



SITE FUNCTIONALITY ASSESSMENT

FAIRWOOD EXPLORER ELEMENTARY SCHOOL

SUNNYVALE SCHOOL DISTRICT | FACILITIES MASTER PLAN 2022



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SITE DATA



Fairwood Explorer Elementary School

1110 Fairwood Ave.

Current Enrollment (2020/21): 396

Grades Served: PK-5

Original Construction Date: 1956

Number of Portable Classrooms: 9 (California Young World)

Recent Improvements:

- 2009: Renovation and expansion of Library and Administration
- 2010/2014: MPR modernization and flooring
- 2012: New, slab-on-grade portable classrooms
- Lower and upper primary play structures

PRINCIPAL SURVEY

Top Priorities:

1. Lunch / cafeteria flexibility and tables outside
2. Program room spaces
3. Additional classroom space

SITE USE AND FUNCTIONALITY

This site's program emphasizes learning through exploration, incorporating play and hands-on activities. The site has high parent involvement.

General Education Classrooms

principal rating: 4/5 stars

All classrooms are housed in permanent construction.

One (1) Kindergarten classroom is housed in a traditional classroom without attached toileting facilities.

Special Education Classrooms

principal rating: 2/5 stars

The site hosts two (2) Special Education classes: one is a Preschool room and one for grades K-2 as a Moderate/Severe program. The Preschool SDC room does not have interior toileting facilities but the K-2 classroom does. The K-2 classroom also has a separate pull-out space for individual or small groups. The site also has a space at the front of campus dedicated to Preschool assessment.

Student Services / Counseling

principal rating: 3/5 stars

Speech and RSP each often run multiple small groups of 4-6 students within their space. Ideally, these groups would have a larger space with dividers as well as a sink in the room. Additionally, an IDF/server is located within the RSP room and should have its own room.

Staff and Administrative Spaces

principal rating: 4/5 stars

Administration spaces were included in the latest renovation, however the meeting spaces are not ideal.

Kitchen / Cafeteria / Food Service

principal rating: 2/5 stars

Students access meals from the serving windows within the Multi-Purpose Room at the kitchen and eat at the tables within the Multi-Purpose Room. The principal reports that the interior dining does not seat all students and would like to have outdoor dining that could also be used as small instructional spaces.

Student Assembly

principal rating: 2/5 stars

Assemblies are held in the Multi-Purpose Room and must be done in multiple sessions as the Multi-Purpose Room does not hold all students. This is typical for most elementary schools. The principal would like an outdoor assembly space as well as better/more efficient storage under the stage.

The Multi-Purpose Room is also used for the After School program (KLAS).

Library

principal rating: 4/5 stars

The site uses the Library for Professional Development sessions.



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SITE USE AND FUNCTIONALITY, continued

The Library has tall, perimeter built-in shelving as well as low book stacks. There is a small reading nook with perimeter shelving and soft, bench seating. There is also a large work room with perimeter shelving, counter space, and a sink. Furniture in the Library consists of large, mobile tables and plastic/metal chairs.

Physical Education / Athletics Buildings

principal rating: 4/5 stars

This site does not have interior basketball/sport courts.

Outdoor Play Equipment / Hardcourts

Upper and Lower Primary play areas are separated by the main classroom building. While the play structures have been renovated, the rubber surfacing needs to be redone.

Specialized Elective Spaces

The Computer Lab attached to the Library is not often used. The principal would like to see this space renovated as a second, flexible Program Room.

The Program Room is shared with the After School program and is used to store a wide range of program materials. Teachers use the Program Room for cooking classes. This room shares the pull-out space with the K-2 SDC room and has a sink, oven, refrigerator, and attached toileting facilities.

The principal reports that the site does not have space for Music or Art programs.

Restrooms

No issues were reported with the condition of the restrooms.

Site

At the edge of the hardcourts, adjacent to the classrooms, is a row of trees and benches.

The site has two (2) gardens, one within the Kinder play yard and one adjacent to the Lower Primary hardcourts.

As a site with high family participation, parking can be limited. It also becomes limited by community members accessing the adjacent park.

The corner of Sandia and Fairwood Avenues hold the site identification, analog marquee as well as a native garden.

Technology

Classroom technologies vary from room to room and include projectors, wall-mount screens, and mobile LCD screens.

The Library has a mobile projector and drop-down screen.



