive Summary

EXECUTIVE SUMMARY: [Redacted]

ORIGINAL CONSTRUCTION DATE & ADDITIONS:

The [Redacted] school was originally constructed in 1979.

MAJOR RENOVATION DATES:

There have been no major system-wide renovations since the facility was originally constructed. Architectural finish and limited MEPF component replacements have been performed on an as-needed basis.

HIGH-LEVEL RECOMMENDATIONS:

Based on the age and observed conditions of the facility, the following major building systems have near-term lifecycle concerns:

- Replacement / Renovations of the HVAC System components
- Replacement / Renovations of the Electrical System components
- Replacement / Renovations of the Plumbing System components
- Replacement / Renovations of the Life Safety components
- Replacement / Renovations of the Interior Finish components

SUFFICIENCY ANALYSIS:

There are no major issues regarding the educational sufficiency of this school.

Demographics

Current Staff/Students	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	TOTAL
Total FTE Students by Grade	23	39	44	49	43	49	48								295
Total FTE Teachers (non-administrative) by Grade	1	2	2	2	2	2	2								13

2014-15	2015-16	2016-17	2017-18	2018-19	2019-20*	Growth Factor (%)	Projected 2025 Enrollment
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Obsolete Test Data

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20*	Growth Factor (%)	Projected 2025 Enrollment
Historical Enrollment	376	400	347	327	295		-5.6	209

* 2019-20 enrollment data is not being used in calculations due to COVID-19

Additional Educational Programs ¹

		[Bar Chart: 12 bars of varying heights]												TOTAL			
Playworks	Students	0.14	0.14	0.14	0.14	0.14	0.14	0.14									1.00002
	Teachers																0

Buildings and Relocatable Classrooms ⁴

	Construction/Installation Year	Square Footage	Comments
Main building	1979	[Redacted]	Masonry Bearing Walls
Storage Portable 1	1995	2490	Wood Frame, Pier Construc
Storage Portable 2	1995	2490	Wood Frame, Pier Construc
Storage Portable 3	1995	2490	Wood Frame, Pier Construc

Building Systems

Category/Subcategory	Component	Details	Est. Year in Service	Est. RUL	Quantity
Building Equipment & Systems					
Electrical Distribution	Security & Low Voltage Systems - Average		2017	12	[Redacted] GSF
HVAC	Boiler(s) - Gas		2009	19	3,654 MBH
HVAC	Chiller(s) / Cooling Tower(s) - Air Sourced		1980	3	100 Ton
HVAC	Even Mix of Package Units & Split Systems		1980	3	50 Ton
HVAC	Forced Air System (AHUs)	Ductwork, VAVs)	1979	3	[Redacted] GSF
Electrical Distribution	Switchgear/board w/Sub Panels and Generator/UPS - Medium Density		1980	5	[Redacted] GSF
Electrical Distribution	Lighting System	Interior	2005	5	[Redacted] GSF
Plumbing Fixtures	Supply & Sanitary		1979	5	[Redacted] GSF
Life Safety	Sprinkler System	Full Retrofit, Multi-Family (per SF)	1979	5	[Redacted] GSF
Life Safety	Fire Alarm System	Full Upgrade/Install, Office (per SF)	2011	11	[Redacted] GSF
Conveyances	Hydraulic Machine/Controller/Cab		1979	3	2 STOP
Program Support Equipment	Masonry Bearing Walls		1979	34	[Redacted] GSF
Program Support Equipment	Commercial Kitchen Equipment - Cooking		2012	7	1 LS
Program Support Equipment	Casework/Cabinetry - Standard	Base and Wall Section, Wood	1979	12	180 LF
Site					
Site	Add Hard Surface Court		1979	2	5,500 SF
Site	Asphalt Pavement	Parking Lot	2000	5	7,600 SF
Site	Concrete Pavement	Parking Lot	1979	9	2,440 SF
Site	Add Playing Field		2000	10	1,300 SF
Site	Add Unpaved Recreation Area		2000	10	8,000 SF
Site	Lawn Area w/Plantings and Trees		2000	10	63,250 SF

Building Exterior

Obsolete Test Data

Category/Subcategory	Component	Details	Est. Year in	Est.	
			Service	RUL	Quantity
Skin	Brick		1979	20	████ SF
Skin	Window	Metal-Frame	1979	3	1,695 SF
Skin	Door	Exterior Door	1979	3	4 EA
Skin	Service Door		1979	3	11 EA
Roofs	Modified Bitumen		2010	10	22,150 SF
Structural	Shallow - Foundation Wall	Concrete or CMU w/Continuous Footings	1979	34	22,150 LF
Structural	Concrete Slab		1979	34	22,150 SF

Building Interior

Interior Construction	Concrete Block (CMU)		1980	20	62,000 SF
Flooring	Ceramic Tile		1979	10	3,000 SF
Flooring	Vinyl Composition Tile (VCT)		2000	5	36,500 SF
Flooring	Carpet	Standard Commercial, Medium Traffic	2015	5	1,000 SF
Wall Finishes	Ceramic Wall Tile	Interior Wall Finish	1979	10	3,240 SF
Ceilings	Suspended Acoustical Tile (ACT)		1979	3	39,500 SF
Ceilings	Gypsum Board/Plaster Ceiling	Ceiling	1979	15	1,000 -
Interior Doors and Hardware	Wood Solid-Core	Interior Door	1979	3	65 EA

Sufficiency Standards

Does the school have a lead paint O&M Manual?	No
Does the school have an AHERA report?	No
Are there any students in grades 3 or below in the modulars?	No
Are there separate bus, cars, students drop off?	No
How many parking spaces exist at the site, total?	20
How many standard ADA parking spaces exist at the site?	2
How many van-accessible ADA parking spaces exist at the site?	0
Is there at least one hard surface court present (e.g. basketball court or similar)?	Yes
Is there at least one unpaved recreation area present (e.g. open field or rubber tile surface)?	Yes
Is there at least one play field (soccer, baseball, or football) present?	No

Room Inventory 60

	Room #	SF	Type	ID
Administrative (20)		3,302		
Office	107	66	Administrative	237
Janitor Office	111	98	Administrative	475
Faculty	116	300	Administrative	466
121 Office	121	165	Administrative	238

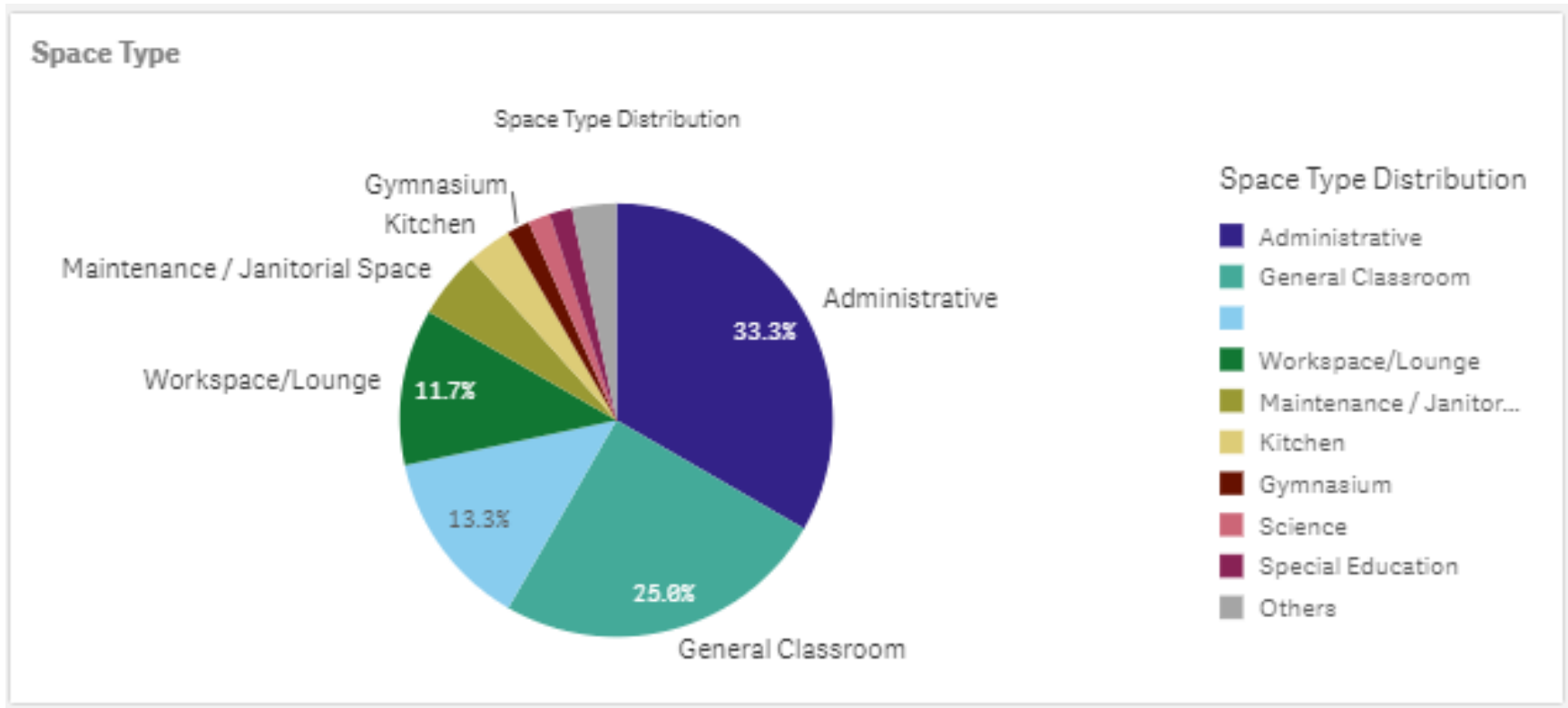
	Room #	SF	Type	Obsolete Test Data ID
121 Office	121	144	Administrative	239
Office	122	162	Administrative	465
Office	133	203	Administrative	236
136 Office	136	142	Administrative	235
Gym Office	136	156	Administrative	468
137 Secretary	137	51	Administrative	234
Gym Storage	144	135	Administrative	470
Gym Storage	145	145	Administrative	469
147 Office	147	361	Administrative	232
148 Conf	148	185	Administrative	233
Safe Room	149	38	Administrative	473
153 Secretary	153	113	Administrative	231
154 Principal	154	141	Administrative	230
202 Resource	202	168	Administrative	229
230 Office	230	374	Administrative	228
Office 1st floor x 133		155	Administrative	472
Gymnasium (1)		3,398		
Gym	146	3,398	Gymnasium	384
Health Services (2)		238		
140 Clinic	140	199	Health Services	391
141 Clinic	141	39	Health Services	390
General Classroom (14)		11,257		
Storage	114	435	General Classroom	476
126 Classroom	126	1,081	General Classroom	333
126A Classroom	126A	916	General Classroom	332
127 Classroom	127	768	General Classroom	396
128 Classroom	128	784	General Classroom	397
155 Classroom (not science fix gen classroom)	155	950	General Classroom	395
203 Classroom 205onplan	203	861	General Classroom	328
203aClassroom 205Bonplan	203aClassroom	716	General Classroom	327
206 Classroom	206	752	General Classroom	325
207 Classroom	207	844	General Classroom	326
216 Classroom	216	792	General Classroom	329
217A Group/Cluster	217A	757	General Classroom	407
218 Classroom	218	787	General Classroom	330
219 Classroom	219	814	General Classroom	331
Food - Cafeteria (1)		1,955		
129 Student Dining	129	1,955	Food - Cafeteria	272
Workspace/Lounge (10)		1,552		
113-1 Conf	113-1	260	Workspace/Lounge	287
123 Storage	123	187	Workspace/Lounge	288
134 Lounge	134	190	Workspace/Lounge	286
151 Planning	151	93	Workspace/Lounge	285
203 Prep/Wkrm	203	151	Workspace/Lounge	284
221-1 Prep/Wkrm	221-1	82	Workspace/Lounge	283
226-1 Prep/Wkrm	226-1	121	Workspace/Lounge	282
228-1 Prep/Wkrm	228-1	53	Workspace/Lounge	281
231 Lounge	231	359	Workspace/Lounge	279
233 Prep/Wkrm in rm 230	233	56	Workspace/Lounge	280
Food - Kitchen (1)		726		
Kitchen/Serving	100	726	Food - Kitchen	399

