



MANCHESTER ELEMENTARY SCHOOL

N.C.G.S. 115C-72 Study for Proposed
School Closure

MANCHESTER ELEMENTARY SCHOOL
N.C.G.S. § 115C-72
Study for Proposed School Closure

1. Statutory Framework

Pursuant to N.C.G.S. § 115C-72, a local board of education has authority to close a school when, in its judgment, the closing will better serve the educational interests of the local school administrative unit or any part of it. Before entering an order of closing, the Board must cause a thorough study to be made and must consider, among other factors, geographic conditions, anticipated enrollment changes, the inconvenience or hardship to affected pupils, the cost of providing additional school facilities in the event of the closing, and any other germane factors. The statute also requires a public hearing at which the public is afforded an opportunity to express its views.

This summary is intended to present the Manchester Elementary School closure and reassignment proposal within that statutory framework. The purpose of the proposed action is to discontinue use of an aging and underperforming facility and to reassign students to nearby schools capable of providing a more modern and comprehensive educational environment.

2. Summary of the Thorough Study

Cumberland County Schools assembled and reviewed facility, enrollment, planning, and reassignment information concerning Manchester Elementary School. That review includes the age and condition of the existing building, comparison of the building to current Department of Public Instruction planning standards, facility needs survey data, present enrollment and building capacity, the feasibility and cost of renovation versus reassignment, nearby school capacity, and stakeholder input gathered through the planning process.

Manchester Elementary School was originally constructed in 1967. The binder materials reflect that the building no longer provides the type of educational environment expected for a modern elementary program and that substantial expenditures would be required to renovate the campus, bring spaces into compliance with current code and ADA expectations, and align the building with current DPI space guidelines. Consultant observations in the binder describe deficiencies and conclude that reassignment to more modern facilities would provide a more

suitable learning environment for students.

3. Statutory Factors Supporting the Proposed Closing

- Educational interests of students. The proposed action is intended to better serve students by relocating them from an outdated facility into schools capable of supporting a comprehensive, modern educational program.
- Geographic conditions. Manchester Elementary School is located in Spring Lake and is 1.1 miles from W.T. Brown Elementary School. Based on this proximity and available capacity, Cumberland County Schools proposes reassignment primarily to W.T. Brown Elementary School and Ponderosa Elementary School, with other schools utilized as necessary to support enrollment and capacity needs.
- Anticipated enrollment and utilization. Current enrollment is approximately 300 students, while the binder reflects building capacity exceeding 400 students. The reassignment plan utilizes available capacity at nearby schools to improve overall system efficiency.
- Inconvenience or hardship to pupils. The study minimizes hardship by assigning students to nearby schools and limiting transportation impacts.
- Cost of providing additional school facilities. Renovation costs are substantial and not fiscally practical compared to reassignment to existing facilities.
- Other germane factors. The school's age, condition, outdated systems, and space limitations support the conclusion that continued operation is not practical.

4. Public Process and Board Consideration

Consistent with N.C.G.S. § 115C-72, the Board's consideration of Manchester Elementary School includes a scheduled stakeholder engagement and public forum process. This process will involve faculty, staff, parents, district leadership, members of the Board of Education, and other community representatives. The purpose of these meetings and the public hearing is to ensure that the Board's final action is informed by both the statutory study factors and public comment. Following completion of the public process and review of the full binder materials, the Board will determine whether closing Manchester Elementary School and reassigning students better serves the educational interests of the school system and the

affected students.

5. Proposed Action

Based upon the study reflected in this binder, Cumberland County Schools is proposing that Manchester Elementary School be discontinued and that students be reassigned primarily to W.T. Brown Elementary School and Ponderosa Elementary School, with other schools utilized as necessary to support enrollment and capacity needs. This proposed action is presented for consideration and public input and is supported by the educational, geographic, enrollment, hardship, cost, and facility-condition considerations summarized above.

School Closing Evaluation

03-20-26

Manchester Elementary School, Cumberland County Schools
Spring Lake, NC

On March 17, 2026, I conducted a walk-through of the above school. A subsequent walk-through of the campus and school grounds was conducted on March 23, 2026, to further familiarize myself with the school's physical condition.

My initial impression of the Manchester school building was positive and the atmosphere was inviting. However, after a closer look at the spatial requirements set forth in the DPI Facilities Guidelines and weighing the existing physical conditions, it became evident that the physical structure and grounds are limited and unable to adequately provide a useful, suitable, and comprehensive 21st century educational learning environment. The facilities provide a grossly outdated environment, and there is a significant need for renovations, coupled with the need for major mechanical and building code upgrades to support a modern, comprehensive educational program as outlined by DPI guidelines. My observations are supported by the School Assessment Report prepared by the Parsons Group September 30, 2024, and by a Facility Conditions Assessment and Master Planning Services Executive Summary prepared by Education Solutions Group, November 2024.

The school houses students in Pre-K through 5th grade with a capacity of 428, while the latest membership count is 299. The school's footprint is made up of four building pods constructed in 1967 totaling approximately 43,393 square feet. The classroom pods only allow interior access to a portion of these classrooms via enclosed corridors while the majority are only accessible via exterior sidewalks. Due to the school's age and high maintenance needs, the plan is to reassign the current student population to the newer, more suitable learning environment of W.T. Brown Elementary School and Ponderosa Elementary School.

It was noted in the walk-through that the overall student enrollment of the Spring Lake area schools has declined significantly. CCS has struggled through several reassignment plans to keep up the enrollment at the local schools, but a declining student population has continued. W. T. Brown has a



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capacity of 764. Back in 1998, the school peaked in enrollment at 638. Much of the school population that attends W. T. Brown now comes from outside the Spring Lake area. In 1998, the majority of W. T. Brown's enrollment came from Spring Lake. This year's enrollment at W. T. Brown is 467. Since W. T. Brown is a much more modern, updated facility which can handle much of the school's population, it appears to be the logical decision to reassign the Manchester students so they can be integrated into an environment that offers more comprehensive programs and services in a more modern atmosphere.

Brief Listing of Physical Condition, Deficiencies & Maintenance Issues
Observed

- The Multipurpose room serves as an indoor recreational space, general assembly, and cafeteria
- The Media Center is undersized by DPI Standards and Support Spaces lacking
- The Administrative spaces are very limited and undersized
- The group toilets are outdated and do not comply with Accessibility Standards as set forth in the NC Building Code
- Both the interior and exterior building appearance is extremely dated
- Support spaces needed to serve various services are not provided
- The mechanical systems are old and are not compliant with energy codes
- Classrooms have AC window units, which means air quality issues are brought into question
- The cafeteria is open to the food prep area, and the freezer space is located outside the kitchen on a classroom corridor
- The electrical, mechanical and technology systems appear outdated, including the fire alarm system
- The condition of the roof and associated components indicate a need for replacement along with some, if not all, rooftop mechanical equipment and penetrations
- The large outdoor play space has been updated, but it is located outside the security fencing perimeter
- Many classrooms are significantly undersized by DPI guidelines
- 14 of the 24 classrooms are only accessible from the exterior sidewalks
- Exterior doors that are used by students and teachers to reenter the main corridors to access other parts of the school are left unlocked for



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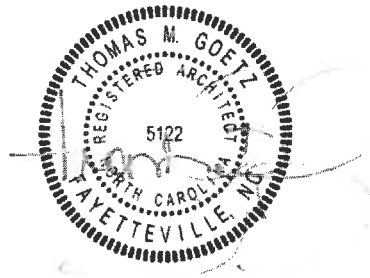
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easier access going to & from other areas of the school throughout the day

- Space utilization and upgrades do not appear practical and justifiable due to significant costs that would be necessary to carry out a comprehensive renovation project on such an outdated structure
- Due to the age of the school, overall maintenance needs / repairs have been difficult to keep pace and expenses to undertake these have increased
- Windows are single panes which are non-thermal insulated



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DPI SURVEY



Cumberland County Schools

Cost Summary (0 to 5 years)

Unit: 260		Priority	New School	Additions	Renovations	Furn/Eqpt	Land	Total
101	New High School	2	73,956,664	0	0	5,752,475	1,875,000	\$81,584,139
102	North Elementary	2	19,425,078	0	0	1,701,893	0	\$21,126,971
302	Alma O Easom Elementar	1	0	0	1,460,265	47,300	0	\$1,507,565
306	Armstrong Elementary	1	0	0	3,915,991	0	0	\$3,915,991
308	Ashley Elementary	1	0	0	2,606,258	20,000	0	\$2,626,258
310	Loyd E Auman Elementar	1	0	1,949,062	3,720,406	210,155	0	\$5,879,623
312	Beaver Dam Elementary	1	0	1,949,062	1,075,318	162,855	100,000	\$3,287,235
316	Lillian Black Elementary	1	0	1,949,062	5,969,472	210,155	0	\$8,128,689
318	Jack Britt High	1	0	0	10,743,359	56,100	0	\$10,799,459
320	Brentwood Elementary	1	0	1,949,062	4,768,043	162,855	0	\$6,879,960
321	Douglas Byrd Middle	1	0	0	4,187,668	51,700	0	\$4,239,368
322	Douglas Byrd High	1	0	0	11,518,916	2,500	0	\$11,521,416
325	Cape Fear High	1	0	5,314,641	11,384,989	766,568	0	\$17,466,198
326	Elizabeth M Cashwell Ele	1	0	1,949,062	3,799,108	210,155	0	\$5,958,325
332	Eastover-Central Element	1	0	130,219	3,911,183	58,180	0	\$4,099,582
336	Anne Chesnutt Middle	1	0	0	4,811,070	51,700	0	\$4,862,770
338	Cliffdale Elementary	1	0	0	2,273,016	0	0	\$2,273,016
340	College Lakes Elementary	1	0	0	3,174,205	47,300	0	\$3,221,505
342	C Wayne Collier Element	1	0	0	4,614,544	0	0	\$4,614,544
344	J W Coon Elementary	1	0	3,250,012	3,430,096	318,860	0	\$6,998,968
348	Cumberland Mills Element	1	0	1,949,062	3,535,100	210,155	0	\$5,694,317
352	Cumberland Road Eleme	1	0	0	3,679,840	2,500	0	\$3,682,340
356	District No 7 Elementary	1	0	0	2,539,912	0	0	\$2,539,912
357	Gray's Creek High	1	0	6,682,275	5,496,209	548,304	0	\$12,726,788
358	Luther Nick Jeralds Middl	1	0	0	5,804,426	51,700	0	\$5,856,126
359	E E Smith High	1	0	0	10,796,014	56,000	0	\$10,852,014
361	Ferguson-Easley Element	1	0	1,949,062	4,068,419	210,155	0	\$6,227,636
362	Gray's Creek Middle	1	0	0	1,041,370	54,200	0	\$1,095,570
363	Glendale Acres Elementar	1	0	1,949,062	2,614,823	186,505	0	\$4,750,390
364	Alderman Road Elementa	1	0	3,055,781	4,683,060	302,628	0	\$8,041,469
365	R Max Abbott Middle	1	0	0	6,944,352	71,700	0	\$7,016,052
366	Howard L Hall Elementary	1	0	1,949,062	4,009,730	210,155	0	\$6,168,947
367	Bill Hefner Elementary	1	0	0	5,148,766	47,300	0	\$5,196,066
368	Hope Mills Middle	1	0	0	5,133,575	0	0	\$5,133,575
369	John R Griffin Middle	1	0	0	3,505,436	56,700	0	\$3,562,136
370	Ed V Baldwin Elementary	1	0	1,949,062	2,926,286	240,155	0	\$5,115,503
371	Ireland Drive Middle	1	0	1,949,062	1,768,407	162,855	0	\$3,880,324
372	Lewis Chapel Middle	1	0	0	5,652,912	0	0	\$5,652,912
373	Gallberry Farm Elementar	1	0	3,055,781	2,820,849	302,628	0	\$6,179,258
374	Alger B. Wilkins High Sch	1	0	0	2,863,718	40,000	0	\$2,903,718