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Preschool Classroom



Drop-Off Lane / Parking



Site Identification and Announcements



Kindergarten Play Yard



Hardcourts



Play Structure



Health Office



Administration Office



School Garden



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Typical Classroom



Special Education Classroom



Kindergarten Classroom



Student Services / Counseling



Multi-Purpose Room



Program Room



Library



Food Service: Kitchen



Computer Lab



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existing site plan | FAIRWOOD EXPLORER ELEMENTARY SCHOOL



Classrooms

#	Indicates Grade Level
PS	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC	Special Education
M/M	Mild/Moderate
M/S	Moderate/Severe

Electives / Labs

CL	Computer Lab
PR	Program Room

Student Services

APE	Assistive PE
CHAC	Counseling & Mental Health Services
CO	Counselor
INT	Intervention
IS	Independent Study
OT	Occupational Therapy
PSY	Psychologist
RSP	Resource Specialist
RP	Reading Partners
SP	Speech
TLC	Therapeutic Learning Center

Shared Spaces

MULTI	Multi-Purpose Room
LIB	Library
ST	Stage

Admin / Faculty

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
H	Health Room
KIT	Kitchen
M	Main Office / Front Desk
O	Office
PD	Professional Development
WR	Satellite Faculty Workroom

Leased Spaces / Other

AS	After School Care
DC	Day Care

Support Spaces

E	Elevator
K	Kin
S	Storage
R	Restroom
U	Utility
C	Custodian



Main Entry



Drop-Off



LS - Lunch Shelter



Portable Classrooms

Teaching Stations:

PS (Preschool)	1
TK (Transitional Kinder)	0
Kindergarten	3
Grades 1-3	9
Grades 4-5	4
SDC mild/mod	0
SDC mod/sev	1
Sub-Total:	18

Additional Spaces:

Enrichment Space (PR, CL)	2
Leased Child Care	9
Total:	29



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proposed master plan diagram | FAIRWOOD EXPLORER ELEMENTARY SCHOOL



NO WORK



MODERNIZATION



RECONFIGURE



NEW CONSTRUCTION

Classrooms

#	Indicates Grade Level
PS	Preschool
TK	Transitional Kindergarten
K	Kindergarten
SDC	Special Education
M/S	Moderate/Severe
CR	Classroom
ECD	Potential Early Childhood Development

Electives / Labs

ART	Art Room
CL	Computer Lab
FLEX	Flex Lab
MU	Music

Student Services

CO	Counselor
IS	Independent Study
LRC	Learning Resource Center
RSP	Resource Specialist

Shared Spaces

LMC	Library Media Center
MULTI	Multi-Purpose Room
ST	Stage

Admin / Faculty

CO	Conference
FL	Faculty Lounge
FW	Faculty Workroom
H	Health Room
KIT	Kitchen
M	Main Office / Front Desk
O	Office
PD	Professional Development
WR	Satellite Faculty Workroom

Leased Spaces

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

Support Spaces

K	Kiln
X	Storage
T	Toilets
U	Utility
J	Janitor

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

Teaching Stations:

PS (Preschool)	1
TK (Transitional Kinder)	0
Kindergarten	3
Grades 1-3	9
Grades 4-5	4
SDC mod/sev	2
Sub-Total:	19

Additional Spaces:

Electives (ART/MU, FLEX)	3
Learning Center (3 cr. eq.)	1
Leased Child Care	9
Total:	32



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School Site Cost Summary

TOTAL PROJECT COST (2022\$)

01. Site-Wide: Modernize & Deferred Maintenance	4,009,000
02. Classrooms: Reconfigure	2,764,000
03. Classrooms: New Construction	5,187,000
04. Science, Arts & Electives Spaces	2,998,000
05. Multi-Purpose Room and Food Service	509,000
06. Library	296,000
07. Student Supports & Counseling Services	1,869,000
08. Administration & Staff Support	594,000
09. Physical Education Facilities	-
10. Building Systems: Restrooms & Power Access	804,000
11. Site Utilities	-
12. Safety & Security	696,000
13. Parking, Drop-off & Entry Plaza	302,000
14. Outdoor Learning Environments & Quads	643,000
15. Exterior Play Spaces & Hardcourts	1,728,000
16. Flexible Furniture	696,000
17. Technology Infrastructure & Equipment	1,058,000
TOTAL FMP PROJECT COST (2022\$)	24,153,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Temporary classrooms
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2022\$)

Costs reflected herein include a combination of repair needs and long-term visioning:

- Repair and replacement costs identified in the Facility Needs Assessments
- Campus improvements to align with the district's vision as developed through extensive stakeholder engagement and the Learning Space Design Standards (long-term visioning)



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School Site Educational Partner Priorities

Documented during the information-gathering phase at the initial Principal interviews and site visits.