Obsolete Test Data

	Room #	SF	Type	ID
Science (1)		748		
01 Science	01	748	Science	414
Special Education (2)		797		
228 Spec Ed	228	492	Special Education	425
232 Spec ed	232	305	Special Education	426
Fine Arts (3)		2,209		
02 Art	02	660	Fine Arts	296
221 Music	221	716	Fine Arts	298
226 Art	226	833	Fine Arts	297
Library/Media Center (2)		2,224		
135 Bookroom	135	162	Library/Media Center	438
208 Library	208	2,062	Library/Media Center	437
Maintenance / Janitorial Space (3)		406		
Cafeteria Storage	130	153	Maintenance / Janitorial Space	474
Storage	143	228	Maintenance / Janitorial Space	467
Janitor Closet x 143		25	Maintenance / Janitorial Space	471

Appendix

Breakdown of Space by Room Type



Appendix

Space Sufficiency by Room Type

SF Requirements														
Building	Space Type	Highest Grade	Curren...	Sum_SF	General_Cla...	Gymnaaiu...	Administrat...	Library_S...	WorkSpac...	Science_S...	Maintenance/...	Health_Serv...	Dining_Sp...	
Totals			295	28812	-	-	-	-	-	-	-	-	-	
Building 1 -			295	2206	-	-	-	-	-	-	-	-	-	
Building 1 -	Administrative		295	3518	-	-	-3073	-	-	-	-	-	-	
Building 1 -	Administrative		295	165	-	-	288	-	-	-	-	-	-	
Building 1 -	General Classroom		295	11461	-105	-	-	-	-	-	-	-	-	
Building 1 -	Gymnasium		295	3398	-	2299.6	-	-	-	-	-	-	-	
Building 1 -	Health Services		295	199	-	-	-	-	-	-	-	301	-	
Building 1 -	Kitchen		295	2681	-	-	-	-	-	-	-	-	-	
Building 1 -	Library/Media Center		295	2062	-	-	-	-1177	-	-	-	-	-	
Building 1 -	Maintenance/Janitorial Space		295	406	-	-	-	-	-	-258.5	-	-	-	
Building 1 -	Science		295	757	-	-	-	-	-	-524	-	-	-	
Building 1 -	Special Education		295	950	-	-	-	-	-	-	-	-	-	
Building 1 -	Workspace/Lounge		295	1009	-	-	-	-	-859	-	-	-	-	



Facility Data

Address	[REDACTED]
Local Education Agency	[REDACTED]
School Type	[REDACTED]
Stories	1
Total SF	[REDACTED]
Year Built	1979
Last Major Renovation	1996
GPS	[REDACTED]
Assessed Date	2020-10-27
FCI	0.41
MDCI	



Executive Summary

EXECUTIVE SUMMARY: [REDACTED]

ORIGINAL CONSTRUCTION DATE & ADDITIONS:

The [REDACTED] school was originally constructed in 1969 and renovated in 1996.

MAJOR RENOVATION DATES:

The facility was renovated in 1996. Exceptions to the renovation include the structure of the buildings and part of the electrical and piping infrastructure.

HIGH-LEVEL RECOMMENDATIONS:

Due to the relatively comprehensive renovations, no major system-level replacements or rehabilitations are expected in the near-term.

Limited architectural and MEPF component replacements are anticipated on an as-needed basis.

SUFFICIENCY ANALYSIS:

- The schools has lead or lead paint. The school has a lead paint O&M manual.
- The schools has asbestos containing material. The school has an AHERA report.
- There are no students in grades 3 or below in relocatables.

Demographics

Current Staff/Students	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	TOTAL
Total FTE Students by Grade								159	176	173				508
Total FTE Teachers (non-administrative) by Grade													60	60

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20*	Growth Factor (%)	Projected 2025 Enrollment
Historical Enrollment	505	476	475	473	508		0.3	516

* 2019-20 enrollment data is not being used in calculations due to COVID-19

Additional Educational Programs 1

Obsolete Test Data

															TOTAL
Technology Education (Indu	Students									1					1
	Teachers									1					1

Buildings and Relocatable Classrooms 1

	Construction/Installation Year	Square Footage	Comments
Main building	1979		

Building Systems

Category/Subcategory	Component	Details	Est. Year in Service	Est. RUL	Quantity
Building Equipment & Systems					
Electrical Distribution	Security & Low Voltage Systems - Average		2015	10	GSF
HVAC	Boiler(s) - Gas		1979	5	4,334 MBH
HVAC	Chiller(s) / Cooling Tower(s) - Air Sourced		1995	5	175 Ton
HVAC	Even Mix of Package Units & Split Systems		1995	5	4 Ton
HVAC	Forced Air System (AHUs	Ductwork, VAVs)	1979	5	GSF
Electrical Distribution	Switchgear/board w/Sub Panels and Generator/UPS - Medium Density		1979	5	GSF
Electrical Distribution	Lighting System	Interior	2010	10	GSF
Plumbing Fixtures	Supply & Sanitary		1979	15	GSF
Life Safety	Sprinkler System	Full Retrofit, Multi-Family (per SF)	1979	3	GSF
Life Safety	Fire Alarm System	Full Upgrade/Install, Office (per SF)	2000	3	GSF
Program Support Equipment	Masonry Bearing Walls		1979	34	GSF
Program Support Equipment	Commercial Kitchen Equipment - Warming Only		1996	5	1 LS
Program Support Equipment	Casework/Cabinetry - Standard	Base and Wall Section, Wood	1996	10	300 LF
Site					
Site	Asphalt Pavement	Parking Lot	2005	10	65,000 SF
Site	Concrete Pavement	Parking Lot	1979	2	15,000 SF
Site	Sports Courts & Play Surfaces		1996	3	300 SF
Site	Lawn Area w/Plantings		1979	5	3,560 SF
Site	Lawn Area Only		1996	25	20,000 SF
Building Exterior					
Skin	Brick		1979	15	20,000 SF
Skin	Brick Wall		1979	20	16,000 SF
Skin	Curtain Wall		1996	26	1,000 SF
Skin	Window	Metal-Frame	1979	10	3,500 SF
Skin	Storefront		1996	10	1,000 SF
Skin	Service Door		1979	5	4 EA
Skin	Door	Fully Glazed, Exterior Door	2000	10	18 EA
Roofs	Metal Roof		1979	3	3,000 SF
Roofs	Built-Up		2000	5	SF
Structural	Shallow - Foundation Wall	Concrete or CMU w/Continuous Footings	1979	34	LF
Structural	Concrete Slab		1979	34	SF

Category/Subcategory	Component	Details	Est. Year in Service	RUL	Quantity
Building Interior					
Interior Construction	Concrete Block (CMU) Wall		1979	20	██████ SF
Flooring	Quarry Tile		1979	30	8,000 SF
Flooring	Vinyl Composition Tile (VCT)		1996	10	56,760 SF
Flooring	Carpet	Standard Commercial, Medium Traffic	2015	5	36,000 SF
Flooring	Wood Sports Floor		1979	10	5,500 SF
Ceilings	Suspended Acoustical Tile (ACT)		2010	15	80,000 SF
Ceilings	Gypsum Board/Plaster Ceiling	Ceiling	2010	10	22,000 SF
Ceilings	Textured Spray Coating		1979	15	4,260 SF
Interior Doors and Hardware	Aluminum-Framed Fully-Glazed	Fully Glazed, Interior Door	1996	16	10 EA
Interior Doors and Hardware	Wood Solid-Core	Solid Core, Painted/Stained, Interior Door	1996	16	236 EA

Sufficiency Standards

Does the school have a lead paint O&M Manual?	No
Does the school have an AHERA report?	Yes
Are there any students in grades 3 or below in the modulars?	No
Are there separate bus, cars, students drop off?	No
How many parking spaces exist at the site, total?	134
How many standard ADA parking spaces exist at the site?	11
How many van-accessible ADA parking spaces exist at the site?	9
Is there at least one hard surface court present (e.g. basketball court or similar)?	No
Is there at least one unpaved recreation area present (e.g. open field or rubber tile surface)?	Yes
Is there at least one play field (soccer, baseball, or football) present?	Yes

