

DISTRICTWIDE FACILITIES ASSESSMENT 2022
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SITE PACKAGE

GIBSON ELEMENTARY

LPA

SITE DATA



Gibson Elementary
312 Gibson Rd
Woodland, CA 95695

Current Enrollment (2020/21): 379

Grades Served: TK-6

Original Construction Date: 1953

Number of Portable Classrooms: 12

STAKEHOLDER PRIORITIES

Principal:

1. Front entrance gate/office reorganization for main point of entry. Current fence is not functional.
2. Repave concrete and asphalt in various locations across the campus. Roots are intruding on pathways and creating non-compliance with ADA.
3. New windows and curtains in classrooms for safety and security.

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

Teachers & Staff:

1. Modernization of existing buildings and classrooms.
2. Resurface and restriping hardcourts, track and playfield.
3. Improve parking and drop-off circulation / capacity.

Based on online survey results from May 2021.

Students:

1. Restrooms need to be added and existing updated.
2. Improve blacktop and playgrounds.
3. Add outdoor areas for gatherings.

Based on online survey results from May 2021.

SITE USE AND FUNCTIONALITY

General Education Classrooms
Will need to update lighting and furniture. Needs curtains and shades for security concerns and energy efficiency. Maintain/repair portable ramps for ADA. Additional storage and secure storage needed.

Special Education Classrooms
Updated furniture, open shelving, lockable cabinets, sensory spaces and updated lighting required.

Student Services / Counseling
Needs more flexible seating.

Staff and Administrative Spaces
Has no secure point of entry. Furniture and space is adequate.

Kitchen / Cafeteria / Food Service
Facilities in adequate condition. Back door to kitchen needs either a new lock or a new door.

Student Assembly
There is enough space, however the technology is outdated. In need of a new AV system.

Library
Plenty of space, however furniture is not matching and there is a need for more storage space as well as secure bookcases.

Physical Education / Athletics Buildings
Currently held inside the assembly space and outside. Storage shed in bad shape and needs to be replaced or repaired.

Outdoor Play Equipment / Hardcourts
Hardcourts are in great shape. A few tripping hazards noted along the edges of the court. Play structures and equipment are in decent shape but could use an update.

Specialized Elective Spaces
Currently no specified art room. Music has a specified room however the space does not have adequate storage for instruments. Furniture needs to be updated.

Restrooms
There are not enough restrooms for students and existing restrooms need to be updated. SDC classrooms need dedicated toilets.

Site
Lack of entrance gate is creating a lack of security on campus. Exterior lighting, security cameras and curtains in classrooms are necessary to increase safety. New exterior paint, updated landscaping and door locks are necessary.

Overall pavement in decent condition however there are some instances of uneven pavement. Not currently enough staff parking. Signage is needed to help direct traffic and parking lot needs to be re-striped.

Technology
Effort to upgrade technology is underway. Teachers are in need of voice amplification system in classrooms. School PA and bell system needs upgrade.

LPA



Shade Structure



Drop-Off Lane / Parking



Site Identification and Announcements



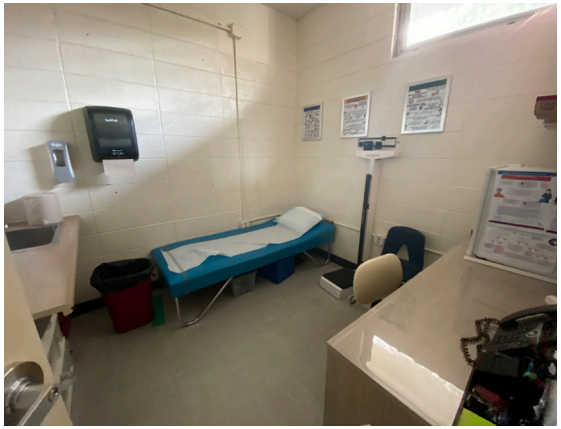
Kindergarten Play Yard



Hardcourts



Play Structure



Health Office



Administration Office



School Garden


Typical Classroom


Special Education Classroom


Kindergarten Classroom


Student Services / Counseling


Multi-Purpose Room


Teacher's Lounge


Library


Food Service: Kitchen


Art Display

EXISTING SITE PLAN

GIBSON ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



0' 30' 60' 120'

SCALE: 1" = 30' - 0"

CLASSROOMS, CR

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

ELECTIVES / LABS

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

STUDENT SERVICES

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

SHARED SPACES

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

ADMIN / FACULTY

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

OTHER

ASES	After School Care
CDC	Child Development Center

SUPPORT SERVICES

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

Drop-Off

LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

LPA

LONG-TERM SITE PLAN DIAGRAM

GIBSON ELEMENTARY

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

DISTRICTWIDE FACILITIES ASSESSMENT



SCALE: 1" = 30' - 0"