The priorities have been translated into scope-of-work categories.

- priority alignment to scope
- 2 occurs when 2 priorities align to the same scope
- indicates greatest overlap in priority

	Principals	Teachers & Staff	Students	Parents & Community	School Site Committee	FMP Committee
1. Site-Wide: Modernize & Deferred Maintenance		●		●		●
2. Classrooms: Reconfigure						
3. Classrooms: New Construction	●			●		
4. Science, Arts, & Electives	●				●	
5. Multi-Purpose Room & Food Service	●	●				
6. Library						
7. Student Support & Counseling					●	●
8. Administration & Staff Support						
9. Physical Education Facilities						
10. Building Systems: Restrooms & Power Access			●			
11. Site Utilities						
12. Safety & Security						
13. Campus Arrival: Parking, Drop-Off & Entry Plaza					●	
14. Outdoor Learning Environments & Quads		●		●		●
15. Exterior Play Spaces & Hardcourts			●		●	
16. Flexible Furniture						
17. Technology Infrastructure & Equipment			●			

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Sunnyvale School District
819 West Iowa Avenue
Sunnyvale, California 94086



Fairwood Explorer Elementary School
1110 Fairwood Avenue
Sunnyvale, California 94089

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BV PROJECT #:

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DATE OF REPORT:

May 11, 2021

ON SITE DATE:

August 3-4, 2020

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	K-5 School campus
Number of Buildings	Eight
Main Address	1110 Fairwood Avenue, Sunnyvale, California 94089, Santa Clara
Site Developed	1956
Current Occupants	Buildings A, B, C, G, H: Sunnyvale School District Buildings D, E, F: California Young World
Date(s) of Visit	August 3-4, 2020
Management Point of Contact	Rob Smiley, Chief Operations Officer 408.522.8225 Rob.Smiley@sesd.org
On-site Point of Contact (POC)	Brandt Burns, Capital Projects Coordinator 408.522.8200 ext. 1060 Brandt.Burns@sesd.org
Assessment and Report Prepared By	Aren Hofland
Reviewed By	Matthew Anderson Program Manager Matt.Anderson@bvna.com 800.733.0660 x7613
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Fairwood Explorer Elementary School was built in 1956. The Administration Building and Media Center were added in 2009. The portable classrooms of Building H were added in 2013.

Architectural

The permanent buildings were initially constructed with concrete superstructures and wood roofs. Stucco was used for the exterior finishes. Interior finishes have been updated over time. The majority of roofs are standing seam metal. Modified bituminous material is used for the C building roof. Areas of the modified bituminous material were recently patched with a seven layer, built-up due to significant leaks. All portables have standing seam metal roofs with textured plywood siding. Windows throughout the site are double-paned, aluminum framed.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by a combination of packaged units, split systems, and wall-mounted heat pumps. Building C rooftop equipment has reached the end of expected life and will need to be replaced in the short term. In addition, the natural gas piping on Building C roof has rigid connections to the rooftop packaged AC units.

The electrical system is generally original to the construction or installation of the buildings. The service is adequate for site requirements.

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

Domestic hot water is supplied by both electric and natural gas water heaters.

The fire alarm system consists of strobes, horns, pull stations, and exit signs. Two fire alarm control panels are located in the Administration building lobby and Building C room B.

As of March 2020, the filters for all HVAC equipment have been changed to MERV 16 to combat COVID-19. The filters are changed once per year.