Cumberland County Schools

Cost Summary (0 to 5 years)

Unit: 260		Priority	New School	Additions	Renovations	Furn/Eqpt	Land	Total
375	Gray's Creek Elementary	1	0	0	5,804,478	47,300	0	\$5,851,778
380	Long Hill Elementary	1	0	0	2,876,226	0	0	\$2,876,226
382	Lucile Souders Elementar	1	0	1,949,062	3,099,245	182,855	0	\$5,231,162
383	Mac Williams Middle	1	0	0	4,475,435	51,700	0	\$4,527,135
386	Margaret Willis Elementar	2	0	1,949,062	2,883,402	210,155	0	\$5,042,619
388	Massey Hill Classical Hig	1	0	0	10,260,865	56,100	0	\$10,316,965
396	Mary McArthur Elementar	1	0	1,949,062	4,024,086	230,155	0	\$6,203,303
397	E Melvin Honeycutt Eleme	1	0	0	5,507,452	47,300	0	\$5,554,752
398	E E Miller Elementary	1	0	0	3,905,570	47,300	0	\$3,952,870
400	Montclair Elementary	1	0	1,949,062	3,755,887	210,155	0	\$5,915,104
401	Morganton Road Element	1	0	1,949,062	3,697,720	210,155	0	\$5,856,937
402	Manchester Elementary	1	0	3,113,438	2,755,232	316,205	0	\$6,184,875
403	New Century International	1	0	0	2,336,017	0	0	\$2,336,017
404	William H Owen Elementa	1	0	0	3,562,816	0	0	\$3,562,816
405	Walker-Spivey Elementar	1	0	0	3,371,579	0	0	\$3,371,579
406	Pine Forest Middle	1	0	0	5,997,104	51,700	0	\$6,048,804
407	Lake Rim Elementary	1	0	0	3,352,233	47,300	0	\$3,399,533
408	Pine Forest High	1	0	0	13,015,791	56,000	0	\$13,071,791
410	Ponderosa Elementary	1	0	1,949,062	3,280,121	162,855	0	\$5,392,038
411	Reid Ross Classical High	1	0	0	7,164,472	56,100	0	\$7,220,572
412	Raleigh Road Elementary	1	0	1,949,062	2,999,615	162,855	0	\$5,111,532
413	Howard Learning Academ	1	0	0	1,868,245	51,700	0	\$1,919,945
414	Benjamin J Martin Elemen	1	0	1,949,062	2,250,492	162,855	0	\$4,362,409
415	Rockfish Elementary	1	0	1,949,062	2,979,912	162,855	0	\$5,091,829
416	J W Seabrook Elementary	1	0	0	2,158,935	0	0	\$2,158,935
417	New Century International	1	0	0	535,646	0	0	\$535,646
418	Seventy-First Classical Mi	1	0	0	3,325,966	0	0	\$3,325,966
424	Seventy-First High	1	0	624,375	12,018,765	52,170	0	\$12,695,310
425	South View Middle	1	0	0	7,230,281	69,700	0	\$7,299,981
426	Sherwood Park Elementar	1	0	1,949,062	3,519,225	228,155	0	\$5,696,442
427	South View High	1	0	0	11,520,006	40,000	0	\$11,560,006
428	Spring Lake Middle	1	0	0	5,882,585	51,700	0	\$5,934,285
430	Stedman Elementary	1	0	1,441,238	3,296,651	161,255	0	\$4,899,144
432	Stedman Primary	1	0	11,359,969	2,983,261	1,166,488	0	\$15,509,718
434	Stoney Point Elementary	1	0	3,055,781	3,230,795	302,628	0	\$6,589,204
440	Sunnyside Elementary	1	0	3,169,997	2,588,650	319,810	0	\$6,078,457
444	Teresa C Berrien Element	1	0	0	3,686,914	47,300	0	\$3,734,214
446	Terry Sanford High	1	0	0	8,962,758	56,100	0	\$9,018,858
448	Vanstory Hills Elementary	1	0	1,949,062	4,790,966	210,155	0	\$6,950,183
449	Ramsey Street High	1	0	0	3,884,923	80,100	0	\$3,965,023

**Cumberland County Schools****Cost Summary (0 to 5 years)**

Unit: 260		Priority	New School	Additions	Renovations	Furn/Eqpt	Land	Total
450	Warrenwood Elementary	1	0	1,949,062	2,915,333	167,855	0	\$5,032,250
452	Westarea Elementary	1	0	1,949,062	4,020,585	162,855	0	\$6,132,502
454	Westover Middle	1	0	0	5,574,787	0	0	\$5,574,787
455	Westover High	1	0	0	10,198,138	62,100	0	\$10,260,238
459	William T Brown Element	1	0	0	5,046,485	47,300	0	\$5,093,785
Totals:			93,381,742	91,030,995	384,992,761	18,333,662	1,975,000	\$589,714,160

**Cumberland County Schools Cost Summary (6 - 10 years)**

Unit: 260		Priority	New School	Additions	Renovations	Furn/Eqpt	Land	Total
302	Alma O Easom Elementar	4	0	0	691,940	0	0	\$691,940
306	Armstrong Elementary	3	0	0	1,347,487	0	0	\$1,347,487
308	Ashley Elementary	4	0	0	801,593	0	0	\$801,593
310	Loyd E Auman Elementar	4	0	0	1,077,342	0	0	\$1,077,342
312	Beaver Dam Elementary	4	0	0	626,193	0	0	\$626,193
316	Lillian Black Elementary	4	0	0	408,910	0	0	\$408,910
318	Jack Britt High	4	0	0	8,811,950	0	0	\$8,811,950
320	Brentwood Elementary	3	0	0	893,806	0	0	\$893,806
321	Douglas Byrd Middle	4	0	0	2,269,519	0	0	\$2,269,519
322	Douglas Byrd High	4	0	0	1,009,608	0	0	\$1,009,608
325	Cape Fear High	4	0	0	1,395,864	0	0	\$1,395,864
326	Elizabeth M Cashwell Ele	4	0	0	1,662,177	0	0	\$1,662,177
332	Eastover-Central Element	3	0	0	1,085,855	0	0	\$1,085,855
336	Anne Chesnutt Middle	3	0	0	3,372,121	0	0	\$3,372,121
338	Cliffdale Elementary	3	0	0	1,921,211	0	0	\$1,921,211
340	College Lakes Elementary	4	0	0	1,540,199	0	0	\$1,540,199
342	C Wayne Collier Element	4	0	0	1,070,299	0	0	\$1,070,299
344	J W Coon Elementary	3	0	0	721,142	0	0	\$721,142
348	Cumberland Mills Element	4	0	0	2,191,499	0	0	\$2,191,499
352	Cumberland Road Eleme	4	0	0	748,510	0	0	\$748,510
356	District No 7 Elementary	4	0	0	1,006,403	0	0	\$1,006,403
357	Gray's Creek High	3	0	0	1,517,523	0	0	\$1,517,523
358	Luther Nick Jeralds Middl	3	0	0	838,390	0	0	\$838,390
359	E E Smith High	3	0	0	1,896,018	0	0	\$1,896,018
361	Ferguson-Easley Element	4	0	0	225,559	0	0	\$225,559
362	Gray's Creek Middle	4	0	4,227,750	2,705,466	353,252	0	\$7,286,468
363	Glendale Acres Elementar	4	0	0	426,977	0	0	\$426,977
364	Alderman Road Elementa	4	0	0	2,395,377	0	0	\$2,395,377
365	R Max Abbott Middle	3	0	0	1,944,320	0	0	\$1,944,320
366	Howard L Hall Elementary	4	0	0	516,030	0	0	\$516,030
367	Bill Hefner Elementary	3	0	0	206,117	0	0	\$206,117
368	Hope Mills Middle	3	0	0	2,116,241	0	0	\$2,116,241
369	John R Griffin Middle	4	0	0	3,555,411	0	0	\$3,555,411
370	Ed V Baldwin Elementary	3	0	0	2,105,802	0	0	\$2,105,802
371	Ireland Drive Middle	4	0	0	1,614,235	0	0	\$1,614,235
372	Lewis Chapel Middle	4	0	0	840,581	0	0	\$840,581
373	Gallberry Farm Elementar	4	0	0	3,346,300	0	0	\$3,346,300
374	Alger B. Wilkins High Sch	3	0	0	1,572,868	0	0	\$1,572,868
375	Gray's Creek Elementary	4	0	0	906,548	0	0	\$906,548
380	Long Hill Elementary	3	0	0	1,668,847	0	0	\$1,668,847

**Cumberland County Schools Cost Summary (6 - 10 years)**

Unit: 260		Priority	New School	Additions	Renovations	Furn/Eqpt	Land	Total
382	Lucile Souders Elementar	3	0	0	559,750	0	0	\$559,750
383	Mac Williams Middle	3	0	0	2,762,766	0	0	\$2,762,766
386	Margaret Willis Elementar	3	0	0	1,069,210	0	0	\$1,069,210
388	Massey Hill Classical Hig	3	0	0	1,276,912	0	0	\$1,276,912
396	Mary McArthur Elementar	4	0	0	1,135,076	0	0	\$1,135,076
397	E Melvin Honeycutt Eleme	3	0	0	584,527	0	0	\$584,527
398	E E Miller Elementary	4	0	0	26,959	0	0	\$26,959
400	Montclair Elementary	4	0	0	1,526,256	0	0	\$1,526,256
401	Morganton Road Element	4	0	0	652,199	0	0	\$652,199
402	Manchester Elementary	4	0	0	1,560,983	0	0	\$1,560,983
403	New Century International	4	0	0	1,851,135	0	0	\$1,851,135
404	William H Owen Elementa	4	0	0	1,249,811	0	0	\$1,249,811
405	Walker-Spivey Elementar	4	0	0	1,056,852	0	0	\$1,056,852
406	Pine Forest Middle	4	0	0	1,791,957	0	0	\$1,791,957
407	Lake Rim Elementary	4	0	0	1,054,768	0	0	\$1,054,768
408	Pine Forest High	3	0	0	1,719,927	0	0	\$1,719,927
410	Ponderosa Elementary	4	0	0	838,788	0	0	\$838,788
411	Reid Ross Classical High	3	0	0	1,234,419	0	0	\$1,234,419
412	Raleigh Road Elementary	3	0	0	603,356	0	0	\$603,356
413	Howard Learning Academ	3	0	0	1,013,507	0	0	\$1,013,507
414	Benjamin J Martin Elemen	3	0	0	1,202,675	0	0	\$1,202,675
415	Rockfish Elementary	4	0	0	2,158,806	0	0	\$2,158,806
416	J W Seabrook Elementary	4	0	0	914,466	0	0	\$914,466
417	New Century International	3	0	0	538,279	0	0	\$538,279
418	Seventy-First Classical Mi	4	0	0	1,384,625	0	0	\$1,384,625
424	Seventy-First High	4	0	0	2,106,938	0	0	\$2,106,938
425	South View Middle	4	0	0	1,097,756	0	0	\$1,097,756
426	Sherwood Park Elementar	4	0	0	1,836,084	0	0	\$1,836,084
427	South View High	4	0	0	631,126	0	0	\$631,126
428	Spring Lake Middle	3	0	0	187,440	0	0	\$187,440
430	Stedman Elementary	4	0	0	1,499,885	0	0	\$1,499,885
432	Stedman Primary	3	0	0	969,401	0	0	\$969,401
434	Stoney Point Elementary	4	0	0	311,779	0	0	\$311,779
440	Sunnyside Elementary	4	0	0	630,652	0	0	\$630,652
444	Teresa C Berrien Element	4	0	0	533,368	0	0	\$533,368
446	Terry Sanford High	3	0	0	972,464	0	0	\$972,464
448	Vanstory Hills Elementary	4	0	0	231,330	0	0	\$231,330
449	Ramsey Street High	4	0	0	1,335,013	0	0	\$1,335,013
450	Warrenwood Elementary	3	0	0	830,920	0	0	\$830,920
452	Westarea Elementary	3	0	0	1,438,511	0	0	\$1,438,511



Cumberland County Schools Cost Summary (6 - 10 years)

Unit: 260		Priority	New School	Additions	Renovations	Furn/Eqpt	Land	Total
454	Westover Middle	4	0	0	557,840	0	0	\$557,840
455	Westover High	3	0	0	3,960,227	0	0	\$3,960,227
459	William T Brown Element	4	0	0	540,502	0	0	\$540,502
Totals:			0	4,227,750	114,491,483	353,252	0	\$119,072,485



Manchester Elementary

School No: 260402

Date: 9/1/2020

School Capacity

Form Instructions: Enter the number of classrooms and other spaces.
Include additions and new schools that are under construction or in the design phase.