Room Inventory ⁶⁵

	Room #	SF	Type	ID
General Classroom (39)		33,245		
Room 1	1	685	General Classroom	730
Room 10	10	1,225	General Classroom	736
Room 11	11	810	General Classroom	737
Room 12	12	580	General Classroom	738
Room 14	14	835	General Classroom	742
Room 16	16	940	General Classroom	744
Room 17	17	790	General Classroom	745
Room 18	18	940	General Classroom	746
Room 19	19	835	General Classroom	747

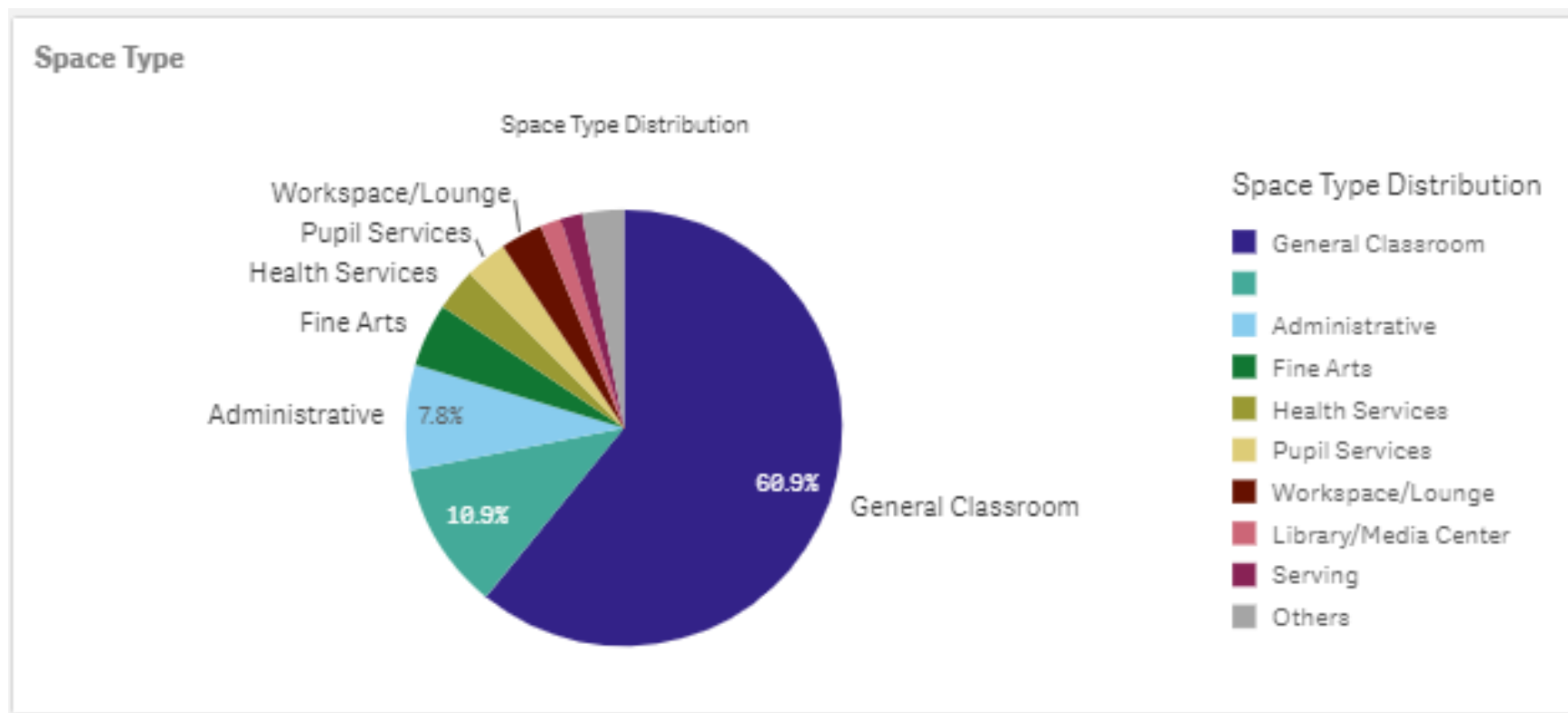
	Room #	SF	Type	Obsolete Test Data ID
Room 2	2	685	General Classroom	729
Room 20	20	835	General Classroom	751
Room 21	21	835	General Classroom	750
Room 22	22	845	General Classroom	752
Room 23	23	835	General Classroom	758
Room 24	24	835	General Classroom	755
Room 25	25	830	General Classroom	756
Room 26	26	1,160	General Classroom	761
Room 26A	26A	325	General Classroom	760
Room 27	27	1,125	General Classroom	762
Room 27A	27A	205	General Classroom	763
Room 28	28	1,225	General Classroom	764
Room 3	3	1,170	General Classroom	726
Room 30	30	860	General Classroom	766
Room 31	31	825	General Classroom	767
Room 32	31	970	General Classroom	768
Room 33 (FACS)	33	1,660	General Classroom	769
Room 34 (music)	34	1,075	General Classroom	770
Room 36 (class room)	36	1,450	General Classroom	773
Room 37	37	655	General Classroom	776
Room 39	39	830	General Classroom	779
Room 4	4	780	General Classroom	728
Room 40	40	820	General Classroom	759
Room 41	41	320	General Classroom	777
Room 42	42	235	General Classroom	778
Room 5	5	860	General Classroom	727
Room 6	6	795	General Classroom	731
Room 7	7	855	General Classroom	732
Room 8	8	855	General Classroom	733
Room 9	9	850	General Classroom	734
Storage (Non-Classroom) (3)		250		
Storage 11		130	Storage (Non-Classroom)	735
Storage 6		60	Storage (Non-Classroom)	754
Storage 8		60	Storage (Non-Classroom)	749
Workspace/Lounge (3)		735		
Workroom 7		0	Workspace/Lounge	740
Staff lounge		540	Workspace/Lounge	794
Work room 4		195	Workspace/Lounge	748
Technology and Computer Science (4)		3,235		
Room 29 (2x100sf storage rooms)	29	810	Technology and Computer Science	765
Computer Lab A		835	Technology and Computer Science	741
Computer lab B		885	Technology and Computer Science	743
Computer Lab C		705	Technology and Computer Science	772
Fine Arts (3)		4,750		
Room 38 (band room)	38	1,500	Fine Arts	775
Room 35 (sewing)		1,175	Fine Arts	771
Room 36 (workshop)		2,075	Fine Arts	774
Library/Media Center (1)		3,250		
Media Center		3,250	Library/Media Center	780
Gymnasium (1)		5,508		

Obsolete Test Data

Room #	SF	Type	ID
Gymnasium	5,508	Gymnasium	781
Food - Cafeteria (1)	8,000		
Cafeteria	8,000	Food - Cafeteria	782
Food - Kitchen (1)	1,100		
Kitchen	1,100	Food - Kitchen	783
Administrative (5)	1,835		
Assistant principal office	335	Administrative	785
Counseling office	380	Administrative	791
Deans office	200	Administrative	787
Main office	630	Administrative	784
Principal office	290	Administrative	786
Health Services (2)	315		
Healthroom	175	Health Services	790
Nurse	140	Health Services	789
Pupil Services (2)	273		
Counselor A-K	135	Pupil Services	793
School counselor L-Z	138	Pupil Services	792

Appendix

Breakdown of Space by Room Type



Appendix

Space Sufficiency by Room Type

SF Requirements													
Building	Space Type	Highest Grade	Curren...	Sum_SF	General_Cla...	Gymnasalu...	Administrat...	Library_S...	WorkSpac...	Science_S...	Maintenance/...	Health_Serv...	Dining_Sp...
Totals			0	62496	-	-	-	-	-	-	-	-	-
Building 1-			0	3485	-	-	-	-	-	-	-	-	-
Building 1-			0	0	-	-	-	-	-	-	-	-	-
Building 1-	Administrative		0	1835	-	-	-1685	-	-	-	-	-	-
Building 1-	Fine Arts		0	4750	-	-	-	-	-	-	-	-	-
Building 1-	General Classroom		0	33245	-	-	-	-	-	-	-	-	-
Building 1-	Gymnasium		0	5508	-	-	-	-	-	-	-	-	-
Building 1-	Health Services		0	315	-	-	-	-	-	-	-	185	-
Building 1-	Kitchen		0	1100	-	-	-	-	-	-	-	-	-
Building 1-	Library/Media Center		0	3250	-	-	-	-3250	-	-	-	-	-
Building 1-	Pupil Services		0	273	-	-	-	-	-	-	-	-	-
Building 1-	Serving		0	8000	-	-	-	-	-	-	-	-	-
Building 1-	Workspace/Lounge		0	735	-	-	-	-	-585	-	-	-	-

**MARYLAND PUBLIC SCHOOL FACILITIES
EDUCATIONAL SUFFICIENCY STANDARDS**

I. PURPOSE. The purpose of Maryland Public School Facilities Educational Sufficiency Standards (*COMAR 13A.01.02.04*) is to establish acceptable minimum levels for the physical attributes, capacity, and educational suitability of existing public K–12 school facilities. The application of these standards shall be limited to space and attributes needed to support educational programs and curricula—defined by the Maryland State Board of Education—that are sustainable within the operational budgets of the school systems for staffing, maintenance, and full utilization of the facilities. The Educational Sufficiency Standards are dynamic. The Interagency Committee on School Construction (IAC), and includes its successor organization, the Interagency Commission on School Construction, shall periodically review the Standards and recommend changes to the Standards as time and circumstances require.

These Standards are intended for use in the evaluation of existing public school facilities with projected five-year future student counts and are not intended to limit the flexibility of design solutions for new construction and renovation projects. A companion document is the Facilities Planning Guide, which provides guidelines and recommendations for use in the programming and design of new schools, replacement schools, and renovations of existing schools. The Facilities Planning Guide is incorporated by reference into these standards and may be amended by the IAC with adequate notice to and input from the public. *[Code of Maryland (COMAR) references in this document are to certain Title 13A regulations of the State Board of Education for State School Administration, General Instructional Programs, Specific Subjects, Special Instructional Programs, and Supporting Programs.]*

II. GENERAL REQUIREMENTS. These standards are not intended to supersede or omit compliance with applicable building and fire codes or any other code, regulation, law, or standard that has been adopted by State agencies. At the same time, these Standards will not restate the requirements of other codes.