Site

The site has three asphalt parking areas, a street parking area, a parking lot in front of the Administration building, and a third lot on the south side of the property. There are several site elements consisting of benches, tables, multiple play structures with rubberized play surfaces, asphalt play yards, and basketball hoops. In addition to the regular school yard, there are also areas leased to California Young World daycare. The site has landscaping and irrigation throughout.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description

0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Fairwood Explorer Elementary School / A-Multipurpose/Kitchen	\$740	3,900	\$2,886,000	0.0%	0.0%	5.3%	9.4%
Fairwood Explorer Elementary School / B-Administration/Kindergarten	\$740	4,990	\$3,692,600	0.7%	2.3%	5.0%	8.2%
Fairwood Explorer Elementary School / C-Classrooms	\$740	18,690	\$13,830,600	3.8%	3.8%	6.2%	8.8%
Fairwood Explorer Elementary School / D-Day Care	\$380	2,400	\$912,000	0.0%	3.4%	8.4%	12.0%
Fairwood Explorer Elementary School / E-Day Care	\$380	5,760	\$2,188,800	0.0%	4.7%	8.4%	10.9%
Fairwood Explorer Elementary School / F-Day Care	\$380	2,400	\$912,000	0.0%	4.9%	7.6%	9.7%
Fairwood Explorer Elementary School / G-Media Center	\$740	2,400	\$1,776,000	0.0%	8.1%	8.6%	11.7%
Fairwood Explorer Elementary School / H-Classrooms	\$380	4,800	\$1,824,000	0.0%	2.7%	2.7%	6.3%

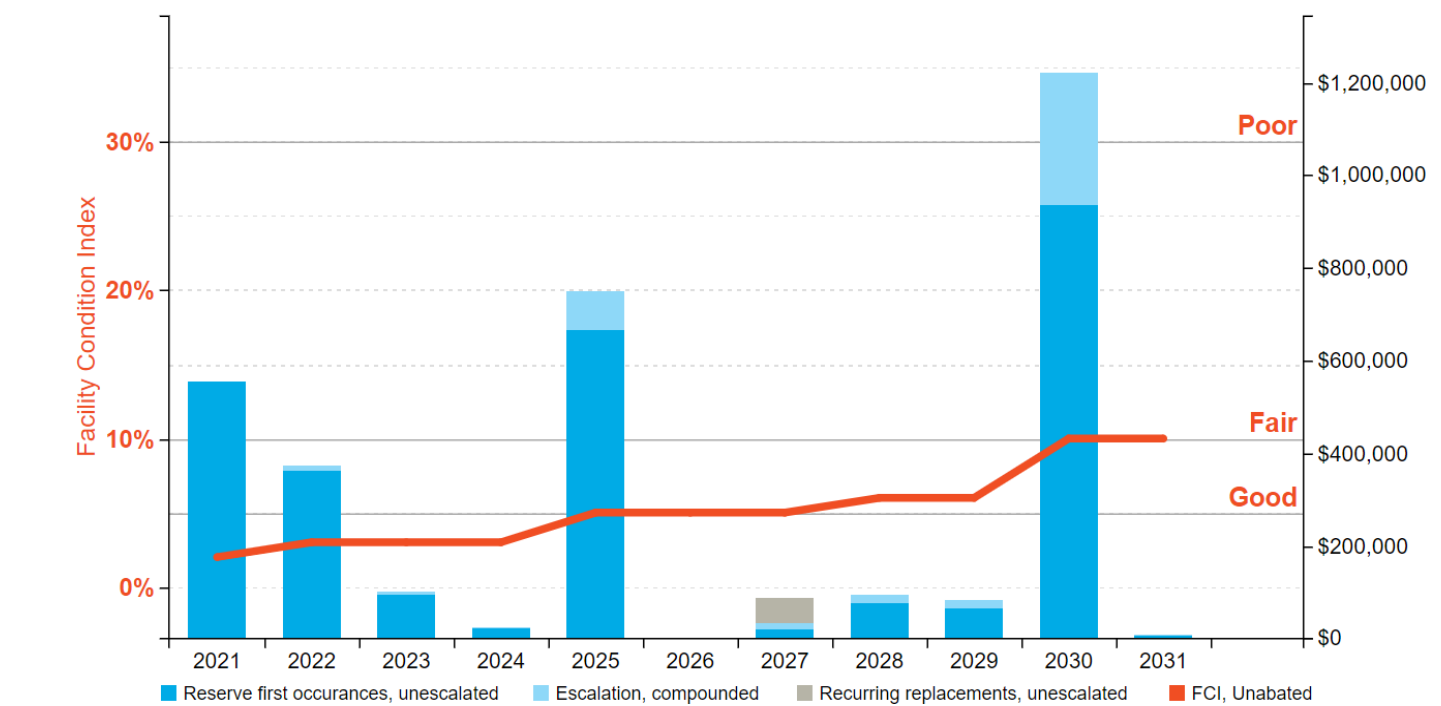
Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Fairwood Explorer Elementary School

Replacement Value: \$ 33,810,000; Inflation rate: 3.0%



Similar graphs for the FCI and needs of each individual building over time are included in the separate report sections that follow.