Pre-K	Quantity	Capacity
Pre-K Classrooms		

Note: The capacity of Pre-K Classrooms is NOT included in the school capacity totals.

Academic	Classrooms/Spaces			Capacity		
	Elem	Middle	High	Elem	Middle	High
Kindergartens	4			72		
Grade 1	4			64		
Grades 2-3	7			119		
Grades 4-5	6			156		
LA/SS/Math Classrooms						
Math / Science Classrooms						
Science Labs						
Science Classrooms						
Exception S/C						
Resource		2				
4+ Computers in each room?		☒ Yes?				
Computer Rooms		1				

Arts Education	Elem	Middle	High		
Visual Arts	2				
Dance / Drama					
General Music					
Instrumental Music (Band)					
Vocal Music (Chorus)					
Subtotal - Arts	2				

Scroll
Down

Vocational	Elem	Middle	High		
Keyboarding Labs					
Prevocational Labs					
Business / Office Ed.					
Service / Marketing					
Technology Labs					
Agri / Trade + Ind					



Manchester Elementary

School No: 260402

Date: **9/1/2020**

Physical Education, etc.

P.E. / Multi / Gymnasium

☐

Middle

☐

High

☐

(25)

Gym Seating

Auxilliary Gym

☐☐

Health / P.E.

Weight Room

Wrestling

ROTC

Capacity Totals (sum from the capacity above):

386

0

0

Capacity Totals (sum from Capacity Plan form):

386

0

0



Manchester Elementary

School No: 260402

Date: 9/1/2020

Core Capacity

Media Center	Facilities		Capacity
Media RLV Area:	2,177	sq.ft. / 4 =	544
Media Support Area:	☐ Sm ☒ OK ☐ Good		

Dining and Kitchen	Facilities		Capacity
Dining Area	3,058	sq.ft. / 4 =	764
Kitchen Area:	☒ Small ☐ OK ☐ Good		
# of Serving Lines:	1		
Minimum Core Capacity:			544

Auditorium	Facilities		
Auditorium:	☐ Yes?		
# of Seats:			
Admin/Guidance Area:	☐ Small ☒ OK ☐ Good		



Manchester Elementary

School No: 260402

Date:

9/1/2020



2020-21 DPI Facility Needs Survey

Capacity Summary 0 to 5 Years

Cumberland County Schools

Capacity Summary & Plan (0 to 5 years)

UNIT: 260			ADM 2019-20	Current Capacity					Mobile	Teach Station	Needs	Planned Capacity (future)				
				Pre-K	K-5	Middle	High	K-12				Pre-K	K-5	Middle	High	K-12
260	101	New High School		0	0	0	0	0	0	0	New School	0	0	0	1,200	1,200
260	102	North Elementary		0	0	0	0	0	0	0	New School	36	300	0	0	300
260	302	Alma O Easom Element	290	0	272	0	0	272	0	0	Renovations	0	272	0	0	272
260	306	Armstrong Elementary	404	18	441	0	0	441	0	0	Renovations	18	441	0	0	441
260	308	Ashley Elementary	194	0	297	0	0	297	0	0	Renovations	0	297	0	0	297
260	310	Loyd E Auman Element	500	18	528	0	0	528	1	1	Renovations	18	528	0	0	528
260	312	Beaver Dam Elementar	89	0	95	0	0	95	2	2	Addition/Renovation	0	95	0	0	95
260	316	Lillian Black Elementary	217	0	274	0	0	274	0	0	Addition/Renovation	0	274	0	0	274
260	318	Jack Britt High	1,864	0	0	0	1,929	1,929	2	2	Renovations	0	0	0	1,929	1,929
260	320	Brentwood Elementary	476	36	435	0	0	435	5	3	Addition/Renovation	36	435	0	0	435
260	321	Douglas Byrd Middle	546	0	0	768	0	768	0	0	Renovations	0	0	768	0	768
260	322	Douglas Byrd High	967	0	0	0	1,466	1,466	1	0	Renovations	0	0	0	1,466	1,466
260	325	Cape Fear High	1,372	0	0	0	1,476	1,476	8	7	Addition/Renovation	0	0	0	1,764	1,764
260	326	Elizabeth M Cashwell El	598	36	624	0	0	624	7	2	Addition/Renovation	36	624	0	0	624
260	332	Eastover-Central Eleme	387	18	480	0	0	480	2	0	Addition/Renovation	18	480	0	0	480
260	336	Anne Chesnutt Middle	513	0	0	739	0	739	0	0	Renovations	0	0	739	0	739
260	338	Cliffdale Elementary	574	54	581	0	0	581	4	1	Renovations	54	581	0	0	581
260	340	College Lakes Elementa	497	0	386	0	0	386	6	5	Renovations	0	386	0	0	386
260	342	C Wayne Collier Eleme	500	72	580	0	0	580	2	0	Renovations	72	580	0	0	580
260	344	J W Coon Elementary	189	0	339	0	0	339	0	0	Addition/Renovation	0	339	0	0	339
260	347	Cumberland Internation	269	0	0	0	286	286	0	0	None Needed	0	0	0	286	286
260	348	Cumberland Mills Eleme	617	18	627	0	0	627	3	3	Addition/Renovation	18	627	0	0	627
260	352	Cumberland Road Elem	331	18	461	0	0	461	1	0	Renovations	18	461	0	0	461
260	354	Cross Creek Early Colle	274	0	0	0	286	286	0	0	None Needed	0	0	0	286	286
260	356	District No 7 Elementary	259	18	307	0	0	307	2	0	Renovations	18	307	0	0	307
260	357	Gray's Creek High	1,400	0	0	0	1,517	1,517	0	0	Addition/Renovation	0	0	0	1,829	1,829
260	358	Luther Nick Jeralds Mid	596	0	0	716	0	716	3	0	Renovations	0	0	716	0	716
260	359	E E Smith High	871	0	0	0	1,406	1,406	0	0	Renovations	0	0	0	1,406	1,406
260	361	Ferguson-Easley Eleme	274	0	396	0	0	396	1	1	Addition/Renovation	0	396	0	0	396



2020-21 DPI Facility Needs Survey

Capacity Summary 0 to 5 Years

260	362	Gray's Creek Middle	1,145	0	0	1,083	0	1,083	2	0	Renovations	0	0	1,083	0	1,083
260	363	Glendale Acres Element	222	18	230	0	0	230	1	0	Addition/Renovation	18	230	0	0	230
260	364	Alderman Road Elemen	667	54	707	0	0	707	0	0	Addition/Renovation	72	846	0	0	846
260	365	R Max Abbott Middle	804	0	0	950	0	950	0	0	Renovations	0	0	950	0	950
260	366	Howard L Hall Elementa	686	0	575	0	0	575	11	8	Addition/Renovation	0	575	0	0	575
260	367	Bill Hefner Elementary	720	18	817	0	0	817	5	2	Renovations	18	817	0	0	817
260	368	Hope Mills Middle	552	0	0	680	0	680	0	0	Renovations	0	0	680	0	680
260	369	John R Griffin Middle	1,184	0	0	1,273	0	1,273	0	0	Renovations	0	0	1,273	0	1,273
260	370	Ed V Baldwin Elementar	677	36	638	0	0	638	6	3	Addition/Renovation	36	638	0	0	638
260	371	Ireland Drive Middle	305	0	0	326	0	326	3	2	Addition/Renovation	0	0	326	0	326
260	372	Lewis Chapel Middle	613	0	0	691	0	691	1	1	Renovations	0	0	691	0	691
260	373	Gallberry Farm Element	980	36	884	0	0	884	7	5	Addition/Renovation	54	1,023	0	0	1,023
260	374	Alger B. Wilkins High Sc	136	0	0	0	320	320	0	0	Renovations	0	0	0	320	320
260	375	Gray's Creek Elementar	441	18	432	0	0	432	3	0	Renovations	18	432	0	0	432
260	380	Long Hill Elementary	494	0	516	0	0	516	1	0	Renovations	0	516	0	0	516
260	382	Lucile Souders Element	412	36	400	0	0	400	1	1	Addition/Renovation	36	400	0	0	400
260	383	Mac Williams Middle	1,185	0	0	1,164	0	1,164	1	0	Renovations	0	0	1,164	0	1,164
260	386	Margaret Willis Element	314	18	294	0	0	294	3	2	Addition/Renovation	18	294	0	0	294
260	388	Massey Hill Classical Hi	222	0	0	0	538	538	1	1	Renovations	0	0	0	538	538
260	396	Mary McArthur Element	437	36	520	0	0	520	2	0	Addition/Renovation	36	520	0	0	520
260	397	E Melvin Honeycutt Ele	957	0	892	0	0	892	5	3	Renovations	0	892	0	0	892
260	398	E E Miller Elementary	542	36	703	0	0	703	1	0	Renovations	36	703	0	0	703
260	400	Montclair Elementary	434	18	465	0	0	465	4	1	Addition/Renovation	18	465	0	0	465
260	401	Morganton Road Eleme	539	0	601	0	0	601	2	0	Addition/Renovation	0	601	0	0	601
260	402	Manchester Elementary	370	0	386	0	0	386	3	2	Addition/Renovation	0	386	0	0	386
260	403	New Century Internation	674	54	736	0	0	736	0	0	Renovations	54	736	0	0	736
260	404	William H Owen Elemen	393	36	480	0	0	480	1	0	Renovations	36	480	0	0	480
260	405	Walker-Spivey Element	253	18	310	0	0	310	3	2	Renovations	18	310	0	0	310
260	406	Pine Forest Middle	801	0	0	804	0	804	0	0	Renovations	0	0	804	0	804
260	407	Lake Rim Elementary	712	36	695	0	0	695	2	0	Renovations	36	695	0	0	695
260	408	Pine Forest High	1,488	0	0	0	1,712	1,712	3	0	Renovations	0	0	0	1,712	1,712
260	410	Ponderosa Elementary	380	36	356	0	0	356	3	3	Addition/Renovation	36	356	0	0	356
260	411	Reid Ross Classical Hig	240	0	0	0	610	610	0	0	Renovations	0	0	0	610	610