A. Building condition. A school facility must be safe (*COMAR 13A.01.04.03*) and capable of being maintained.

**MARYLAND PUBLIC SCHOOL FACILITIES
EDUCATIONAL SUFFICIENCY STANDARDS**

1. Structural. A school facility must be structurally sound. A school facility shall be considered structurally sound and safe if the building presents no imminent danger or major visible signs of decay or distress and the building's structural systems support the loads imposed on them.
2. Exterior envelope. An exterior envelope is safe and capable of being maintained if:
 - a) *Walls and roof are weather tight under normal conditions with routine upkeep; and*
 - b) *Doors and windows are weather tight under normal conditions with routine upkeep.*
3. Interior surfaces. An interior surface is safe and capable of being maintained if it is:
 - a) *Structurally sound;*
 - b) *Capable of supporting a finish; and*
 - c) *Capable of continuing in its intended use with normal maintenance and repair.*
4. Interior finishes. An interior finish is safe and capable of being maintained if it is:
 - a) *Free of exposed lead paint;*
 - b) *Free of exposed friable asbestos; and*
 - c) *Capable of continuing in its intended use with normal maintenance and repair.*

B. Building systems. Where present, building systems in a school facility must be in working order and capable of being properly maintained. Building systems include roof, plumbing, telephone, electrical, and heating and cooling systems, as well as fire alarm, two-way internal communication, technological infrastructure, and security systems.

1. General. A building system shall be considered to be in working order and capable of being maintained if all of the following apply:
 - a) *The system is capable of being operated as intended and maintained.*
 - b) *Newly manufactured or cost-effective refurbished replacement parts are available.*
 - c) *The system is capable of supporting the standards established in this rule.*
 - d) *Components of the system present no imminent danger of personal injury.*

**MARYLAND PUBLIC SCHOOL FACILITIES
EDUCATIONAL SUFFICIENCY STANDARDS**

2. Sanitary facilities. Fixtures shall include, but are not limited to, water closets, urinals, lavatories, and drinking fountains. Restrooms shall be available for general classrooms for grades 3 and below and special needs classrooms without having to exit the building, wherever possible within reasonable cost constraints.
3. Fire alarm and emergency-notification system. A school facility shall have a fire alarm and emergency-notification system as required by applicable State fire codes and emergency procedures.
4. Two-way communication system. A school facility shall have a two-way internal communication system between a central location and each classroom, isolated office space, library media center, physical education space, cafeteria, and other regularly occupied spaces.

III. CLASSIFICATION OF PUBLIC SCHOOLS. The classifications for public schools under these standards are:

- A. Elementary school (PK–5 or any subset thereof)
- B. Middle school (6–8)
- C. High school (9–12)
- D. Combination school (a combination of any grade levels)
- E. Other school (includes early-childhood-education centers, special-education centers, career-technology centers, alternative-education schools, etc.)

IV. SCHOOL SITE. A school site shall be of sufficient size to accommodate safe access, parking, drainage, and security (*COMAR 13A.01.04.03*). Additionally, the site shall be provided with an adequate source of water and appropriate means of effluent disposal.

- A. Safe access. A school site shall be configured for safe and controlled access that separates pedestrian from vehicular traffic. If buses are used to transport students, then bus loading/unloading areas shall be separated from vehicular-traffic areas wherever possible. Dedicated student drop-off and pickup areas shall be provided for safe use by student passengers arriving or departing by automobile.

**MARYLAND PUBLIC SCHOOL FACILITIES
EDUCATIONAL SUFFICIENCY STANDARDS**

B. Parking. A school site shall include a maintainable surfaced area that is stable, firm, and slip resistant and is large enough to accommodate 1.5 parking spaces/staff FTE and one student space /ten high school students. If this standard is not met, alternative parking may be approved after the sufficiency of parking at the site is reviewed by the IAC using the following criteria:

1. Availability of street parking around the school;
2. Availability of any nearby parking lots;
3. Availability of public transit;
4. Number of staff who drive to work on a daily basis; and
5. Average number of visitors on a daily basis.

C. Drainage. A school site shall be configured such that runoff does not undermine the structural integrity of the school buildings located on the site or create flooding, ponding, or erosion resulting in a threat to health, safety, or welfare.

D. Security.

1. All schools shall have safe and secure site fencing or other barriers with accommodations for safe passage through openings to protect students from the hazards of traffic, railroad tracks, animal nuisance, and steep slopes.

V. SITE RECREATION AND OUTDOOR PHYSICAL EDUCATION. A school facility shall have area, space and fixtures, in accordance with the standard equipment necessary to meet the educational requirements of the public education department, for physical education activity. *(COMAR 13A.01.02.05 and 13A.04.13, Physical Education only)*

A. Elementary school. Safe play area(s) and playground(s) including hard surfaced court(s) and unpaved recreation area(s) shall be conveniently accessible to the students. Play area(s) and appropriate equipment for physical education and school recreational purposes shall be provided based on the planned school program capacity. For schools that serve students in grade 5 and below, a protected play area shall be provided. Play-equipment areas shall have surfacing materials that meet or exceed safety specifications for shock-absorbing qualities as outlined by the U.S. Consumer Product Safety Commission.

B. Middle school. Hard surfaced court(s) and playing field(s) for physical education activities shall be provided. Playing field(s) and equipment shall be based on the planned school program capacity.

**MARYLAND PUBLIC SCHOOL FACILITIES
EDUCATIONAL SUFFICIENCY STANDARDS**

- C. High school. A playing field for physical education activities shall be provided. Playing fields and equipment shall be based on the planned school program capacity.
- D. Combination school. A combination school shall provide the elements of the grades served by Subsections A, B and C above without duplication, but shall meet the highest standard.
- E. Other school. Other schools shall provide the elements above necessary to meet the educational requirements of the specific programs and capacity of the schools.

VI. ACADEMIC CLASSROOM SPACE. All classroom space shall meet or exceed the requirements listed below:

- A. Area of classroom spaces. Classroom spaces, including those for physical education, shall be sufficient for educational programs that are appropriate for the class-level needs.
- B. Classroom fixtures and equipment
 - 1. With the exception of physical-education spaces, each general and specialty classroom shall contain a work surface and seat for each student in the classroom. The work surface and seat shall be appropriate for the normal activity of the class conducted in the room.
 - 2. Each general and specialty classroom shall have an erasable surface and a surface suitable for projection purposes, appropriate for group classroom instruction, and a display surface. A single surface may meet one or more of these purposes.
 - 3. Each general and specialty classroom shall have storage for classroom materials or access to conveniently located storage.
 - 4. With the exception of physical-education spaces and music-education spaces, each general and specialty classroom shall have a work surface and seat for the teacher and for any aide assigned to the classroom. The classroom shall have secure storage for student records that is located in the classroom or is conveniently accessible to the classroom.
- C. Classroom lighting
 - 1. Each general and specialty classroom shall have a light system capable of maintaining at least 50 foot-candles of well-distributed light. Provide appropriate task lighting in specialty classrooms where enhanced visibility is required.
 - 2. The light level shall be measured at a work surface located in the approximate center of the classroom, between clean light fixtures.

**MARYLAND PUBLIC SCHOOL FACILITIES
EDUCATIONAL SUFFICIENCY STANDARDS**

D. Classroom temperature and relative humidity

1. Each general and specialty classroom shall have a heating, ventilation and air conditioning (HVAC) system capable of maintaining a temperature between 68 and 75 degrees Fahrenheit and a relative humidity between 30 and 60% at full occupancy.
2. The temperature and humidity shall be measured at a work surface in the approximate center of the classroom.

E. Classroom acoustics

1. With the exception of physical-education spaces, each general and specialty classroom shall be maintainable at a sustained background sound level of less than 55 decibels.
2. The sound level shall be measured at a work surface in the approximate center of the classroom.

F. Classroom air quality

1. Each general, science, and fine arts classroom shall have an HVAC system that continually moves air and is capable of maintaining a CO₂ level of not more than 1,200 parts per million.
2. The air quality shall be measured at a work surface in the approximate center of the classroom.

VII. GENERAL USE CLASSROOMS. (ENGLISH LANGUAGE ARTS/LITERACY, MATHEMATICS, SOCIAL STUDIES AND WORLD LANGUAGES (*COMAR 13A.03, General Instructional Programs and 13A.04, Specific Subjects*)).

A. Cumulative classroom net square foot (sf) requirements, excluding in-classroom storage space and any in-classroom toilet rooms, shall be at least:

- | | | |
|----|-----------------|-------------------|
| 1. | Prekindergarten | 50 net sf/student |
| 2. | Kindergarten | 50 net sf/student |
| 3. | Grades 1 – 8 | 32 net sf/student |
| 4. | Grades 9 – 12 | 25 net sf/student |

B. At least 2 net sf/student shall be available for dedicated, in-classroom storage and may be provided vertically to avoid the need for additional floor area.

C. Sufficient number of classrooms shall be provided to meet state and local board mandated student/staff ratio requirements.

**MARYLAND PUBLIC SCHOOL FACILITIES
EDUCATIONAL SUFFICIENCY STANDARDS**

VIII. SPECIALTY CLASSROOMS.

A. Special education (*COMAR 13A.05.01, 13A.05.02*) Maryland assures a free appropriate public education for all students with disabilities, birth through the end of the school year in which the student turns 21 years old, in accordance with the student's Individualized Education Program. Early Intervention Services for children from birth through two years is typically provided through the Maryland Infants and Toddlers Program. To the maximum extent appropriate, students with disabilities are educated in the least restrictive environment with students who are not disabled. A continuum of alternative placements shall be provided.

1. If a special-education space for pull-out purposes other than calming is provided and the space is required to support educational programs, services, and curricula, the space shall not be smaller than 450 net sf.
2. When the need is demonstrated by the LEA, additional space in the classroom shall be provided with, or students shall have an accessible route to: an accessible unisex restroom with one toilet, sink, washer/dryer, and shower stall/tub, as needed, and at least 15 net sf of storage.
3. When the need is demonstrated by the LEA, in 6th grade classrooms and above, a kitchenette of least 30 net sf shall be provided.