Immediate Needs

Facility/Building	Total Items	Total Cost
B-Administration/Kindergarten	4	\$24,200
C-Classrooms	23	\$528,700
Site	1	\$600
Total	28	\$553,500

B-Administration/Kindergarten

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1996976	Fairwood Explorer Elementary School / B-Administration/Kindergarten	Building exterior	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$6,700
1996895	Fairwood Explorer Elementary School / B-Administration/Kindergarten	Building exterior	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$6,700
1996952	Fairwood Explorer Elementary School / B-Administration/Kindergarten	Mechanical room	D3020	Furnace, Gas, Replace	Poor	Performance/Integrity	\$5,400
1996884	Fairwood Explorer Elementary School / B-Administration/Kindergarten	Mechanical room	D3020	Furnace, Gas, Replace	Poor	Performance/Integrity	\$5,400
Total (4 items)							\$24,200

C-Classrooms

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1996847	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$9,700
1996849	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$9,700
1996990	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$11,600
1996957	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$11,600
1996870	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$11,600
1996888	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$11,600
1996962	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$11,600
1996902	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$11,600
1996879	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$11,600
1996830	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$11,600
1996858	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$11,600

1996890	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$11,600
1996967	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$11,600
1996846	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$11,600
1996837	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$11,600
1996914	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$11,600
1996843	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$11,600
1996844	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$11,600
1996917	Fairwood Explorer Elementary School / C-Classrooms	Roof	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$3,000
1996975	Fairwood Explorer Elementary School / C-Classrooms	Janitors Closet	D2010	Water Heater, Electric, Residential, Replace	Poor	Performance/Integrity	\$700
1996934	Fairwood Explorer Elementary School / C-Classrooms	Room 10	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	\$1,100
1996823	Fairwood Explorer Elementary School / C-Classrooms	Room 5	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	\$700
1996971	Fairwood Explorer Elementary School / C-Classrooms	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$318,200
Total (23 items)							\$528,700

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1996864	Fairwood Explorer Elementary School / Site	Site	D5040	Special Fixture w/ Lamp, High Pressure Sodium (HPS), Warehouse/Manufacturing, Replace	Poor	Performance/Integrity	\$600
Total (1 items)							\$600

Key Findings



Exterior Walls in Poor condition.

Insulated Finishing System (EIFS), 1-2 Story Building
G-Media Center Fairwood Explorer Elementary School Building exterior

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

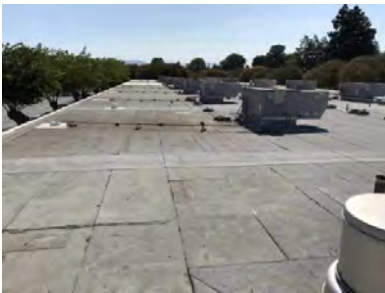
Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$80,200

\$\$\$\$

Cracking - AssetCALC ID: 1996932



Roofing in Poor condition.

Modified Bitumen
C-Classrooms Fairwood Explorer Elementary School Roof

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

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$318,200

\$\$\$\$

Major trouble spots have been repaired, but remainder shows signs of aging, wear, and tear. - AssetCALC ID: 1996971



Furnace in Poor condition.

Gas
B-Administration/Kindergarten Fairwood Explorer Elementary School Mechanical room

Uniformat Code: D3021
Recommendation: **Replace in 2021**

Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,400

\$\$\$\$

End of useful life - AssetCALC ID: 1996884



Furnace in Poor condition.

Gas
B-Administration/Kindergarten Fairwood Explorer Elementary School Mechanical room

Uniformat Code: D3021
Recommendation: **Replace in 2021**

Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,400

\$\$\$\$

At the end of expected useful life - AssetCALC ID: 1996952



Split System in Poor condition.