2020-21 DPI Facility Needs Survey

Capacity Summary 0 to 5 Years

260	412	Raleigh Road Elementa	243	0	179	0	0	179	2	2	Addition/Renovation	0	179	0	0	179
260	413	Howard Learning Acade	83	0	0	166	0	166	2	0	Renovations	0	0	166	0	166
260	414	Benjamin J Martin Elem	558	36	485	0	0	485	7	3	Addition/Renovation	36	485	0	0	485
260	415	Rockfish Elementary	718	18	799	0	0	799	2	0	Addition/Renovation	18	799	0	0	799
260	416	J W Seabrook Elementa	271	18	267	0	0	267	2	1	Renovations	18	267	0	0	267
260	417	New Century Internation	419	0	0	602	0	602	0	0	Renovations	0	0	602	0	602
260	418	Seventy-First Classical	479	0	0	523	0	523	3	2	Renovations	0	0	523	0	523
260	419	Reid Ross Classical Mid	325	0	0	444	0	444	0	0	None Needed	0	0	444	0	444
260	424	Seventy-First High	1,309	0	0	0	2,062	2,062	3	1	Addition/Renovation	0	0	0	2,062	2,062
260	425	South View Middle	683	0	0	847	0	847	0	0	Renovations	0	0	847	0	847
260	426	Sherwood Park Element	308	18	433	0	0	433	4	1	Addition/Renovation	18	433	0	0	433
260	427	South View High	1,456	0	0	0	1,871	1,871	3	3	Renovations	0	0	0	1,871	1,871
260	428	Spring Lake Middle	475	0	0	664	0	664	0	0	Renovations	0	0	664	0	664
260	430	Stedman Elementary	316	0	358	0	0	358	0	0	Addition/Renovation	0	358	0	0	358
260	432	Stedman Primary	148	36	162	0	0	162	0	0	Addition/Renovation	72	505	0	0	505
260	434	Stoney Point Elementar	1,015	0	826	0	0	826	11	11	Addition/Renovation	18	965	0	0	965
260	440	Sunnyside Elementary	340	0	303	0	0	303	7	4	Addition/Renovation	0	303	0	0	303
260	444	Teresa C Berrien Eleme	210	0	294	0	0	294	0	0	Renovations	0	294	0	0	294
260	446	Terry Sanford High	1,140	0	0	0	1,468	1,468	0	0	Renovations	0	0	0	1,468	1,468
260	448	Vanstory Hills Elementa	547	0	585	0	0	585	1	1	Addition/Renovation	0	585	0	0	585
260	449	Ramsey Street High	98	0	0	0	369	369	4	0	Renovations	0	0	0	369	369
260	450	Warrenwood Elementar	350	54	408	0	0	408	3	2	Addition/Renovation	54	408	0	0	408
260	452	Westarea Elementary	523	18	614	0	0	614	0	0	Addition/Renovation	18	614	0	0	614
260	454	Westover Middle	786	0	0	819	0	819	0	0	Renovations	0	0	819	0	819
260	455	Westover High	1,008	0	0	0	1,352	1,352	3	1	Renovations	0	0	0	1,352	1,352
260	459	William T Brown Eleme	292	72	666	0	0	666	0	0	Renovations	72	666	0	0	666
260	700	Cumberland Polytechnic	278	0	0	0	286	286	0	0	None Needed	0	0	0	286	286

Totals:	49,425	1,080	25,139	13,259	18,954	57,352	182	95		1,206	26,199	13,259	20,754	60,212
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	<u>K-5</u>	<u>Middle</u>	<u>High</u>	<u>K-12</u>
Current Capacity:	25,139	13,259	18,954	57,352
ADM 2019-20:	23,542	11,491	14,392	49,425
Difference:	1,597	1,768	4,562	7,927

	<u>K-5</u>	<u>Middle</u>	<u>High</u>	<u>K-12</u>
Total Capacity:	26,199	13,259	20,754	60,212
Proj Enrollment 2024-25:	23,097	11,117	16,228	50,442
Difference:	3,102	2,142	4,526	9,770



2020-21 DPI Facility Needs Survey

Capacity Summary 6 to 10 Years

Cumberland County Schools

Capacity Summary & Plan (6 to 10 years)

UNIT: 260			ADM 2019-20	Current Capacity					Mobile	Teach Station	Needs	Planned Capacity (future)				
				Pre-K	K-5	Middle	High	K-12				Pre-K	K-5	Middle	High	K-12
260	101	New High School		0	0	0	0	0	0	0	None Needed	0	0	0	1,200	1,200
260	102	North Elementary		0	0	0	0	0	0	0	None Needed	36	300	0	0	300
260	302	Alma O Easom Element	290	0	272	0	0	272	0	0	Renovations	0	272	0	0	272
260	306	Armstrong Elementary	404	18	441	0	0	441	0	0	Renovations	18	441	0	0	441
260	308	Ashley Elementary	194	0	297	0	0	297	0	0	Renovations	0	297	0	0	297
260	310	Loyd E Auman Element	500	18	528	0	0	528	1	1	Renovations	18	528	0	0	528
260	312	Beaver Dam Elementar	89	0	95	0	0	95	2	2	Renovations	0	95	0	0	95
260	316	Lillian Black Elementary	217	0	274	0	0	274	0	0	Renovations	0	274	0	0	274
260	318	Jack Britt High	1,864	0	0	0	1,929	1,929	2	2	Renovations	0	0	0	1,929	1,929
260	320	Brentwood Elementary	476	36	435	0	0	435	3	5	Renovations	36	435	0	0	435
260	321	Douglas Byrd Middle	546	0	0	768	0	768	0	0	Renovations	0	0	768	0	768
260	322	Douglas Byrd High	967	0	0	0	1,466	1,466	0	1	Renovations	0	0	0	1,466	1,466
260	325	Cape Fear High	1,372	0	0	0	1,476	1,476	7	8	Renovations	0	0	0	1,764	1,764
260	326	Elizabeth M Cashwell El	598	36	624	0	0	624	2	7	Renovations	36	624	0	0	624
260	332	Eastover-Central Eleme	387	18	480	0	0	480	0	2	Renovations	18	480	0	0	480
260	336	Anne Chesnutt Middle	513	0	0	739	0	739	0	0	Renovations	0	0	739	0	739
260	338	Cliffdale Elementary	574	54	581	0	0	581	1	4	Renovations	0	581	0	0	581
260	340	College Lakes Element	497	0	386	0	0	386	5	6	Renovations	0	386	0	0	386
260	342	C Wayne Collier Eleme	500	72	580	0	0	580	0	2	Renovations	72	580	0	0	580
260	344	J W Coon Elementary	189	0	339	0	0	339	0	0	Renovations	0	339	0	0	339
260	347	Cumberland Internation	269	0	0	0	286	286	0	0	None Needed	0	0	0	286	286
260	348	Cumberland Mills Elem	617	18	627	0	0	627	3	3	Renovations	18	627	0	0	627
260	352	Cumberland Road Elem	331	18	461	0	0	461	0	1	Renovations	18	461	0	0	461
260	354	Cross Creek Early Colle	274	0	0	0	286	286	0	0	None Needed	0	0	0	286	286
260	356	District No 7 Elementary	259	18	307	0	0	307	0	2	Renovations	18	307	0	0	307
260	357	Gray's Creek High	1,400	0	0	0	1,517	1,517	0	0	Renovations	0	0	0	1,829	1,829
260	358	Luther Nick Jeralds Mid	596	0	0	716	0	716	0	3	Renovations	0	0	716	0	716
260	359	E E Smith High	871	0	0	0	1,406	1,406	0	0	Renovations	0	0	0	1,406	1,406



2020-21 DPI Facility Needs Survey

Capacity Summary 6 to 10 Years

Cumberland County Schools

Capacity Summary & Plan (6 to 10 years)

UNIT: 260			ADM 2019-20	Current Capacity					Mobile	Teach Station	Needs	Planned Capacity (future)				
				Pre-K	K-5	Middle	High	K-12				Pre-K	K-5	Middle	High	K-12
260	361	Ferguson-Easley Eleme	274	0	396	0	0	396	1	1	Renovations	0	396	0	0	396
260	362	Gray's Creek Middle	1,145	0	0	1,083	0	1,083	0	2	Addition/Renovation	0	0	1,395	0	1,395
260	363	Glendale Acres Element	222	18	230	0	0	230	0	1	Renovations	18	230	0	0	230
260	364	Alderman Road Elemen	667	54	707	0	0	707	0	0	Renovations	72	846	0	0	846
260	365	R Max Abbott Middle	804	0	0	950	0	950	0	0	Renovations	0	0	950	0	950
260	366	Howard L Hall Elementa	686	0	575	0	0	575	8	11	Renovations	0	575	0	0	575
260	367	Bill Hefner Elementary	720	18	817	0	0	817	2	5	Renovations	18	817	0	0	817
260	368	Hope Mills Middle	552	0	0	680	0	680	0	0	Renovations	0	0	680	0	680
260	369	John R Griffin Middle	1,184	0	0	1,273	0	1,273	0	0	Renovations	0	0	1,273	0	1,273
260	370	Ed V Baldwin Elementar	677	36	638	0	0	638	3	6	Renovations	36	638	0	0	638
260	371	Ireland Drive Middle	305	0	0	326	0	326	2	3	Renovations	0	0	326	0	326
260	372	Lewis Chapel Middle	613	0	0	691	0	691	1	1	Renovations	0	0	691	0	691
260	373	Gallberry Farm Element	980	36	884	0	0	884	5	7	Renovations	54	1,023	0	0	1,023
260	374	Alger B. Wilkins High Sc	136	0	0	0	320	320	0	0	Renovations	0	0	0	320	320
260	375	Gray's Creek Elementar	441	18	432	0	0	432	0	3	Renovations	18	432	0	0	432
260	380	Long Hill Elementary	494	0	516	0	0	516	0	1	Renovations	0	516	0	0	516
260	382	Lucile Souders Element	412	36	400	0	0	400	1	1	Renovations	36	400	0	0	400
260	383	Mac Williams Middle	1,185	0	0	1,164	0	1,164	0	1	Renovations	0	0	1,164	0	1,164
260	386	Margaret Willis Element	314	18	294	0	0	294	2	3	Renovations	18	294	0	0	294
260	388	Massey Hill Classical Hi	222	0	0	0	538	538	1	1	Renovations	0	0	0	538	538
260	396	Mary McArthur Element	437	36	520	0	0	520	0	2	Renovations	36	520	0	0	520
260	397	E Melvin Honeycutt Ele	957	0	892	0	0	892	3	5	Renovations	0	892	0	0	892
260	398	E E Miller Elementary	542	36	703	0	0	703	0	1	Renovations	36	703	0	0	703
260	400	Montclair Elementary	434	18	465	0	0	465	1	4	Renovations	18	465	0	0	465
260	401	Morganton Road Eleme	539	0	601	0	0	601	0	2	Renovations	0	601	0	0	601
260	402	Manchester Elementary	370	0	386	0	0	386	2	3	Renovations	0	386	0	0	386
260	403	New Century Internation	674	54	736	0	0	736	0	0	Renovations	54	736	0	0	736
260	404	William H Owen Elemen	393	36	480	0	0	480	0	1	Renovations	36	480	0	0	480



2020-21 DPI Facility Needs Survey

Capacity Summary 6 to 10 Years

Cumberland County Schools

Capacity Summary & Plan (6 to 10 years)