B. Science (*COMAR 13A.04.09*)

1. For grades PK through 5, no additional space is required beyond the classroom requirement.
2. For grades 6 through 12, 4 net sf/student of the specialty program capacity for science is required. The space shall not be smaller than the average classroom at the facility. This space is included in the academic classroom requirement and may be used for other instruction. The space shall have science fixtures and equipment, in accordance with the standard equipment necessary to meet the educational requirements of the Maryland Science Content Standards.
3. For grades 9 through 12 only, at least 40 net sf of space is provided for securable, well-ventilated storage/prep space for each science room having science fixtures and equipment. Storage/prep room(s) may be combined and shared between more than one classroom.

**MARYLAND PUBLIC SCHOOL FACILITIES
EDUCATIONAL SUFFICIENCY STANDARDS**

C. Fine-Arts Education. *(COMAR 13A.04.16)* A school facility shall have classroom space to deliver fine-arts education programs. Fine arts subjects include art, music, dance, and theater. Classroom space(s) for fine-arts education shall not be smaller than the average classroom at the facility. Fine-arts education classroom space(s) may be included in the academic-classroom requirement and may be used for other instruction.

1. Elementary school. Fine-arts education programs may be accommodated within a general use or dedicated arts classroom. Provide one dedicated classroom for each fine-arts subject area staffed with greater than 0.5 full time fine-arts teacher. Provide additional dedicated fine-arts program storage of at least 60 net sf for each subject area per facility.
2. Middle school. Classroom space(s) for fine-arts education programs shall have no less than 4 net sf/student of the specialty program capacity for fine-arts subjects. Provide one dedicated classroom for each fine-arts subject area staffed with greater than 0.5 full time fine-arts teacher. Provide additional 60 net sf of storage for each fine-arts program subject.
3. High school. Classroom space(s) for fine-arts education programs shall have no less than 5 net sf/student of the specialty program capacity for fine-arts subjects.
4. Combination school. A combination school shall provide the elements of the grades served by paragraphs (1), (2) and (3) above without duplication but meeting the higher standards.
5. Other school. Other schools shall provide the elements above necessary to meet the educational requirements of the specific programs and capacity of the schools.

D. Technology Education and Computer Science *(COMAR 13A.04.01)*

1. For grades K through 5, no additional space is required beyond the classroom requirement.
2. For grades 6 through 8, 3 net sf/student, and 4 net sf/student for grades 9 through 12, of the specialty program capacity for technology education and family and consumer science is required. The space shall not be smaller than the average classroom at the facility. This space is included in the academic classroom requirement and may be used for other instruction.
3. The space shall have technology fixtures and equipment, in accordance with the standard equipment necessary to meet the educational requirements of the Maryland Technology Education Content Standards, and in high school, the requirements of Maryland Advanced Technology Education electives where such electives are offered.
4. Provide at least 80 net sf for securable, well-ventilated storage/prep space for each technology education room having technology fixtures and equipment. Storage/prep room(s) may be combined and shared between more than one classroom.

**MARYLAND PUBLIC SCHOOL FACILITIES
EDUCATIONAL SUFFICIENCY STANDARDS**

- E. Career and Technology Education (*COMAR 13A.04.02 and 13A.04.10*)
1. Elementary school. No requirement.
 2. Middle school. Space shall be provided for career-development and career-exploration activities. Each program lab or classroom space shall be no smaller than 650 net sf.
 3. High school. Career and technology education programs space shall be provided with no less than 4 net sf/student of the specialty program capacity of the school for career education. Each program lab or classroom space shall be no smaller than 650 net sf. Spaces for programs requiring licensing, certification, or accreditation by a state board or agency shall meet all applicable health and safety standards. Cosmetology and barber programs shall comply with the sanitation requirements of the State Board of Cosmetologists and the State Board of Barbers, respectively.
 4. Combination school. A combination school shall provide the elements of the grades served by Paragraphs (1), (2) and (3) above without duplication, but meeting the higher standards.
 5. Other school. Other schools shall provide the elements above necessary to meet the educational requirements of the specific programs and capacity of the schools.

IX. SCHOOL LIBRARY/MEDIA CENTER. (*COMAR 13A.05.04*) A school facility shall have a unified school library/media program for the use of all students which shall include an organized and centrally managed collection of instructional materials and technologies and direct instruction. Provide space for collections, reference, circulation, instruction, workroom for staff, and storage.

- A. Elementary school. The area for stacks and seating space shall be at least 3 net sf/student of the planned school program capacity. The instructional space shall not be smaller than the average classroom at the facility. In addition, office/workroom space and secure storage shall be provided.
- B. Middle or high school. The area for stacks and seating shall be at least 3 net sf/student of the planned school program capacity. The space shall not be smaller than the average classroom at the facility. In addition, office/workroom space and secure storage shall be provided.
- C. Combination school. Provide the elements of the grades set out in Paragraphs (A) and (B) above without duplication, but meeting the higher standards.

**MARYLAND PUBLIC SCHOOL FACILITIES
EDUCATIONAL SUFFICIENCY STANDARDS**

D. Other school. Other schools shall provide the elements above necessary to meet the educational requirements of the specific programs and capacity of the schools.

X. PHYSICAL EDUCATION. *(COMAR 13A.01.02.05, 13A.04.13, and 13A.06.04)*

A. General requirements. Each school shall provide an instructional program in physical education each year for all students in grades PK-8. Each school shall offer a physical-education program in grades 9–12 which shall enable students to meet graduation requirements and to select physical education electives. The following minimum spaces are required: gymnasium, teacher office or planning area, equipment storage, and outdoor instructional playing field.

1. Elementary school. Provide a gymnasium with at least 2,200 net sf. This space may have multi-purpose use in accommodating other educational program activities such as art program performances.
2. Middle school. Provide a gymnasium with a minimum of 5,200 net sf plus an additional 4 net sf times 40% of the enrollment of the school devoted to bleacher seating.
3. High school. Provide a gymnasium with at least 6,500 net sf plus an additional 4 net sf times 40% of the enrollment of the school devoted to bleacher seating..
4. Combination school. Provide the elements of the grades served by Paragraphs (1), (2) and (3) above without duplication, but meeting the higher net sf standards.
5. Other school. Other schools shall provide the elements above necessary to meet the educational requirements of the specific programs and capacity of the schools.

B. Additional physical education requirements in addition to space requirements in Subsection A:

1. Elementary school. One office shall be provided. Separate physical education equipment storage shall be provided.
2. Middle school. One office shall be provided. Separate physical education equipment storage space shall be provided.
3. High school. Two dressing rooms shall be provided, with lockers, showers and restroom fixtures. Two offices shall be provided. Separate physical education equipment storage space shall be provided.
4. Combination school. A combination school shall provide the elements of the grades served by Paragraphs (1), (2) and (3) above without duplication, but meeting the higher standards.

**MARYLAND PUBLIC SCHOOL FACILITIES
EDUCATIONAL SUFFICIENCY STANDARDS**

5. Other school. Other schools shall provide the elements above necessary to meet the educational requirements of the specific programs and capacity of the schools.

XI. FOOD SERVICES (*COMAR 13A.06.01*)

A. Dining. A school facility shall have a space to permit students to eat within the school outside of general classrooms. This space may have more than one function and may fulfill more than one sufficiency standards requirement. Schools are encouraged to provide sufficient lunch periods that are long enough to give all students enough time to be served and to eat their lunches. The dining area shall be sized to accommodate no less than one third of the planned school program capacity of the school. The dining area shall have no less than 15 net sf/seated student.

B. A serving area shall be provided in addition to a dining area.

C. Kitchen. A kitchen shall have a telephone, plumbing providing potable water, a sink suitable for use both in preparing food and washing utensils, and a separate hand-washing sink. Kitchen and equipment shall comply with either the food preparation kitchen or the serving kitchen standards defined as follows:

1. Food preparation kitchen. Provide at least the greater of 1) a minimum of 2 net sf/meal served during the single largest serving period or 2) no fewer than 2 sf per enrolled student eligible for free or reduced-price meals.

2. Serving kitchen. Where food is not prepared, there shall be a minimum of 200 net sf.

XII. OTHER FACILITY AREAS.

A. Administrative space. A school facility shall have space to be used for the administration of the school. The space shall consist of a minimum of 150 net sf, plus 1 net sf/student of the planned school program capacity.

B. Faculty workroom/lounge. A school facility shall have workspace/lounge available to the faculty. This space is in addition to any workspace/lounge available to a teacher in or near a classroom. The space shall consist of 1 net sf/student of the planned school program capacity with no less than 150 net sf. The space may consist of more than one room and may have more than one function. This space shall include a break area with a sink.

**MARYLAND PUBLIC SCHOOL FACILITIES
EDUCATIONAL SUFFICIENCY STANDARDS**

C. Health services. *(COMAR 13A.01.02.05 and 13A.05.05.10A)* A school facility shall have a dedicated health services space with areas for waiting, examination and treatment, resting, storage, and an accessible toilet room. There shall be a separate room for private consultations and for use as a health service professional's office. Provide lockable cabinets for medical records and medications and at least one sink in addition to the sink in the toilet room. All sinks must provide both hot and cold water. Provide a minimum of 500 net sf.

D. Pupil services. *(COMAR 13A.05.05)* A school shall provide a coordinated program of pupil services for all students which shall include, but not be limited to, school counseling, pupil personnel, school psychology, and health services. The school facility shall provide a minimum of 120 net sf for each discipline, except school health services, staffed with greater than a 0.5 full time professional.

XIII. GENERAL STORAGE (EXCLUDES LOCKERS, JANITORIAL, KITCHEN, GENERAL CLASSROOM, SPECIALTY CLASSROOMS, AND ADMINISTRATIVE STORAGE). For storage, at least 1 net sf/student of the planned school program capacity may be distributed in or throughout any type of room or space, but may not count toward required room square footages. General storage must be securable and include textbook storage.

XIV. MAINTENANCE AND JANITORIAL SPACE. Each school shall designate 0.5 net sf per student of the planned school program capacity for maintenance and janitorial space. Janitorial space shall include a janitorial sink.