LEVELS OF IMPROVEMENT

No Work

Modernization

Reconfigure

New Construction

CLASSROOMS, CR

#	Indicates Grade Level
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SRC	Student Resource Center

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LS - Lunch Shelter

Main Entry

Portable Classrooms

Entry Plaza

Outdoor Learning/ Playfields

New Fencing with Gates

	TOTAL PROGRAM COST (2022$)	
1. Site-Wide: Modernize & Deferred Maintenance	$	5,278,000
2. Classrooms: Reconfigure	$	1,187,000
3. Classrooms: New Construction	$	16,451,000
4. Science, Arts, CTE, and Electives Spaces	$	-
5. Multi-Purpose Room, Student Union, and Food Service	$	1,329,000
6. Physical Education Facilities	$	-
7. Administration and Staff Support	$	1,990,000
8. Library and Student Support	$	866,000
9. Building Systems: Restrooms & Power Access	$	90,000
10. Site Utilities	$	422,000
11. Safety & Security	$	717,000
12. Campus Arrival: Parking, Drop-off, and Entry Plaza	$	833,000
13. Outdoor Learning, Gardens, and Quads	$	986,000
14. Exterior Play Spaces, Playfields, and Hardcourts	$	3,095,000
15. Flexible Furniture	$	928,000
16. Technology Infrastructure and Equipment	$	888,000
	$	**35,060,000**

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

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

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

FACILITY CONDITION ASSESSMENT

prepared for

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



Gibson Elementary
312 Gibson Road
Woodland, California 95695

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BV PROJECT #:
141224.21R000-004.017

DATE OF REPORT:
September 20, 2021

ON SITE DATE:
April 7, 2021

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	14 buildings -Administration/Cafeteria Building -Classroom Buildings; 1-5, 6-10, Kindergarten -Classroom Buildings; 11-14, 15-18 -Counselling room -Library -Portables Toilet rooms (2) -Portable Annex Office -Portables 19 -Portables 20-21 -Portables 23-29
Main Address	312 Gibson Road, Woodland California 95695
Site Developed	Unknown Portables added in phases
Leased Spaces	None
Date(s) of Visit	April 7, 2021
On-site Point of Contact (POC)	Guy Chapman
Assessment and Report Prepared By	Deborah Whitham
Reviewed By	Daniel White

Campus Findings and Deficiencies

Historical Summary

The original construction date of the school campus was not provided. The MPR was renovated in 1994 and the classrooms underwent a renovation in 2001. The portables appear to be from 1993 and 1996.

Architectural

The single-story stucco over masonry classroom buildings were remodeled in 2001, including roofing, exterior paint and doors, and interior finishes. The windows appear to be original. For all the buildings, typical lifecycle interior finish, exterior paint, doors, and roofing replacements are budgeted and anticipated. The classroom windows are budgeted for replacement in the near term.

The MPR underwent a remodel in 1994 and only lifetime interior and exterior replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All MEPF systems and components are replacements from the 1994 MPR or 2001 renovations. The MEPF systems and components appear to have been well-maintained since that time. Heating and cooling are provided throughout the buildings by individual rooftop package units. The systems reportedly supply inadequate air flow. Some HVAC have required replacements, and the remaining original units are well past the end of their anticipated lifecycles. They are currently at the expected lifetime useful limit but are reportedly still operating adequately and still serviceable. The rooftop units all utilize R-22 refrigerant and will become increasingly difficult to find parts for service. The electrical and plumbing infrastructures were reportedly modernized as part of the 2001 renovation. Only typical lifecycle electrical and plumbing replacements are budgeted and recommended.

The site has security cameras and wi-fi in the classrooms.

Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as-needed over the years. The north main drive appears to have been milled and overlaid, along with regular sealing and striping. The east playgrounds have developed significant cracks and requires mill and overlay. The southwest sports court is in good condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