UNIT: 260			ADM 2019-20	Current Capacity					Mobile	Teach Station	Needs	Planned Capacity (future)				
				Pre-K	K-5	Middle	High	K-12				Pre-K	K-5	Middle	High	K-12
260	405	Walker-Spivey Element	253	18	310	0	0	310	2	3	Renovations	18	310	0	0	310
260	406	Pine Forest Middle	801	0	0	804	0	804	0	0	Renovations	0	0	804	0	804
260	407	Lake Rim Elementary	712	36	695	0	0	695	0	2	Renovations	36	695	0	0	695
260	408	Pine Forest High	1,488	0	0	0	1,712	1,712	0	3	Renovations	0	0	0	1,712	1,712
260	410	Ponderosa Elementary	380	36	356	0	0	356	3	3	Renovations	36	356	0	0	356
260	411	Reid Ross Classical Hig	240	0	0	0	610	610	0	0	Renovations	0	0	0	610	610
260	412	Raleigh Road Elementa	243	0	179	0	0	179	2	2	Renovations	0	179	0	0	179
260	413	Howard Learning Acade	83	0	0	166	0	166	0	2	Renovations	0	0	166	0	166
260	414	Benjamin J Martin Elem	558	36	485	0	0	485	3	7	Renovations	36	485	0	0	485
260	415	Rockfish Elementary	718	18	799	0	0	799	0	2	Renovations	18	799	0	0	799
260	416	J W Seabrook Elementa	271	18	267	0	0	267	1	2	Renovations	18	267	0	0	267
260	417	New Century Internation	419	0	0	602	0	602	0	0	Renovations	0	0	602	0	602
260	418	Seventy-First Classical	479	0	0	523	0	523	2	3	Renovations	0	0	523	0	523
260	419	Reid Ross Classical Mid	325	0	0	444	0	444	0	0	None Needed	0	0	444	0	444
260	424	Seventy-First High	1,309	0	0	0	2,062	2,062	1	3	Renovations	0	0	0	2,062	2,062
260	425	South View Middle	683	0	0	847	0	847	0	0	Renovations	0	0	847	0	847
260	426	Sherwood Park Element	308	18	433	0	0	433	1	4	Renovations	18	433	0	0	433
260	427	South View High	1,456	0	0	0	1,871	1,871	3	3	Renovations	0	0	0	1,871	1,871
260	428	Spring Lake Middle	475	0	0	664	0	664	0	0	Renovations	0	0	664	0	664
260	430	Stedman Elementary	316	0	358	0	0	358	0	0	Renovations	0	358	0	0	358
260	432	Stedman Primary	148	36	162	0	0	162	0	0	Renovations	72	505	0	0	505
260	434	Stoney Point Elementar	1,015	0	826	0	0	826	11	11	Renovations	18	965	0	0	965
260	440	Sunnyside Elementary	340	0	303	0	0	303	4	7	Renovations	0	303	0	0	303
260	444	Teresa C Berrien Eleme	210	0	294	0	0	294	0	0	Renovations	0	294	0	0	294
260	446	Terry Sanford High	1,140	0	0	0	1,468	1,468	0	0	Renovations	0	0	0	1,468	1,468
260	448	Vanstory Hills Elementa	547	0	585	0	0	585	1	1	Renovations	0	585	0	0	585
260	449	Ramsey Street High	98	0	0	0	369	369	0	4	Renovations	0	0	0	369	369
260	450	Warrenwood Elementar	350	54	408	0	0	408	2	3	Renovations	54	408	0	0	408



Cumberland County Schools

Capacity Summary & Plan (6 to 10 years)

UNIT: 260			ADM 2019-20	Current Capacity					Mobile	Teach Station	Needs	Planned Capacity (future)				
				Pre-K	K-5	Middle	High	K-12				Pre-K	K-5	Middle	High	K-12
260	452	Westarea Elementary	523	18	614	0	0	614	0	0	Renovations	18	614	0	0	614
260	454	Westover Middle	786	0	0	819	0	819	0	0	Renovations	0	0	819	0	819
260	455	Westover High	1,008	0	0	0	1,352	1,352	1	3	Renovations	0	0	0	1,352	1,352
260	459	William T Brown Eleme	292	72	666	0	0	666	0	0	Renovations	72	666	0	0	666
260	700	Cumberland Polytechni	278	0	0	0	286	286	0	0	None Needed	0	0	0	286	286
Totals:			49,425	1,080	25,139	13,259	18,954	57,352	182	95		1,152	26,199	13,571	20,754	60,524

	<u>K-5</u>	<u>Middle</u>	<u>High</u>	<u>K-12</u>
Current Capacity:	25,139	13,259	18,954	57,352
ADM 2019-20:	23,542	11,491	14,392	49,425
Difference:	1,597	1,768	4,562	7,927

	<u>K-5</u>	<u>Middle</u>	<u>High</u>	<u>K-12</u>
Total Capacity:	26,199	13,571	20,754	60,524
Proj Enrollment 2029-30:	21,633	11,184	15,380	48,197
Difference:	4,566	2,387	5,374	12,327



2020-21 DPI Facility Needs Survey Schools Questionnaire

School No: **260-402** School: **Manchester Elementary**

Type: **Elementary**

Grades: **0K-05**

Current ADM

370

General Information Survey (this school)

- | | |
|---|--|
| <input type="text" value="traditional school"/> | 1. Operational calendar. |
| <input type="text"/> | 2. For high schools, provide current scheduling format. |
| <input type="text" value="None"/> | 3. Does this school have a special programmatic focus: Magnet / CTE / IB / Early College, etc.? |
| <input type="text" value="Yes"/> | 4. Are all science labs at this school in compliance with NCDPI's Science Safety Checklist?
https://files.nc.gov/dpi/documents/schoolplanning/science-safety-checklist.pdf |
| <input type="text" value="No"/> | 5. Does the main entrance at this school include a Security Vestibule to control visitor entry? |
| <input type="text" value="Yes"/> | 6. Is the main office at this school equipped with the required Silent Panic Alarm to directly call emergency first responders? |
| <input type="text" value="Staff"/> | 7. Staff or private janitorial services? |
| <input type="text" value="No"/> | 8. LEED certification? (any buildings) |
| <input type="text" value="3"/> | 9. Number of mobile units on this campus - in use? |
| <input type="text" value="0"/> | 10. Number of mobile units on this campus - out of use? |
| <input type="text" value="0"/> | 11. Number of SROs? |
| <input type="text" value="1"/> | 12. Number of School Nurses? |
| <input type="text" value="1"/> | 13. Number of Assistant Principals? |
| <input type="text" value="1"/> | 14. Number of School Counselors? |
| <input type="text" value="60148"/> | 15. Total expenditures for Capital Projects last 5 years? (this campus) |



2020-21 DPI Facility Needs Survey Schools Questionnaire

School No: **260-402** School: **Manchester Elementary**

Type: **Elementary**

Grades: **0K-05**

Current ADM

370

Special Programs / Facilities Survey (this campus)

No	16. Pre-K? (not child care)
	17. CTE programs?
No	18. Auto body/paint shop?
No	19. Auto repair shop?
No	20. JROTC program?
No	21. Shooting range?
Yes	22. Greenhouse?
No	23. Swimming pool?
No	24. Fire training facility?
	25. List any other specialty programs and/or facilities.

Shared Campus Usage Survey (this campus)

No	26. Alternative school?
	27. Childcare Facility? (not Pre-K)
No	28. Lunch prepared on this site for transport to other schools?
No	29. Community College use?
No	30. Parks and Recreation use?
No	31. Public Library use?
No	32. Community Health Clinic?
No	33. Designation as a storm shelter / emergency shelter?
No	34. Site serves as a regional bus facility?
	35. List any other critical / shared facility services operating under an MOU?



2020-21 DPI Facility Needs Survey Schools Questionnaire

School No: **260-402** School: **Manchester Elementary**

Type: **Elementary** Grades: **0K-05** Current ADM **370**

Campus Infrastructure Survey (this campus)

1967	36. Oldest building on campus - year built?
1967	37. Newest building on campus - year built?
N/A	38. Year of most recent renovation?
No	39. Are there retaining walls on site?
municipal	40. Water service provider?
municipal	41. Sewer service provider?
none	42. Emergency generator use?
Oil	43. Fossil fuel type used on this campus?
Yes	44. Underground fuel storage tanks remaining?
No	45. Is campus totally abated / known to be free of asbestos, lead, etc.?
No	46. Any all-wood constructed educational buildings on campus?
No	47. Use of any PV / solar arrays?
Yes	48. Bus lot with parking for local route only?
WAN	49. Technology / Broadband service type?
unknown	50. Percentage of students with reliable home internet connection?
Complete	51. Status of named storm damage repairs, if any?
N/A	52. Has campus ever been closed long term due to damage from a catastrophic event such as fire, tornado, hurricane, flooding?

BUILDING INFO / LAYOUT

ELEMENTARY SCHOOL USAGE WORKSHEET

School Code: **260-402**

School Name: **Manchester Elementary**

Bldg #: **1**

(1967) Bldg Area SF: **25,374**

Total SF: **25,374**

Updated: 10/05/22

Room #	SF	Typ. SF	Meets Typ.	Usage	Notes
KT	979	1,518		Kitchen	
DN	3,058	3,600		Dining / Cafeteria	
O1	358	225	X	Office	
O2	1,105	225	X	Office	
MED	2,177	2,914		Media Center	
A1	931	225	X	Office	IC
A2	931	450	X	Resource	EC
A3	937	225	X	Office	IC
A4	937	1,200		Kindergarten Classroom	*Assigned 2nd Classroom
E1	856	850	X	5th Grade Classroom	
E2	856	850	X	4th Grade Classroom	
E3	856	850	X	5th Grade Classroom	
E4	856	850	X	4th Grade Classroom	
E5	856	850	X	5th Grade Classroom	
E6	856	850	X	4th Grade Classroom	

Bldg #: **2**

(1967) Bldg Area SF: **17,274**

Total SF: **17,274**

Room #	SF	Typ. SF	Meets Typ.	Usage	Notes
RES	430	225	X	Office	SW
O	430	225	X	Office	
GUI	384	300	X	Guidance Suite	Isolation Room
B1	937	1,200		Kindergarten Classroom	
B2	931	1,000		1st Grade Classroom	
B3	931	1,200		Kindergarten Classroom	
B4	937	1,000		1st Grade Classroom	
C1	937	1,000		1st Grade Classroom	
C2	937	1,200		Art Classroom	
C3	937	1,000		2nd Grade Classroom	
C4	937	1,000		Music Classroom	
D1	856	1,000		3rd Grade Classroom	
D2	856	1,000		2nd Grade Classroom	
D3	856	1,000		3rd Grade Classroom	
D4	856	450	X	Resource	AIG Speech
D5	856	1,200		3rd Grade Classroom	
D6	856	450	X	Resource	Remediation ESL

Bldg #: **3**

(UNK) Bldg Area SF: **300**

Total SF: **300**

Room #	SF	Typ. SF	Meets Typ.	Usage	Notes
S	150	125	X	Storage	
S	150	125	X	Storage	

Bldg #: **4**

(2007) Bldg Area SF: **1,500**

Total SF: **1,500**

Room #	SF	Typ. SF	Meets Typ.	Usage	Notes
GH	1,447		X	Greenhouse	

Total School SF: 44,448

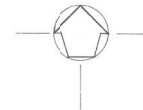
Manchester Elementary School

098

UPDATED:
07-15-2025



Parcels	
Value \$0 / Pin# 0501-97-8180- (1 of 1)	
Parcel Details (1 of 1)	
Pin	0501-97-8180-
Owner Name	CUMBERLAND COUNTY
Owner Address	PO BOX 449 FAYETTEVILLE NC 28302
Deed Book	08394
Deed Page	00060
Plat Book	0032
Plat Page	0027
Subdivision and Lot	
Total Assessment	\$0
Total Assessed Land	\$0
Value	\$0
Total Assessed Build.	\$0
Value	\$0
Lot Frontage	0 ft.
Lot Depth	0 ft.
Calculated Acres	12.59
Deed Acreage	12.6
Year Sold	2009
Bldg. Sq Ft.	0
Sale Price	0
Hyperlink to Assessor Data1 (1 of 1)	



PLOT PLOT	
12.55 ACRES	Scale = 1" = 50'

Name of Admin. Unit
CUMBERLAND COUNTY
BOARD OF EDUCATION
FAYETTEVILLE, N.C.

Name of Building(s)
ADMINISTRATION-CLASSROOM
CLASSROOMS-02
STORAGE-03 GREENHOUSE-04

Name of School
Street Name / No.
Mailing Address

MANCHESTER ELEMENTARY SCHOOL
611 SPRING AVENUE
SPRING LAKE, NORTH CAROLINA 28370

Unit / School No.
Building(s) No.
0-04

Sheet
1
Of
2



MGT ASSESSMENT REPORT



Cumberland County Schools/Elementary Schools

Manchester ES

Final

School Assessment Report

September 30, 2024



PARSONS

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School Executive Summary

The overall condition of a Campus or school is the accumulation of the condition evaluations of the component buildings and the site. Building condition evaluations are based on the function elements (systems, subsystem, or components) of a building and organized according to the ASTM UIFORMAT II Classification for Building elements (E1557-97). Parametric estimating methodology is applied within eCOMET whereby historical costs for systems, components and equipment are collected by entities such as RSMeans, and converted to unit costs - typically \$/SF - and used to approximate future construction costs and replacement values. The grouping of these systems or elements and applying a current replacement value to them develops a representative cost model for a particular type of building. Cost Models are developed for the variety of building types and functions found on the campus. Systems are evaluated based on their current replacement values, life cycle durations, insulation dates and next renewal dates. Systems and their elements that are within their life cycle (design life) are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life. The system's or element's current replacement value is based on RSMeans Commercial Cost Data adjusted for the geographic location.