XV. STANDARDS VARIANCE.

A. The IAC may grant a variance from any of the Sufficiency Standards if it determines that the intent of the standard can be met by the school system in an alternate manner or if a variance is required for appropriate programmatic needs as demonstrated by the school system. If the IAC grants the variance, the school system shall be deemed to have met the standard.

**MARYLAND PUBLIC SCHOOL FACILITIES
EDUCATIONAL SUFFICIENCY STANDARDS**

B. The IAC's Facilities Planning Guide includes the appropriate Sufficiency Standard in each functional section defining design minimums, and the State maximum funding participation is included as the State Funding Participation Goals provided by the total gross square footage per student by enrollment level. Additional State funding above the Funding Participation Goals will be granted only pursuant to a project-specific variance granted by the IAC.

End of Standards

Assessing **System Level Assets**

EXAMPLE

List of Systems/Assets

v 09/24/20

EXAMPLE

Structure	A1	A1-00.1	Foundation System
		A2-01.1	Basement Wall
	A2	A2-02.1	Slab on Grade
	B1	B1-00.1	Superstructure
Envelope	B2	B2-00.1	Exterior Wall - 1, 2, & 3
	B2	B2-01.1	Exterior Glazing - 1, 2, & 3
		B2-02.1	Entrance Door (No Storefront)
		B2-03.1	Service Door
		B2-04.1	Overhead Door
		B2-05.1	Other Door
	B3	B3-00.1	Roofing System - 1, 2, & 3
Interiors	C1	C1-01.1	Interior Door (Office/Classroom)
		C1-01.2	Interior Door (Service/Egress)
		C1-01.3	Interior Door - Other
	C2	C2-01.1	Interior Wall - 1, 2, & 3
		C2-02.1	Floor - 1, 2, 3, & 4
		C2-03.1	Ceiling - 1, 2, & 3
	C3	C3-01.1	Casework
	C4	C4-01.1	Commercial Kitchen Equipment

Systems	D1	D1-00.1	Conveyance
	D2	D2-00.1	Plumbing Infrastructure & Hot Water
	D3	D3-01.1	Central Cooling Systems
		D3-02.1	Central Heating Systems
		D3-03.1	HVAC Distribution & Terminal Units
		D3-04.1	HVAC Package Units & Split Systems
	D4	D4-00.1	Fire Suppression System - Sprinkler
	D5	D5-00.1	Fire Alarm / Life Safety System
	D5	D5-01.1	Electrical Infrastructure
		D5-02.1	Lighting
D9	D9-00.1	Other Systems	
Pools	G2	G2-01.1	Swimming Pool
Site		G2-02.1	Landscaping
		G2-03.1	Hardscape (Vehicular)
		G2-03.2	Hardscape (Pedestrian)
		G2-03.3	Hardscape - 3 & 4
	G9	G9-00.1	Other Site Item

CSM (Client Provided Material)

- BVNA will Pre-Populate Data based on Prior Report, Google Earth, and Assumptions/Calculations
- Client Representative (LEA)s will review and provide comments and then “Acknowledge” as such.
- PMs are to use CSM data and comments as a guide but should be assessing reality, e.g.
 - ✓ If an LEA comment says “Boiler Failed” - PM will need to confirm this, address in the System Level YiS & RUL, and likely include a deficiency tagged photo.
 - ✓ If an LEA comments say “Active Roof Leak” - and PM does not find one and the POC says there is not one, then PM will need to address with comments in one of the roof assets, e.g. “POC indicated no active leaks and none observed”
 - ✓ If the LEA does NOT comment about a failed boiler, PM will need to catch that miss.
 - ✓ If the LEA does NOT comment about the Building GSF not including the 100K GSF integrated addition, PM will need to address/revise the GSF accordingly and all assets that tie into that GSF quantity.

D3 D3-03.1 HVAC Distribution & Terminal Units

Line Item System Asset Includes

- **AHUs & Fans (Supply, Return, Exhaust, Hood)**
- **Ductwork and Hydronic Piping AND**
- **VAVs, Fan-Coil Units, Unit Ventilators AND**
- **Unit Heaters, Cabinet Heaters, Radiators AND**
- **BAS / DDC / Other Controls**

System YiS and RUL are averaged/aggregated based on data provided, field observations, and site-contact interviews

Standardized Basis For Evaluation of System Components

D3041 - Air Handling Unit (AHU), Interior (> 4,000 CFM)

EUL 20 Years



Excellent

RUL 20 to 19 (>95%+ of EUL)

- New (or indistinguishable from new)

Regular cleaning, filter changes, and motor lubrication recommended as part of routine maintenance.



Good

RUL 18 to 14 (>66% EUL left)

- Aside from age there is little directly observable that will show degradation of the AHU

Regular cleaning, filter changes, and motor lubrication recommended as part of routine maintenance.

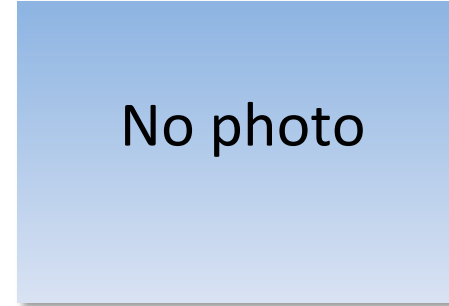


Fair

RUL 13 to 3

- Motors and Fans make more noise than expected
- Filters, motors, fans, belts, coils, plenum areas are dirty
- Minor corrosion observed at housing, motors, fans

Regular cleaning, filter changes, and motor lubrication recommended as part of routine maintenance.



No photo

Poor

RUL 2 to 1

- Motors and Fans make excessive noise, AND/OR
- Filters, motors, fans, belts, coils, plenum areas are excessively dirty, AND/OR
- Corrosion observed at housing, motors, fans
- Observed/reported decreased performance and functional issues

Anticipate refurbishment of Air Handling Unit..



Failed

RUL 0

- Filters, motors, fans, belts, coils, plenum areas are excessively dirty, AND/OR
- Excessive corrosion observed at housing, motors, fans
- Observed/reported NON-performance

Replace OR refurbish Air Handling Unit.

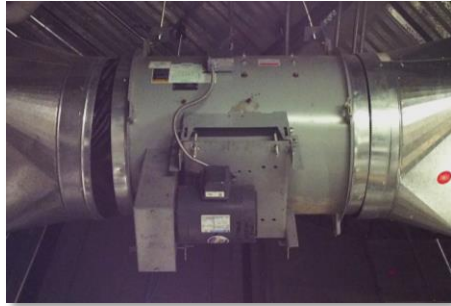
Air handlers are installed in mechanical rooms, ceiling plenums, attics, basements, outdoors at grade, or on a roof. Just because it's on a roof, don't assume it's a Packaged unit. Isolated instances of a missing belt, minor condensate leaking, minor corrosion, excessive dirt, or a rough running motor, would NOT necessarily lower the overall condition of the Asset. These instances would just need to be addressed as separate repair "Actions".

Unless marked on the unit, CFM is typically based on drawings if available, otherwise it is estimated: Estimate the cross-sectional area (W x H) of the AHU at the cooling coil and multiply by 500 feet/minute to come up with an estimated CFM of the AHU (Example: 4' x 4' = 16 SF; 16 SF x 500 FPM = 8,000 CFM). If the cooling coil cross-section is not able to be determined then estimate the cross-sectional SF of all the outgoing ductwork leaving the AHU, multiply by 1100 feet/minute to come up with a total CFM.

Bureau Veritas - 2021

D3041 - Fan, Axial Flow

EUL 20 Years



Excellent

RUL 20 to 19 (>95%+ of EUL)

- New (or indistinguishable from new)

Regular cleaning and motor lubrication recommended as part of routine maintenance.

Good

RUL 18 to 14 (>66% EUL left)

- Aside from age there is little directly observable that will show degradation of the Asset

Regular cleaning and motor lubrication recommended as part of routine maintenance.

Fair

RUL 13 to 3

- Motors/fans make more noise than expected
- Housing, motors are dirty
- Housing has minor scratches/dents
- Minor corrosion observed at housing, motors, fans

Minor repairs may be required, usually as part of routine maintenance.

Poor

RUL 2 or 1

- Motors/fans make excessive noise/vibration
- Housing, motors are excessively dirty
- Significant corrosion observed at housing, motors, fans
- Observed/reported decreased performance and functional issues, recurring functional issues, or history of repairs

Anticipate replacement

Failed

RUL 0

- Unit needs repairs, is not functional, is beyond EUL, and (Repair \$) \geq (Replacement \$)
- Fan/motor enclosure substantially damaged, misshapen, is no longer weathertight, or is perforated, deteriorated, or otherwise beyond repair
- Fatigued (stress cracked), or damaged fan wheel
- Observed/reported NON-performance

Replacement required

See the 20% Rule

Minor dents and scratches and/or minor corrosion, would NOT necessarily lower the overall condition of the Asset if there is no impact on normal performance or integrity (or weathertightness if installed outdoors). The condition of the connected ductwork is NOT necessarily the condition of the fan. As possible, identify fans use, i.e. "Supply Fan", "Exhaust Fan", "Return Fan", or "Relief Fan". EMG's default is to recommend replacement of smaller fans, however very large central fans might be refurbished.

D3042 - Exhaust Fan, Centrifugal

EUL 15 Years



Excellent

RUL 15 (>95% of EUL)

- New (or indistinguishable from new)

Regular cleaning, belt changes, lubrication recommended as part of routine maintenance.



Good

RUL 14 to 10 (>66% EUL left)

- Aside from age there is little directly observable that will show degradation of the asset from “Excellent” down to “Good” Condition

Regular cleaning, belt changes, lubrication recommended as part of routine maintenance.



Fair

RUL 9 to 3

- Motors/fans make more noise than expected
- Housing, motors are dirty
- Housing has minor scratches/dents
- Minor corrosion observed at housing, motors, fans

Minor repairs may be required, usually as part of routine maintenance.



Poor

RUL 2 to 1

- Motors/fans make excessive noise/vibration
- Housing, motors are excessively dirty
- Significant corrosion observed at housing, motors, fans
- Observed/reported decreased performance and functional issues, recurring functional issues, or history of repairs

Anticipate replacement.