Facility(year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Gibson Elementary / Administration, MPR (1994)	$680	8,500	$5,780,000	3.1%	9.0%	15.1%	18.0%
Gibson Elementary / Classroom 15-18	$680	3,875	$2,635,000	0.0%	9.6%	10.9%	11.3%
Gibson Elementary / Classroom, Kindergarten	$680	2,000	$1,360,000	1.1%	12.5%	13.2%	15.6%
Gibson Elementary / Classrooms 1-5	$680	4,500	$3,060,000	1.1%	10.1%	10.3%	11.3%
Gibson Elementary / Classrooms 11-14	$680	3,500	$2,380,000	1.2%	10.8%	11.6%	13.3%
Gibson Elementary / Classrooms 6-10	$680	3,500	$2,380,000	0.0%	12.8%	13.0%	14.3%
Gibson Elementary / Counseling Room 22	$680	250	$170,000	0.0%	5.0%	10.5%	14.0%
Gibson Elementary / Library	$680	1,800	$1,224,000	0.6%	11.0%	11.1%	11.5%
Gibson Elementary / Modular Toilet Rooms	$484	1,350	$653,400	0.1%	4.5%	7.5%	25.6%
Gibson Elementary / Portable 19	$398	900	$358,200	1.0%	15.7%	16.5%	18.1%
Gibson Elementary / Portable Annex Office	$398	880	$350,240	2.1%	6.9%	15.7%	20.8%
Gibson Elementary / Portables 20, 21	$398	1,760	$700,480	0.0%	5.1%	6.4%	6.4%
Gibson Elementary / Portables 23-29	$398	6,160	$2,451,680	0.0%	4.0%	9.7%	10.2%

Immediate Needs

Facility/Building	Total Items	Total Cost
Administration, MPR	8	$215,200
Classroom 15-18	1	$400
Classroom, Kindergarten	2	$17,600
Classrooms 1-5	1	$38,900
Classrooms 11-14	4	$33,400
Library	1	$8,500
Modular Toilet Rooms	1	$800
Portable 19	1	$4,200
Portable Annex Office	1	$8,900
Site	2	$5,400
Total	**22**	**$333,300**

Administration, MPR

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2967829	Gibson Elementary / Administration, MPR	Kitchen	E1030	Foodservice Equipment, Steamer, Freestanding, Replace	Poor	Performance/Integrity	$28,300
2967720	Gibson Elementary / Administration, MPR	Site	E1030	Foodservice Equipment, Walk-In, Freezer, Replace	Poor	Performance/Integrity	$101,100
2967702	Gibson Elementary / Administration, MPR	Kitchen	E1030	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	Poor	Performance/Integrity	$15,400
2967910	Gibson Elementary / Administration, MPR	MPR	D1010	Vertical Lift, Wheelchair, 5' Rise, Renovate	NA	Safety	$22,900

2967855	Gibson Elementary / Administration, MPR	Admin	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	$5,600
2967796	Gibson Elementary / Administration, MPR	Admin	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	$4,000
2967783	Gibson Elementary / Administration, MPR	Building interior, admin	C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	Poor	Performance/Integrity	$3,500
2974924	Gibson Elementary / Administration, MPR	Roof- admin	B3010	Roofing, Single-Ply Membrane, TPO/PVC, Replace	Poor	Performance/Integrity	$34,400
Total (8 items)							**$215,200**

Classroom 15-18

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2967811	Gibson Elementary / Classroom 15-18	Roof	B2010	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	Poor	Performance/Integrity	$400
Total (1 items)							**$400**

Classroom, Kindergarten

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2967920	Gibson Elementary / Classroom, Kindergarten	Electrical shed	C2050	Ceiling Finishes, Gypsum Board/Plaster, Install	NA	Safety	$1,600

2967795	Gibson Elementary / Classroom, Kindergarten	Building exterior	B2020	Storefront, Glazing & Framing, Replace	Poor	Performance/Integrity	$16,000
Total (2 items)							**$17,600**

Classrooms 1-5

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2967810	Gibson Elementary / Classrooms 1-5	Building exterior	B2020	Storefront, Glazing & Framing, Replace	Poor	Performance/Integrity	$38,900
Total (1 items)							**$38,900**

Classrooms 11-14

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2975599	Gibson Elementary / Classrooms 11-14	Building interior	E2010	Casework, Countertop, Plastic Laminate, Replace	Poor	Performance/Integrity	$1,100
2975598	Gibson Elementary / Classrooms 11-14	Building interior	E2010	Casework, Cabinetry, Standard, Replace	Poor	Performance/Integrity	$6,500
2975602	Gibson Elementary / Classrooms 11-14	Building interior	C1070	Glue-on Ceilings, Hard Tile, Replacement w/ ACT, Replace	Poor	Performance/Integrity	$16,500
2967677	Gibson Elementary / Classrooms 11-14	Building exterior	B2010	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	Poor	Performance/Integrity	$9,300
Total (4 items)							**$33,400**

Library

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2967832	Gibson Elementary / Library	Building interior	C1070	Glue-on Ceilings, Hard Tile, Replacement w/ ACT, Replace	Poor	Performance/Integrity	$8,500
Total (1 items)							**$8,500**