The following are the key facts and terminology for the facility. The **Current Replacement Value (CRV)** is the sum value of the system's or elements evaluated at present value. The **Repair Cost** (the sum of the costs to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement, or renewal for a component or system. It excludes contributing or collateral costs for other components or adjacent systems that might also be associated with the corrective actions due to packaging of the work. The **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of costs to correct the facility's deficiencies (Condition Needs) to the facility's CRV. It ranges from 0% (new) to 100% (very poor). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** weighted by the system's CRV, expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases as the backlog of needed investment grows (i.e., system's in need of replacement due to age), whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age.

Gross Area (SF):	44,808
Year Built:	1967
Last Renovation:	
Replacement Value:	\$11,818,830
Repair Cost:	\$5,997,607
Total FCI:	50.75%
Total RSLI:	20.12%
FCA Score:	49.25



Description:

Manchester Elementary is located at 611 Spring Ave in Spring Lake, North Carolina. The 1 story, 44,808 square foot campus was originally constructed in 1967. This report contains condition and adequacy data collected during the 2024 Facility Condition Assessment (FCA) Update. Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations.

B. SUPERSTRUCTURE

Floor construction is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU concrete block walls. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope singly ply membrane. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically brick veneer and CMU. Interior doors are generally solid core wood with wood frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving,

School Assessment Report - Manchester ES

handrails, fabricated toilet partitions. The interior wall finishes are typically drywall and painted CMU. Floor finishes in common areas are typically terrazzo floor covering. Floor finishes in assignable spaces is typically vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

D. SERVICES

CONVEYING: The school does not have an elevator or wheelchair lift.

PLUMBING: Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with gas hot water heating. The sanitary waste system is cast iron.

HVAC: Heating is provided by two boiler. Terminal package units and split systems also provide heating and cooling throughout the school. The heating/cooling distribution system is by fan coil units and ductwork. Exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled or monitored by an energy management system.

FIRE PROTECTION: The main building and additions do not have a fire sprinkler system. The main building does have other suppression system, which includes dry chemical kitchen hood protection.

ELECTRICAL: The main electrical service is fed from a pole mounted transformer to the main switchboard/distribution panel located in the main building. Lighting is typically lay-in type fixtures with fluorescent lamps, surface mounted and with suspended fixtures.

COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible / visual strobe annunciators throughout the school. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. The school has a local area network (LAN). The school has an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The school's entrance has controlled entry door access provided by call button with camera; entry doors are secured with door locks. The security system has interior and exterior CCTV cameras and is locally monitored; this school has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS: The school has a separately derived emergency power system. Other electrical Emergency and life safety egress lighting systems are installed and illuminated exit signs are present at exit doors and near stairways.

G. SITE Campus site features include paved driveways and parking lots, pedestrian pavement, flagpole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas and site lighting.

CODE REVIEW

ACCESSIBILITY: The building is generally in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, interior signage, and toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA

LIFE-SAFETY SYSTEMS: The building is lacking life safety systems such as sprinklers. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFIC protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors.

Attributes: This asset has no attributes.

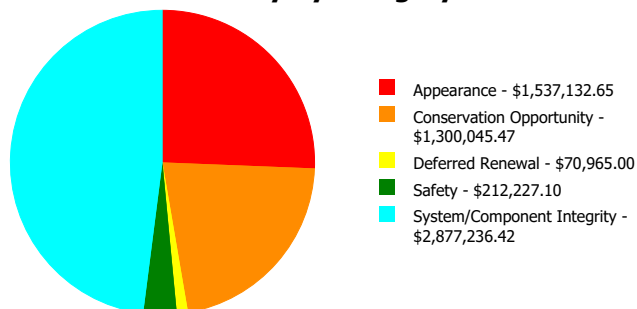
School Dashboard Summary

The following charts and graphs demonstrate the granularity of the data and provide planning opportunities from different perspectives. The graphs are organized by Category, Priority, and System and forecasted renewal to illustrate investment strategies.

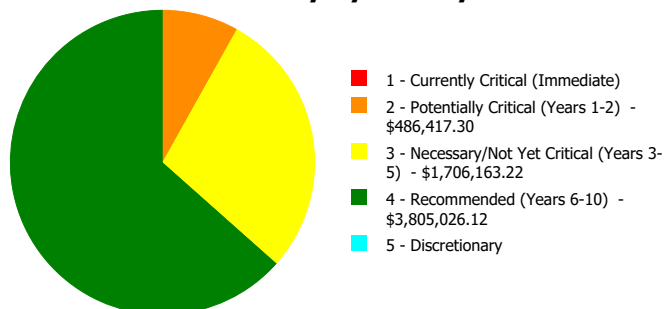
Gross Area: 44,808
 Year Built: 1967
 Repair Cost: \$5,997,607
 FCI: 50.75%

Last Renovation:
 Replacement Value: \$11,818,830
 RSLI%: 20.12%

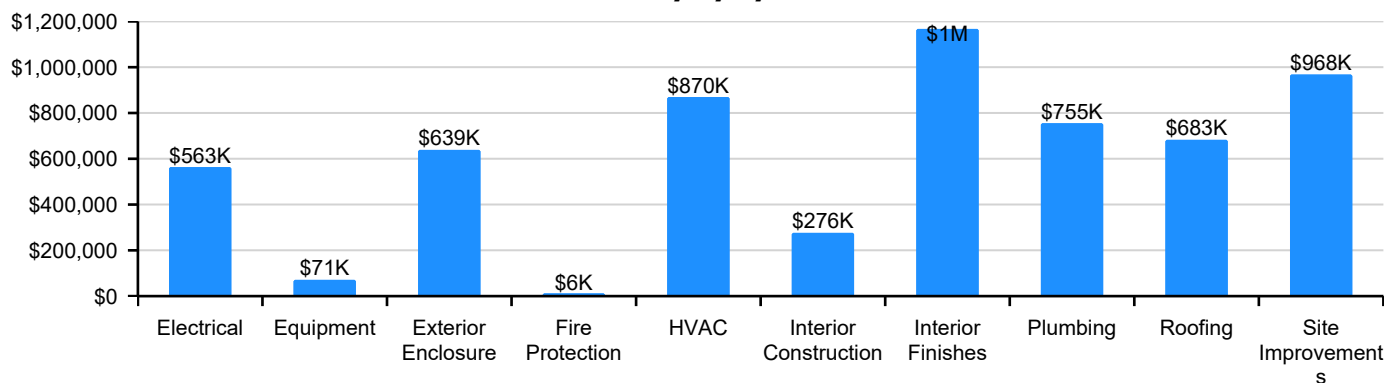
Deficiency By Category



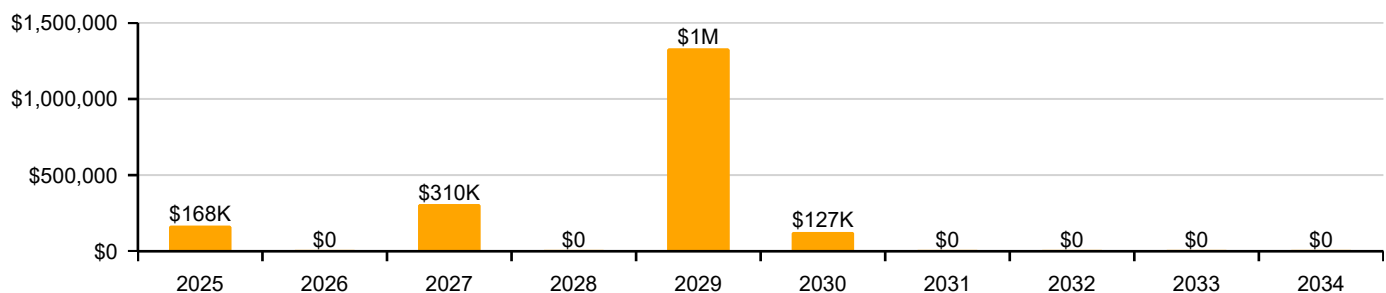
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



School Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT II Group Elements classification level. Note that systems with lower FCIs require less investment than system with higher FCIs, where the system with the low RSLI reflect system that are aged. Comparing the investment requirement (FCI) to the age of the systems (RSLI) may highlight systems that are aged or deteriorating at an accelerated rate and require further investigation.

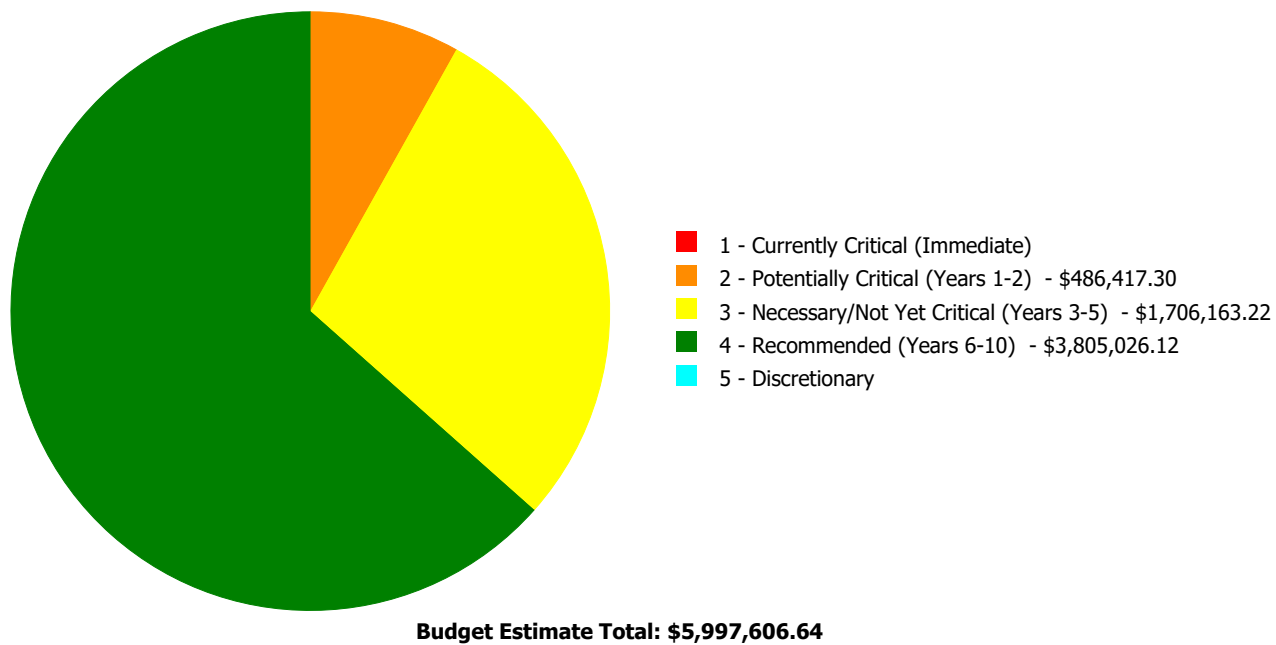
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	43.00%	0.00%	\$0.00
B10 - Superstructure	43.00%	0.00%	\$0.00
B20 - Exterior Enclosure	21.12%	55.97%	\$638,668.90
B30 - Roofing	0.00%	110.00%	\$682,666.20
C10 - Interior Construction	22.55%	52.31%	\$276,283.17
C30 - Interior Finishes	3.51%	89.24%	\$1,167,177.71
D20 - Plumbing	4.35%	81.30%	\$755,048.34
D30 - HVAC	10.85%	63.78%	\$869,533.62
D40 - Fire Protection	0.00%	110.00%	\$5,961.00
D50 - Electrical	34.59%	31.10%	\$563,454.70
E10 - Equipment	0.00%	110.00%	\$70,965.00
F10 - Special Construction	17.38%	0.00%	\$0.00
G20 - Site Improvements	7.52%	79.67%	\$967,848.00
G30 - Site Mechanical Utilities	11.79%	0.00%	\$0.00
G40 - Site Electrical Utilities	36.67%	0.00%	\$0.00
Totals:	20.12%	50.75%	\$5,997,606.64

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Years 1-2)	3 - Necessary/Not Yet Critical (Years 3-5)	4 - Recommended (Years 6-10)	5 - Discretionary
Admin Bldg #1	25,734	52.11	\$0.00	\$129,381.00	\$1,218,122.00	\$1,776,710.00	\$0.00
CLRM Bldg #2	17,274	47.08	\$0.00	\$357,036.30	\$488,041.22	\$1,060,468.12	\$0.00
Greenhouse Bldg #4	1,500	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	44,808	58.12	\$0.00	\$0.00	\$0.00	\$967,848.00	\$0.00
Storage Bldg #3	300	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:		50.75	\$0.00	\$486,417.30	\$1,706,163.22	\$3,805,026.12	\$0.00

Deficiencies By Priority



Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

The Replacement Value is the amount needed to replace the property of the same present value. The Current Repair Amount, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) is calculated as the sum of a renewable system's Remaining Service Life (RSL) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired).