Failed

RUL 0

- Unit needs repairs, is not functional, is beyond EUL, and (Repair \$) ≥ (Replacement \$)
- Fan/motor enclosure substantially damaged, misshapen, is no longer weathertight, or is perforated, deteriorated, or otherwise beyond repair
- NON- performance observed/reported

Replacement required.

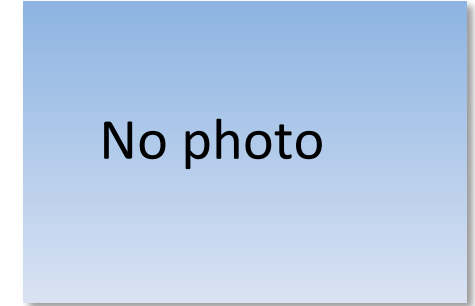
See the 20% Rule

Minor dents and scratches, and/or minor corrosion, would NOT necessarily lower the overall condition of the Asset if there is no impact on normal performance, integrity, or weathertightness. Centrifugal fans (sometimes referred to as “utility fan”, “utility set”, “blower”) are found indoors or outdoor, may be base-mounted or suspended, and may have ducted or un-ducted air intake or discharge. The condition of the connected ductwork is NOT necessarily the condition to the fan. As possible, identify fans use, i.e. “Supply Fan”, “Exhaust Fan”, “Return Fan”, or “Relief Fan”. EMG’s default is to recommend replacement of smaller fans, however very large central fans might be refurbished.

Bureau Veritas - 2021

D3059 - Exhaust Fan, Propeller

EUL 15 Years



Excellent

RUL 15 (>95% of EUL)

- New (or indistinguishable from new)

Regular cleaning and lubrication recommended as part of routine maintenance.

Good

RUL 14 to 10 (>66% EUL left)

- Aside from age there is little directly observable that will show degradation of the asset from “Excellent” down to “Good” Condition

Regular cleaning and lubrication recommended as part of routine maintenance.

Fair

RUL 9 to 3

- Motors/fans make more noise than expected
- Housing, motors are dirty
- Housing has minor scratches/dents
- Minor corrosion observed at housing, motors, fans

Minor repairs may be required, usually as part of routine maintenance.

Poor

RUL 2 or 1

- Motors/fans make excessive noise/vibration
- Housing, motors are excessively dirty
- Significant corrosion observed at housing, motors, fans
- Observed/reported decreased performance and functional issues, recurring functional issues, or history of repairs

Anticipate replacement.

Failed

RUL 0

- Unit needs repairs, is not functional, is beyond EUL, and (Repair \$) \geq (Replacement \$)
- Fan/motor enclosure substantially damaged, misshapen, is no longer weathertight, or is perforated, deteriorated, or otherwise beyond repair
- NON- performance observed/reported

Replacement required.

See the **20% Rule**.

Minor dents and scratches, and/or minor corrosion, would NOT necessarily lower the overall condition of the Asset if there is no impact on normal performance, integrity, or weathertightness. Propeller type fans are found indoors or outdoor. As possible, identify fans use, i.e. “Supply Fan”, “Exhaust Fan”, “Return Fan”, or “Relief Fan”. EMG’s default is to recommend replacement of smaller fans, however very large central fans might be refurbished.

Bureau Veritas - 2021

D3042 - Exhaust Fan, Roof or Wall Mounted

EUL 15 Years



Excellent

RUL 15 (>95%+ of EUL)

- New (or indistinguishable from new)

Regular cleaning and motor lubrication recommended as part of routine maintenance.



Good

RUL 14 to 10 (>66% EUL left)

- Aside from age there is little directly observable that will show degradation of the fan or curb

Regular cleaning and motor lubrication recommended as part of routine maintenance.



Fair

RUL 9 to 3

- Motors/fans make more noise than expected
- Housing, motors are dirty
- Housing has minor scratches/dents
- Minor corrosion observed at housing, motors, fans

Minor repairs may be required, usually as part of routine maintenance.



Poor

RUL 2 or 1

- Motors/fans make excessive noise/vibration
- Housing, motors are excessively dirty
- Significant corrosion observed at housing, motors, fans
- Observed/reported decreased performance and functional issues, recurring functional issues, or history of repairs

Anticipate replacement.



Failed

RUL 0

- Unit needs repairs, is not functional, is beyond EUL, and (Repair \$) ≥ (Replacement \$)
- Fan/motor enclosure or curb substantially damaged, misshapen, is no longer weathertight, or is perforated, deteriorated, or otherwise beyond repair
- Observed/reported NON-performance
- Evidence of animal infestation

Replacement required.

See the 20% Rule

Minor dents and scratches and/or minor corrosion, would NOT necessarily lower the overall condition of the Asset if there is no impact on normal performance or weathertightness. The attribute "Roof Mounted" (sometimes referred to as mushroom, downblast, or upblast) refers to the fan type (configuration), and is NOT limited to fans installed on a roof. As possible, identify fans use, i.e. "Supply Fan" as opposed to an "Exhaust Fan".

D3059 - Fan Coil Unit

EUL 20 Years

Horizontal Ceiling Mounted



Vertical - Concealed in Wall



Horizontal Cabinet Style



Excellent

RUL 20 to 19 (>95%+ of EUL)

- New (or indistinguishable from new)

Coil and fan inspection recommended as part of routine maintenance.

Good

RUL 18 to 13 (>66% EUL left)

- Aside from age there is little directly observable that will show degradation of the Asset from Excellent condition down to Good condition

Coil and fan inspection and cleaning recommended as part of routine maintenance.

Fair

RUL 12 to 3

- Motor/fan make more noise than expected
- Housing, fan, coil, are dirty
- Housing has minor scratches/dents
- Minor corrosion observed at housing, motor, fan
- Minor repairs or some component replacements may have already occurred

Minor repairs may be required, usually as part of routine maintenance.

Poor

RUL 2 or 1

- Motor/fan make excessive noise/vibration
- Fan, coil are excessively dirty
- Significant corrosion observed at housing, motor, fan
- Observed/reported decreased performance, recurring functional issues, or history of repairs

Anticipate replacement.

Failed

RUL 0

- Unit needs repairs, is not functional, is beyond EUL, and (Repair \$) \geq (Replacement \$)
- Observed/reported NON-performance
- Known recurring refrigerant or water leaks (Not necessarily leaks from condensate)

Replacement required.

See the **20% Rule** for units < 5 Ton. Units > 5 Ton should be captured individually.

Fan Coil Units consist of two components, A fan and a coil. The coil may be refrigerant type for cooling, hydronic type for heating and/or cooling, a combination, or either for cooling with electric heat. FCUs do NOT have compressors and are found indoors. FCUs may be horizontal orientation and concealed above a ceiling, ceiling mounted, or floor mounted. They may also be vertical orientation and enclosed by walls with only an access panel. FCUs may be ducted, heating and/or cooling and part of a 2, 3, or 4-pipe system. Minor dents, scratches, or corrosion would NOT necessarily lower the overall condition of the Asset if there is no appreciable impact on performance or unit integrity.

Bureau Veritas - 2021

Photo Documentation of System Level Assets

- Listing of Components of a System Level Assets is provided within the Data Collection Tool and is ordered by Relevance/Cost - Highest to Lowest
- **Take Photo(s) of Principal Components**
- **Take Photo(s) of Major Supporting Components (Typical)**
- Photos should show the general condition of every type of Principle and Major Supporting Components that makes up a “System”, i.e. System Level Assets
- Photos should NOT be provided for every component.
- In general each Principal components should be photo-documented, although an individual photo may not be necessary, e.g. 1 photo of 4 boilers is better than 4 photos, 1 of each boiler.

Condition ratings typically have a direct correlation to RUL/EUL (% of Life Left). Below are verbal definitions.

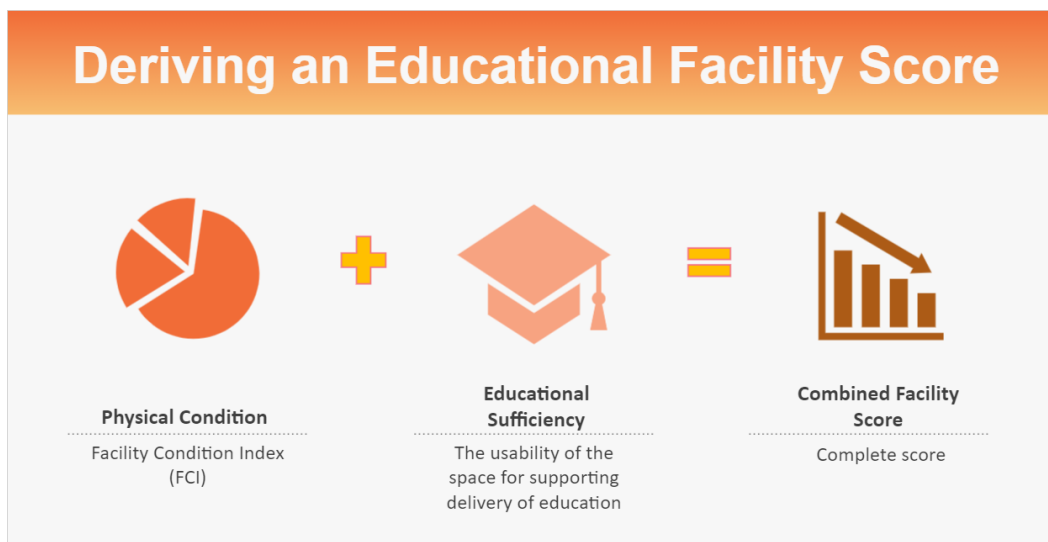
Excellent	New or like new (at least 95% of its Expected Useful Life (EUL) left)
Good	No signs of wear (at least 66% of its Expected Useful Life (EUL) left)
Fair	Some signs of wear but no <u>significant</u> decrease in performance (at least a 3 RUL)
Poor	Observed (or reported) signs of decreased systemic performance (RUL = 1 or 2)
Failed	Not performing (0% of its Expected Useful Life (EUL) left, i.e. RUL = 0)
N/A	If there is nothing to observe then there is NO condition to record, e.g. a system that is recommended to be installed, or that is not yet installed.