Condensing Unit/Heat Pump
B-Administration/Kindergarten Fairwood
Explorer Elementary School Building exterior

Uniformat Code: D3037

Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,700

\$\$\$\$

Well past expected useful life - AssetCALC ID: 1996895



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3055

Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

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At the end of useful life - AssetCALC ID: 1996844



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3055

Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

\$\$\$\$

At the end of useful life - AssetCALC ID: 1996843



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3055

Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

\$\$\$\$

Well past the end of useful life - AssetCALC ID: 1996914



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3055
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,700

\$\$\$\$

Well past the end of useful life - AssetCALC ID: 1996849



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3055
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

\$\$\$\$

At the end of useful life - AssetCALC ID: 1996837



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3055
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,700

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Well past expected useful life - AssetCALC ID: 1996847



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
C-Classrooms Fairwood Explorer Elementary
School Room 10

Uniformat Code: C1071
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

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Leaks caused damage to suspended ACT tiles. - AssetCALC ID: 1996934



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3055
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

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At the end of useful life - AssetCALC ID: 1996846



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3055
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

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At the end of useful life - AssetCALC ID: 1996967



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3055
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

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At the end of useful life - AssetCALC ID: 1996890



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3055
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

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At the end of useful life - AssetCALC ID: 1996858



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3055
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

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At the end of useful life - AssetCALC ID: 1996830



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3055
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

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At the end of useful life - AssetCALC ID: 1996879



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3055
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

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At the end of useful life - AssetCALC ID: 1996902



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3055
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

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At the end of useful life - AssetCALC ID: 1996962



Split System in Poor condition.

Condensing Unit/Heat Pump
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3037

Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

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Heavily weathered. - AssetCALC ID: 1996917



Split System in Poor condition.

Condensing Unit/Heat Pump
B-Administration/Kindergarten Fairwood
Explorer Elementary School Building exterior

Uniformat Code: D3037

Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,700

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Well past expected useful life - AssetCALC ID: 1996976



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3055

Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

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At the end of expected useful life - AssetCALC ID: 1996888



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3055

Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

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At the end of useful life - AssetCALC ID: 1996870



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3055
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

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At the end of useful life - AssetCALC ID: 1996957



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
C-Classrooms Fairwood Explorer Elementary
School Roof

Uniformat Code: D3055
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

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At the end of useful life - AssetCALC ID: 1996990



Flooring in Poor condition.

Carpet, Commercial Standard
E-Day Care Fairwood Explorer Elementary
School Throughout building

Uniformat Code: C2037
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$42,800

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The carpet is worn and has many stains throughout all spaces. - AssetCALC ID: 1998846

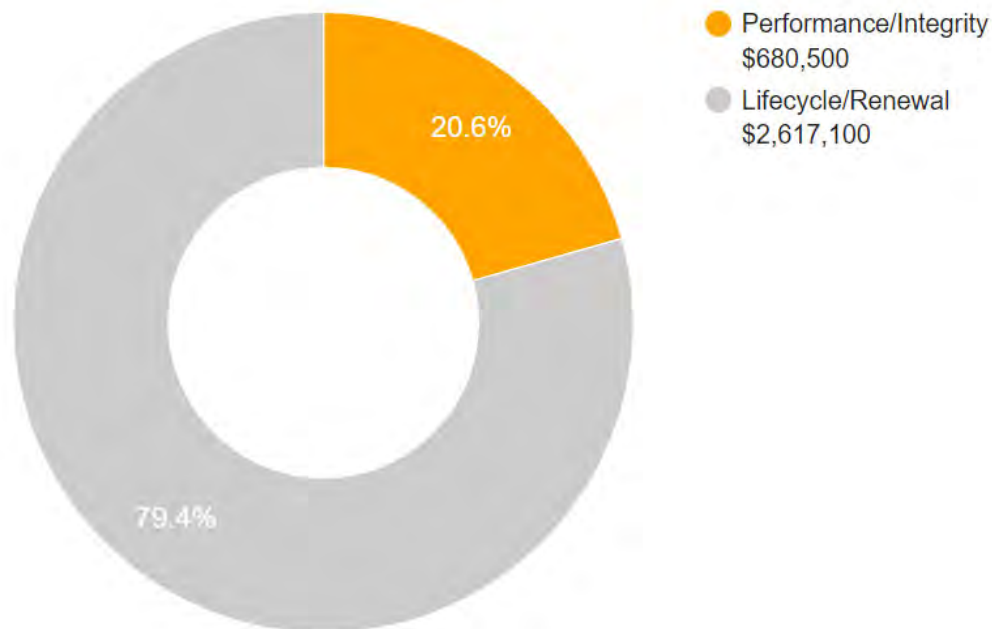
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$3,297,600