Function:

Gross Area (SF): 25,734

Year Built: 1967

Last Renovation:

Replacement Value: \$5,995,020

Repair Cost: \$3,124,213

Total FCI: 52.11%

Total RSLI: 20.74%

FCA Score: 47.89



Description:

The narrative for this building is included in the campus summary description at the front of this report.

Attributes:

General Attributes:

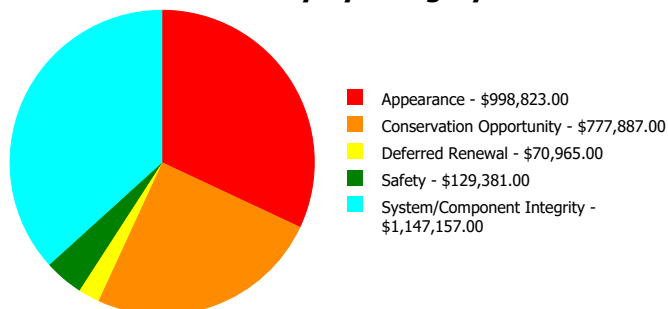
Additions: -
BNUMBER: 26040201

Dashboard Summary

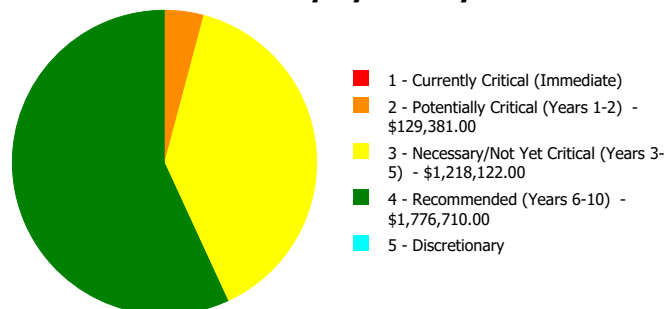
The following charts and graphs demonstrate the granularity of the data and provide planning opportunities from different perspectives. The graphs are organized by Category, Priority, and System and forecasted renewal to illustrate investment strategies.

Function:		Gross Area:	25,734
Year Built:	1967	Last Renovation:	
Repair Cost:	\$3,124,213	Replacement Value:	\$5,995,020
FCI:	52.11%	RSLI%:	20.74%

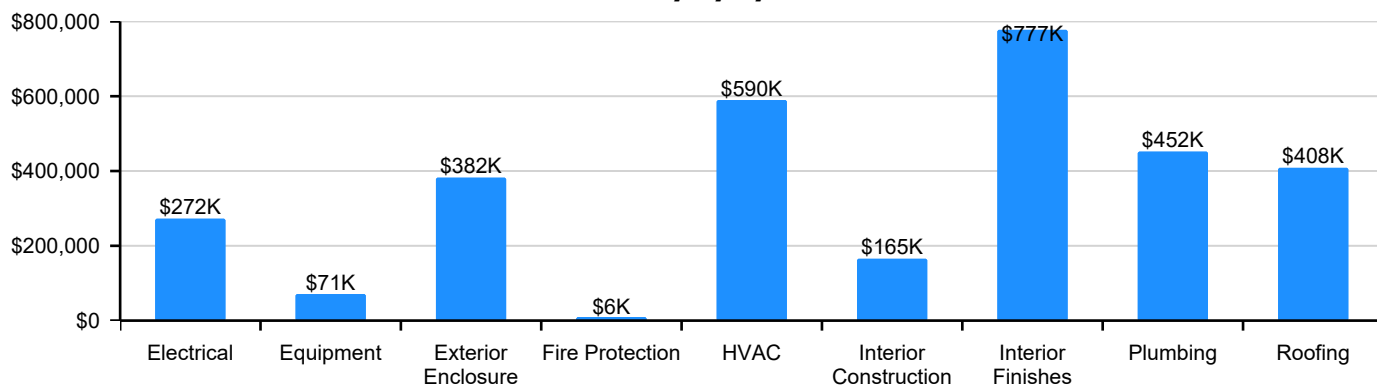
Deficiency By Category



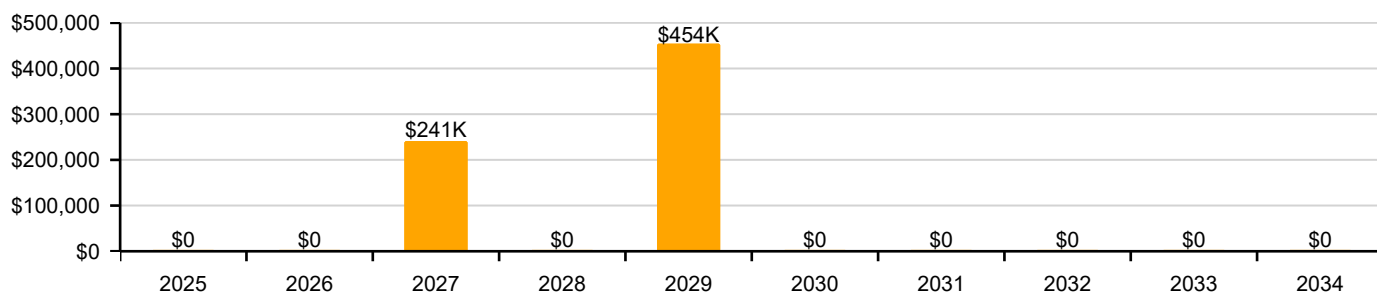
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT II Group Elements classification level. Note that systems with lower FCIs require less investment than system with higher FCIs, where the system with the low RSLI reflect system that are aged. Comparing the investment requirement (FCI) to the age of the systems (RSLI) may highlight systems that are aged or deteriorating at an accelerated rate and require further investigation.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	43.00%	0.00%	\$0.00
B10 - Superstructure	43.00%	0.00%	\$0.00
B20 - Exterior Enclosure	21.12%	55.97%	\$382,150.00
B30 - Roofing	0.00%	110.00%	\$408,476.00
C10 - Interior Construction	22.55%	52.31%	\$165,315.00
C30 - Interior Finishes	3.04%	96.07%	\$777,459.00
D20 - Plumbing	4.11%	82.91%	\$451,786.00
D30 - HVAC	6.46%	77.78%	\$589,643.00
D40 - Fire Protection	0.00%	110.00%	\$5,961.00
D50 - Electrical	31.85%	25.65%	\$272,458.00
E10 - Equipment	0.00%	110.00%	\$70,965.00
Totals:	20.74%	52.11%	\$3,124,213.00

Photo Album

The photo album consists of the various cardinal directions of the building..



Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II Classification for Building Elements. The columns in the System Listing table are as follows:

- **System Code:** UNIFORMAT II code classification.
- **System Description:** UNIFORMAT II code description, noting the system name may include an added descriptor when more than one instance exists.
- **Unit Price \$:** The unit price of the system.
- **UoM:** The unit cost bases of measurement.
- **Qty:** The quantity for the system
- **Life:** Recommended system design life based on RSMeans frequency of replacement, Building Owner's and Managers Association(BOMA), or owner specification.
- **Year Installed:** The date of system installation.
- **Calc Next Renewal Year:** The date of system expiration based on the life and install date; NR stands for non renewable.
- **Next Renewal Year:** The suggested system expiration date by the assessor based on visual inspection.
- **FCI:** The Condition Index of the system calculated as sum value of recommended investment divided by component replacement value.
- **RSL:** Remaining Service Life calculated as Calc Next Renewal (or Next Renewal override) - Current Year.
- **eCR:** eCOMET Condition Rating- 9 pt condition rating scale based on the assessors objective evaluation.
- **Deficiency \$:** The sum of financial investment to repair/replace system to address associated deficiencies.
Replacement Value \$: The replacement cost of the system calculated as Unit Cost times quantity.

System Listing

The System Listing table below lists each of the systems inventoried, organized by UNIFORMAT II classification. The assessment team was tasked with recording the system type, quantity, most recent installation year, and evaluating the condition to confirm the forecast next replacement year. This table serves as the foundation for the data contained within this building report. As previously stated, the assessors first record the makeup of the building by system, determine if the global system is within design life and operating at an acceptable condition. They then conduct a visual inspection to determine if there are subcomponents that need repair or replacement. Systems rated at or below the Marginal (MA) eCR rating include a detailed deficiency record(s), recommended corrective action, photographs, and supporting assessor notes/comments.

A condition rating (eCR) based on the following guidelines is provided as observed at the time of the assessment:

- Excellent **(E)** - No noticeable distress or damage. The entire system is free from observable defect.
- Very Good **(VG)** - Overall no serviceability reduction for the entire system. No degradation of critical components and minor distress and defect noticeable for some but not non-critical components within the system.
- Good **(G)** - Slight or no serviceability reduction for the entire system. There may be noticeable defects for some non-critical components and slight noticeable degradation of the critical components.
- Fair **(F)** - Overall serviceability is degraded but adequate. There may be moderate deterioration for very few of the critical components and few of the non-critical components may have severe degradation.
- Marginal **(MA)** - Overall serviceability and reliability loss. Most if not all of the non-critical components suffer from severe degradation and a few of the critical component may have severe degradation.
- Moderate **(MO)** - Overall a significant serviceability loss. Most if not all the components have severe degradation with the reminder of the component showing visible distress.
- Poor **(P)** - Overall a significant serviceability loss. Most if not all the components have severe degradation with the reminder of the component showing visible distress.
- Very Poor **(VP)** - Overall the system is barely functional. All of the components are severely degraded.
- Non-Functional **(NF)** - Overall the system does not function with all the components having no serviceability and suffer from severe degradation.