Attachment 4 - Letter Accompanying FCI

CORRESPONDENCE - August 20, 2021

Dear LEA Facility Planners,

As discussed previously, the IAC's Statewide Facilities Assessment has collected data on the condition and educational sufficiency of each of the nearly 1,400 public PK-12 active and holding school facilities in Maryland. The data on condition for each facility is derived from the observed remaining useful lifespan (RUL) for each major building system component in the facility. The building-system condition figures are then weighted by component cost and rolled up into a Facility Condition Index (FCI) score for that facility. The FCI score **does not** include educational-sufficiency factors. These will be added later to the FCI score when the combined facility score is generated.



It is essential to note that although an FCI score accurately represents the overall physical condition of a facility, it is blind to whether the facility is sufficient to support the delivery of the educational programs and services required by the State. For this reason, FCI scores alone do not provide an adequate basis for prioritizing a school's relative need or for allocation of resources for renewal or replacement and sometimes even for capital maintenance.

In light of this, the IAC is providing the attached preliminary FCI data for your schools for your review but does not at this time intend to publish this data unaccompanied by the relevant educational-sufficiency data as represented by combined facility scores. No relative need ranking implications from these FCI scores should be implied for prioritizing projects.

These FCI scores are preliminary scores from the baseline assessment and they will be updated continuously as additional new data about building-system condition is provided to the IAC. Updated information will be reported as average facility scores on an annual basis along with the combined facility scores. If, after reviewing the attached data, your staff identifies any substantial concerns or issues with the data, please contact me at benjamin.kaplan@maryland.gov.

Regards,



Ben Kaplan
Project Manager, IAC Statewide Facilities Assessment

Cc: LEA Superintendents
LEA Maintenance Directors

Attachment 4 - SFA Rubric Summary- **Summary of Condition & Sufficiency Rubric**
IAC Statewide Facilities Assessment (SFA)

I. Scope of the IAC’s Statewide Facilities Assessment (SFA)

Pursuant to the 21st Century School Facilities Act of 2018, the IAC contracted with Bureau Veritas (BV) to conduct a statewide assessment of the condition and educational sufficiency of each of Maryland’s public PK-12 school facilities. The SFA was designed to generate a single score for each facility that reflects its combined condition and educational sufficiency and can be compared with that of each other facility in the state. To arrive at the combined facility score, the SFA combines data on physical condition with data on educational sufficiency.



II. Process and Rubric for Assessing Physical Condition

BV’s qualified assessors performed field observations of the major components of each of sixteen major building systems to determine the system’s Expected Useful Lifespan (EUL) according to industry standards and estimate its Remaining Useful Lifespan (RUL).

-
- The diagram lists 16 major building systems in two columns:
 1. Ceilings
 2. Conveyances
 3. Electrical Distribution
 4. Flooring
 5. HVAC
 6. Interior Construction
 7. Interior Doors & Hardware
 8. Life Safety
 9. Plumbing Fixtures
 10. Program Infrastructure
 11. Relocatables
 12. Roofs
 13. Site
 14. Skin
 15. Structural
 16. Wall Finishes
 The IAC logo is in the bottom left, and the number 50 is in the bottom right.

BV estimated each system’s replacement cost based upon a unit cost and quantity or size for the system. Then, BV calculated the percentage of the system’s expected lifespan that has been depleted. This is

Summary of Condition & Sufficiency Rubric
IAC Statewide Facilities Assessment (SFA)

referred to as the Facility Condition Index (FCI) score. FCI is calculated by dividing the difference between the EUL and RUL by the EUL.

$$FCI = (EUL - RUL) / EUL$$

Further, an FCI for each facility was calculated by dividing the sum of the cost-weighted system FCIs by the Current Replacement Value (CRV) for the facility.

$$\text{Facility FCI} = \frac{(FCI_1 \times \text{Cost}_1) + (FCI_2 \times \text{Cost}_2) + \dots + (FCI_n \times \text{Cost}_n)}{\text{Current Replacement Value}}$$

III. Process and Rubric for Assessing Educational Sufficiency

BV’s assessors also performed field observations of the spaces within each facility and compared them against the IAC’s Maryland Educational Facilities Sufficiency Standards (EFSS). The Standards state minimum requirements for all spaces in terms of specific attributes and, for some types of spaces, in terms of square footage per student.

Attribute
Lighting
Temperature & relative humidity
Acoustics
Air quality
Condition issues (especially those affecting the life, safety, or health of facility users)

Sample Space Type	Min. Net Square Feet (NSF) per Student
Gen. Classroom	25
Library/Media Center	3
Maint. & Janitorial	1

Summary of Condition & Sufficiency Rubric

IAC Statewide Facilities Assessment (SFA)

Educational Facilities Sufficiency Standards

Spaces Measured for Sufficiency

- | | |
|----------------------------|-----------------------------------|
| 1) Administrative | 16) Special Education |
| 2) Auditorium | 17) Storage (non-classroom) |
| 3) Cafeteria | 18) Technology & Computer Science |
| 4) Career Development | 19) Teacher Workspace/Lounge |
| 5) Custodial & Maintenance | |
| 6) Dining | |
| 7) Fine Arts | |
| 8) General Classroom | |
| 9) Gymnasium | |
| 10) Health Services | |
| 11) Kitchen | |
| 12) Library/Media Center | |
| 13) Locker Room | |
| 14) Pupil Services | |
| 15) Science | |

Items Checked for Presence and/or Number as Appropriate

- 1) Play Field
- 2) Unpaved Recreation Area
- 3) Hard-Surface Court
- 4) Parking Spaces



16

The assessors assessed the facility spaces against the attribute standards and logged any attribute deficiencies. The assessors also assessed the spaces against the space requirements. The room sizes were summed and compared to the minimum size requirements from the EFSS based on the number of students projected to attend the program five years in the future. Where the aggregate room sizes for each space type was less than is required by the EFSS, a “Sufficiency Deficiency” was logged to represent the value of the shortfall.

Each deficiency finding, whether related to a building system or to a space type, was then assigned to one of the following nine deficiency categories to allow for additional prioritization, weighting, or ranking as needed and to support the generation of a final combined facility score.

Summary of Condition & Sufficiency Rubric
IAC Statewide Facilities Assessment (SFA)

#	Category Title	Description	Examples	Sufficiency Standard(s)	Key Data
1	Threat to Life/Safety/Health	Critical issues that pose immediate or potential threats to the life, health, or safety of persons within the facility.	<ul style="list-style-type: none"> • Obvious friable asbestos • Electrical hazards • Exit doors inoperable • Insufficient fire alarm system • Failing load-bearing masonry • HVAC unable to consistently maintain comfort or ventilation • Mold issue from water infiltration, condensation, or leaks 	<ul style="list-style-type: none"> • Standards II, IV (“[s]afe and capable of being maintained; . . . structurally sound.”) 	<ul style="list-style-type: none"> • Assessor viewed a system condition or attributes that pose an immediate or potential threat to the life, health, or safety of persons within the facility.
2	Space Deficiency	Space(s) insufficient as measured against Standards for that space type.	<ul style="list-style-type: none"> • High school with total gen. classroom space less than 25 net SF per student 	<ul style="list-style-type: none"> • Standard VII.A 	<ul style="list-style-type: none"> • Total measured space in a space type is less than the EFSS-required space total for the projected enrollment five years out.
3	Damaging Other Systems	Systems or deficiencies that require repairs to mitigate damage to other building systems.	<ul style="list-style-type: none"> • Leaking roof resulting in damaged interior finishes, flooring, lighting, and electrical systems 	<ul style="list-style-type: none"> • Standards II, IV 	<ul style="list-style-type: none"> • Assessor viewed a system with a RUL of 0 and condition that is visibly compromising the operation or condition of other building systems.
4	Degraded w/ Potential Mission Impact	Systems that are mission critical and are beyond expected lifespan OR systems currently 200% or more of expected lifespan.	<ul style="list-style-type: none"> • Functioning door hardware (EUL 7 years) that is 21-plus years old 	<ul style="list-style-type: none"> • Standards II, IV 	<ul style="list-style-type: none"> • Building system age is more than two times the original expected useful lifespan (EUL) or is a mission-critical system (e.g., roof or HVAC) and its age is beyond the EUL.
5	Beyond Expected Lifespan	Systems that are 100% to 200% of expected lifespan but show no signs of required repairs.	<ul style="list-style-type: none"> • Functioning plaster ceiling (EUL 30 years) that is 65 years old 	<ul style="list-style-type: none"> • Standards II, IV 	<ul style="list-style-type: none"> • Building system age is between one and two times the original expected useful lifespan (EUL).
6	Grandfathered Deficiencies	Deficiencies that are “grandfathered” code	<ul style="list-style-type: none"> • Flooring installed prior to and not meeting current State or 	<ul style="list-style-type: none"> • Standards II, IV 	<ul style="list-style-type: none"> • Assessor found facility components that do not meet modern codes or

Summary of Condition & Sufficiency Rubric
IAC Statewide Facilities Assessment (SFA)

		issues or specific to the local agency. Very rarely found.	local code		standards.
7	Sufficiency Deficiencies— Facility	Deficiencies related to sufficiency standards for <i>fixed equipment and inherent parts of the facility.</i>	<ul style="list-style-type: none"> • Insufficient number of parking spaces • Kitchen lacking sinks or other needed fixed equipment • System for which essential replacement parts are not available 	<ul style="list-style-type: none"> • Standards V; VI.C-F; XI. 	<ul style="list-style-type: none"> • Assessor found facility components specified in the Standards to be missing or insufficient in or around the facility or assessed building-system components or configurations as obviously obsolete or non-maintainable.
8	Sufficiency Deficiencies— Equipment	Deficiencies related to sufficiency standards for <i>non-fixed equipment.</i>	<ul style="list-style-type: none"> • Missing desks, chairs, whiteboards • Missing playground equipment 	<ul style="list-style-type: none"> • Standards V; VI.B. 	<ul style="list-style-type: none"> • Assessor found items specified in the Standards to be missing or insufficient in or around the facility.
9	Functioning & Within Expected Lifespan	Systems that are within their expected lifespan and do not require replacement.	<ul style="list-style-type: none"> • Hot-water boiler (EUL 30 years) that is 22 years old 	<ul style="list-style-type: none"> • Not Standards-based 	<ul style="list-style-type: none"> • Building system age is less than EUL and RUL is greater than zero.