Modular Toilet Rooms

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2976962	Gibson Elementary / Modular Toilet Rooms	Building exterior	B2050	Exterior Door, Steel, any type, Refinish	Poor	Performance/Integrity	$800
Total (1 items)							**$800**

Portable 19

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2967840	Gibson Elementary / Portable 19	Building interior	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	$4,200
Total (1 items)							**$4,200**

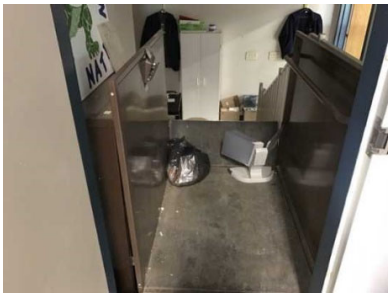
Portable Annex Office

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2967890	Gibson Elementary / Portable Annex Office	Building interior	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	$8,900
Total (1 items)							**$8,900**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2967792	Gibson Elementary / Site	Canopy, near quad	B3020	Roof Appurtenances, Drain Covers, Missing	Failed	Performance/Integrity	$1,400
2977099	Gibson Elementary / Site	Site	B2010	Exterior Walls, Plywood/OSB, Replace	Poor	Performance/Integrity	$4,000
Total (2 items)							**$5,400**

Key Findings



Vertical Lift

Wheelchair, 5' Rise
Administration, MPR Gibson Elementary MPR

Uniformat Code: D1012
Recommendation: **Renovate in 2021**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: $22,900

**$$**$$

Lift reportedly is not ADA compliant. - AssetCALC ID: 2967910



Ceiling Finishes

Gypsum Board/Plaster
Classroom, Kindergarten Gibson Elementary
Electrical shed

Uniformat Code: C2051
Recommendation: **Install in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $1,600

**$**$$$

The electrical room ceiling is exposed plywood with water damage. - AssetCALC ID: 2967920



Exterior Walls in Poor condition.

Plywood/OSB
Site Gibson Elementary Site

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

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $4,000

**$**$$$

The siding is significantly weathered with dry rot. - AssetCALC ID: 2977099



Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
Classrooms 11-14 Gibson Elementary Building exterior

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

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $9,300

**$**$$$

The exterior exposed wood is weathered. - AssetCALC ID: 2967677



Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
Administration, MPR Gibson Elementary Roof-admin

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

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $34,400

**$$**$$

Roof reportedly leaks. - AssetCALC ID: 2974924



Storefront in Poor condition.

Glazing & Framing
Classrooms 1-5 Gibson Elementary Building exterior

Uniformat Code: B2023
Recommendation: **Replace in 2021**

Priority Score: **87.9**

Plan Type: Performance/Integrity

Cost Estimate: $38,900

**$$**$$

Windows are single pane, energy inefficient metal framed that are well past their EUL - AssetCALC ID: 2967810



Storefront in Poor condition.

Glazing & Framing
Classroom, Kindergarten Gibson Elementary Building exterior

Uniformat Code: B2023
Recommendation: **Replace in 2021**

Priority Score: **87.9**

Plan Type: Performance/Integrity

Cost Estimate: $16,000

**$$**$$

Windows are single pane, energy inefficient metal framed that are well past their EUL. - AssetCALC ID: 2967795



Window in Poor condition.

Aluminum Double-Glazed, up to 15 SF
Classrooms 6-10 Gibson Elementary Building exterior

Uniformat Code: B2021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $30,700

**$$**$$

Windows are single pane, energy inefficient, metal framed and well past their EUL. - AssetCALC ID: 2967794



Window in Poor condition.

Steel, 16-25 SF
Library Gibson Elementary Building exterior

Uniformat Code: B2021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $13,800

**$$**$$

Windows are single pane, energy inefficient, metal framed and well past their EUL. - AssetCALC ID: 2967887



Parking Lots in Poor condition.

Pavement, Asphalt
Site Gibson Elementary Parking, main drive

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $15,600

**$$**$$

The parking stripes are worn. The ADA paint stripes have been refreshed more recently. - AssetCALC ID: 2977097



Foodservice Equipment in Poor condition.

Food Warmer, Tabletop Drawers (Set of 4)
Administration, MPR Gibson Elementary Kitchen

Uniformat Code: E1038
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $15,400

**$$**$$

Blows the fuses - AssetCALC ID: 2967702



Foodservice Equipment in Poor condition.

Steamer, Freestanding
Administration, MPR Gibson Elementary Kitchen

Uniformat Code: E1038
Recommendation: **Replace in 2021**

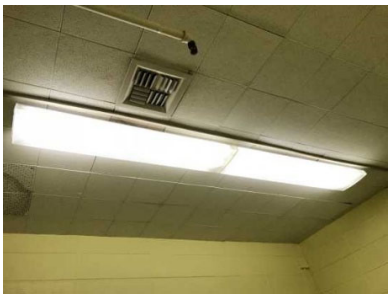
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $28,300

**$$**$$

Takes twice as long to cook as it should - AssetCALC ID: 2967829



Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
Administration, MPR Gibson Elementary Building interior, admin

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $3,500

**$**$$$

Stained, aged, ceiling tiles. - AssetCALC ID: 2967783



Flooring in Poor condition.

Carpet, Commercial Standard
Administration, MPR Gibson Elementary Admin

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $5,600

**$**$$$

Carpet is worn and age stained. - AssetCALC ID: 2967855



Flooring in Poor condition.

Carpet, Commercial Standard
Portable Annex Office Gibson Elementary Building interior

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $8,900

**$**$$$

Carpet is worn, thin, rolling which can be a trip hazard. - AssetCALC ID: 2967890



Glue-on Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
Library Gibson Elementary Building interior

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $8,500

**$**$$$

There are stained tiles and detaching tiles. - AssetCALC ID: 2967832



Glue-on Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
Classrooms 11-14 Gibson Elementary Building interior

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $16,500

**$$**$$

There are stained tiles from previous repaired roof leaks. Stained tiles could be replaced, BV recommends replacement with suspended ACT. - AssetCALC ID: 2975602



Foodservice Equipment in Poor condition.

Walk-In, Freezer
Administration, MPR Gibson Elementary Site

Uniformat Code: E1038
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $101,100

$$$$

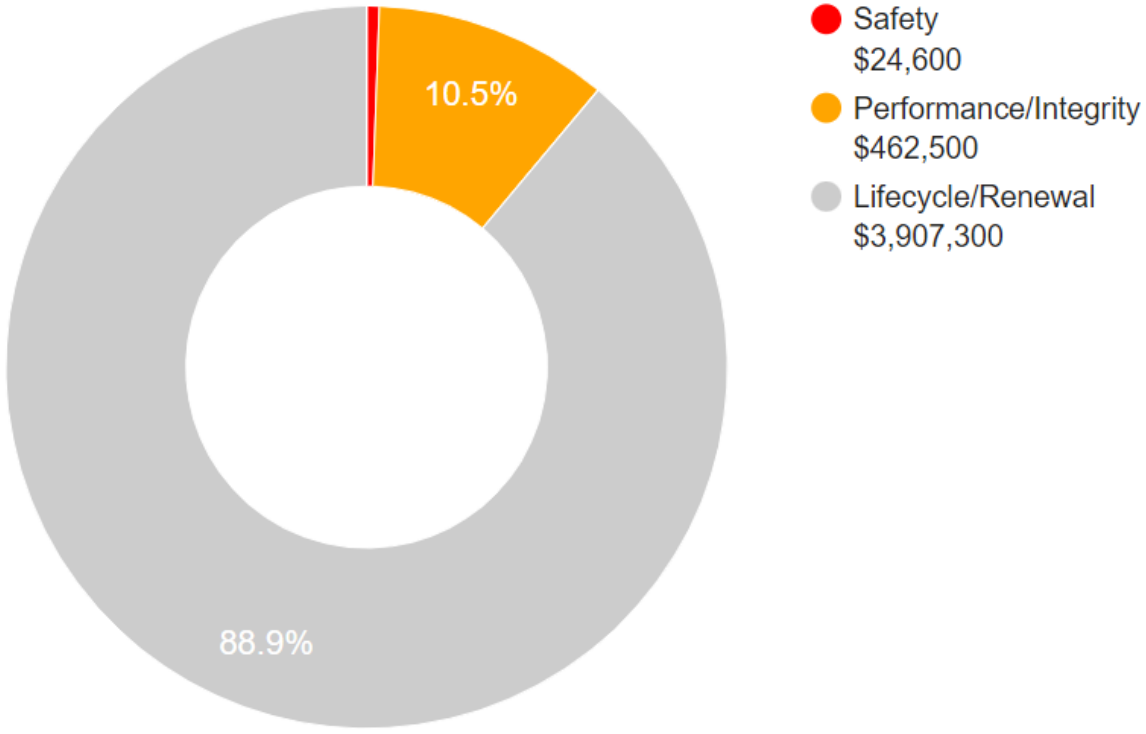
Floor collapsing - AssetCALC ID: 2967720

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: $4,394,400