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System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$12.81	S.F.	25,734	100	1967	2067		43.00%	0.00%	43	G		\$329,653
A1030	Slab on Grade	\$13.07	S.F.	25,734	100	1967	2067		43.00%	0.00%	43	G		\$336,343
B1020	Roof Construction	\$27.76	S.F.	25,734	100	1967	2067		43.00%	0.00%	43	G		\$714,376
B2010	Exterior Walls	\$13.03	S.F.	25,734	100	1967	2067		43.00%	0.00%	43	F		\$335,314
B2020	Exterior Windows	\$11.52	S.F.	25,734	30	1967	1997		0.00%	110.00%	-27	MO	\$326,101.00	\$296,456
B2030	Exterior Doors	\$1.98	S.F.	25,734	45	1967	2012		0.00%	110.00%	-12	MO	\$56,049.00	\$50,953
B3010120	Single Ply Membrane	\$14.43	S.F.	25,734	15	1967	1982		0.00%	110.00%	-42	MO	\$408,476.00	\$371,342
C1010	Partitions	\$6.44	S.F.	25,734	100	1967	2067		43.00%	0.00%	43	F		\$165,727
C1020	Interior Doors	\$3.68	S.F.	25,734	30	1967	1997		0.00%	110.00%	-27	MO	\$104,171.00	\$94,701
C1030	Fittings	\$2.16	S.F.	25,734	20	1967	1987		0.00%	110.00%	-37	MO	\$61,144.00	\$55,585
C3020412	VCT	\$5.35	S.F.	20,049	20	1967	1987		0.00%	110.00%	-37	MO	\$117,988.00	\$107,262
C3020420	Ceramic Tile	\$16.20	S.F.	1,950	50	1967	2017		0.00%	110.00%	-7	F	\$34,749.00	\$31,590
C3020430	Terrazzo	\$42.99	S.F.	2,384	75	1967	2042		24.00%	0.00%	18	F		\$102,488
C3020472	Wood	\$29.70	S.F.	1,351	50	1967	2017		0.00%	110.00%	-7	MO	\$44,137.00	\$40,125
C3030	Ceiling Finishes	\$20.51	S.F.	25,734	20	1967	1987		0.00%	110.00%	-37	MA	\$580,585.00	\$527,804
D2010	Plumbing Fixtures	\$15.96	S.F.	25,734	20	1997	2017		0.00%	110.00%	-7	MO	\$451,786.00	\$410,715
D2020	Domestic Water Distribution	\$1.19	S.F.	3,156	30	1967	1997	2029	16.67%	0.00%	5	F		\$3,756
D2030	Sanitary Waste	\$2.81	S.F.	25,734	30	1967	1997	2029	16.67%	0.00%	5	F		\$72,313
D2040	Rain Water Drainage	\$2.26	S.F.	25,734	30	1967	1997	2029	16.67%	0.00%	5	F		\$58,159
D3010	Energy Supply	\$3.05	S.F.	25,734	30	1967	1997	2029	16.67%	0.00%	5	F		\$78,489
D3020	Heat Generating Systems	\$6.10	S.F.	25,734	20	1997	2017		0.00%	110.00%	-7	MA	\$172,675.00	\$156,977
D3050	Terminal & Package Units	\$14.73	S.F.	25,734	20	1994	2014		0.00%	110.00%	-10	MA	\$416,968.00	\$379,062
D3060	Controls & Instrumentation	\$5.58	S.F.	25,734	20	2009	2029		25.00%	0.00%	5	F		\$143,596
D4090	Hood Fire Suppression	\$5,418.96	Ea.	1	20	1992	2012		0.00%	110.00%	-12	MA	\$5,961.00	\$5,419
D5010	Electrical Service/Distribution	\$2.53	S.F.	25,734	30	1997	2027		10.00%	0.00%	3	F		\$65,107
D5020	Branch Wiring	\$10.53	S.F.	12,867	30	1987	2017		0.00%	110.00%	-7	MA	\$149,038.00	\$135,490
D5020	Branch Wiring (1)	\$10.53	S.F.	12,867	30	1997	2027		10.00%	0.00%	3	F		\$135,490
D5020	Lighting	\$15.82	S.F.	25,734	30	2005	2035		36.67%	0.00%	11	G		\$407,112
D5030810	Security & Detection Systems	\$2.40	S.F.	25,734	20	2023	2043		95.00%	0.00%	19	VG		\$61,762
D5030910	Fire Alarm Systems	\$4.36	S.F.	25,734	15	2001	2016		0.00%	110.00%	-8	MA	\$123,420.00	\$112,200
D5030920	Data Communication	\$5.64	S.F.	25,734	25	2018	2043		76.00%	0.00%	19	G		\$145,140
E1090	Refrigerator - Walk-in	\$64,513.90	Ea.	1	20	1996	2016		0.00%	110.00%	-8	MO	\$70,965.00	\$64,514
Total									20.74%	52.11%			\$3,124,213.00	\$5,995,020

System Notes

The facility description in the executive summary contains an overview of each system. The system notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane

This system contains no images

Note: No roof access.

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System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

School Assessment Report - Admin Bldg #1

System: C3020412 - VCT



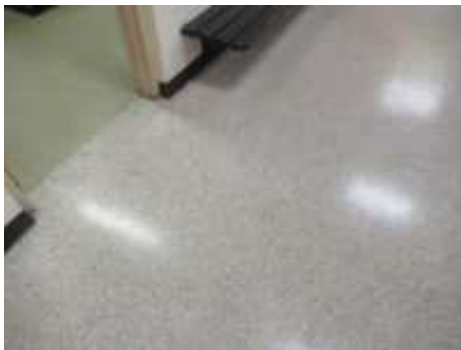
Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020430 - Terrazzo



Note:

School Assessment Report - Admin Bldg #1

System: C3020472 - Wood



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

School Assessment Report - Admin Bldg #1

System: D2020 - Domestic Water Distribution



Note: No issues were observed or reported during walkthrough.

System: D2030 - Sanitary Waste



Note: No issues were observed or reported during walkthrough.

System: D2040 - Rain Water Drainage

This system contains no images

Note: Was not able to gain access to the roof. No issues were reported during walkthrough.

System: D3010 - Energy Supply



Note: No issues were observed or reported during walkthrough.

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System: D3020 - Heat Generating Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

School Assessment Report - Admin Bldg #1

System: D4090 - Hood Fire Suppression



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

School Assessment Report - Admin Bldg #1

System: D5020 - Branch Wiring (1)



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

School Assessment Report - Admin Bldg #1

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: E1090 - Refrigerator - Walk-in



Note:

Renewal Schedule

The following renewal schedule lists the capital renewal investment plan for each system summarized to the UNIFORMAT II Building Classifications Level 3 Individual Elements. Investment values are based on RSMeans cost data and include a 3% inflation factor for renewals beyond current year. The planned renewal year is based on the year installed, design life and condition.

Systems are evaluated based on the year it is installed or renewed to determine the next renewal cycle. Systems that are deteriorating at an accelerated rate are adjusted if the full design life cycle cannot be reached without risk of failure. Systems that are well maintained and their life cycles can be extended without risk of failure are also adjusted to maximize the investment. The cost of deficiencies associated with the system are summed in the Current Deficiencies column. Note a system can have current deficiencies to remedy a subcomponent of the system as well as investment in future years to renew the total system upon expiration. Review the System Listing table in the prior section and the Deficiency Detail in the following sections for supporting details.

Inflation Rate: 3%

System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total:	\$3,124,213	\$0	\$0	\$241,117	\$0	\$454,369	\$0	\$0	\$0	\$0	\$0	\$3,819,699
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$326,101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$326,101
B2030 - Exterior Doors	\$56,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,049
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$408,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$408,476
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$104,171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,171
C1030 - Fittings	\$61,144	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,144
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

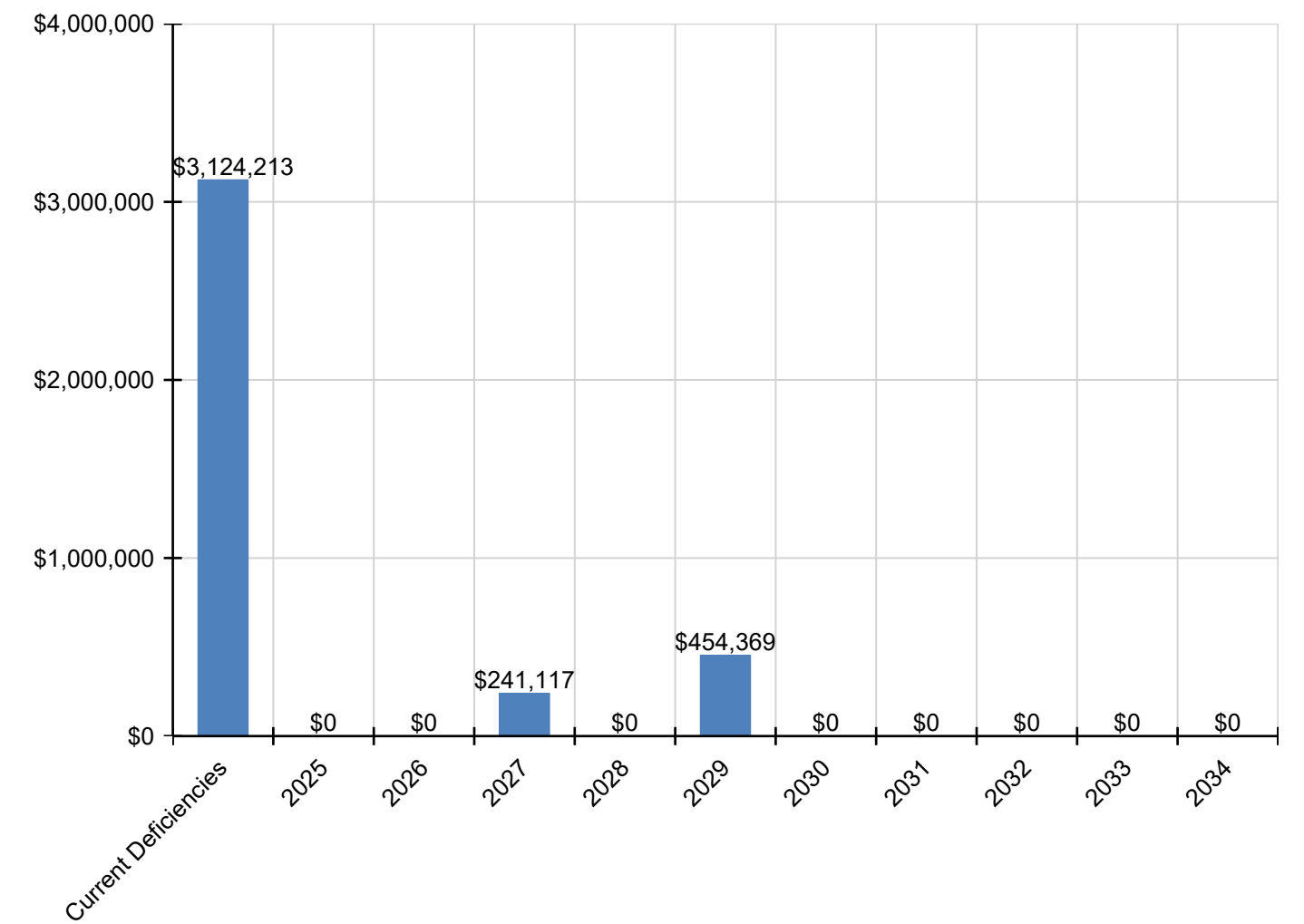
School Assessment Report - Admin Bldg #1

System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
C3020412 - VCT	\$117,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,988
C3020420 - Ceramic Tile	\$34,749	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,749
C3020430 - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020472 - Wood	\$44,137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,137
C3030 - Ceiling Finishes	\$580,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$580,585
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$451,786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$451,786
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$4,789	\$0	\$0	\$0	\$0	\$0	\$4,789
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$92,213	\$0	\$0	\$0	\$0	\$0	\$92,213
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$74,165	\$0	\$0	\$0	\$0	\$0	\$74,165
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3010 - Energy Supply	\$0	\$0	\$0	\$0	\$0	\$100,089	\$0	\$0	\$0	\$0	\$0	\$100,089
D3020 - Heat Generating Systems	\$172,675	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$172,675
D3050 - Terminal & Package Units	\$416,968	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$416,968
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$183,113	\$0	\$0	\$0	\$0	\$0	\$183,113
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4090 - Hood Fire Suppression	\$5,961	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,961
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$78,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,259
D5020 - Branch Wiring	\$149,038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$149,038
D5020 - Branch Wiring (1)	\$0	\$0	\$0	\$162,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162,858
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$123,420	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123,420
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Refrigerator - Walk-in	\$70,965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,965

* Indicates non-renewable system

Forecasted Sustainment Requirement

The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.

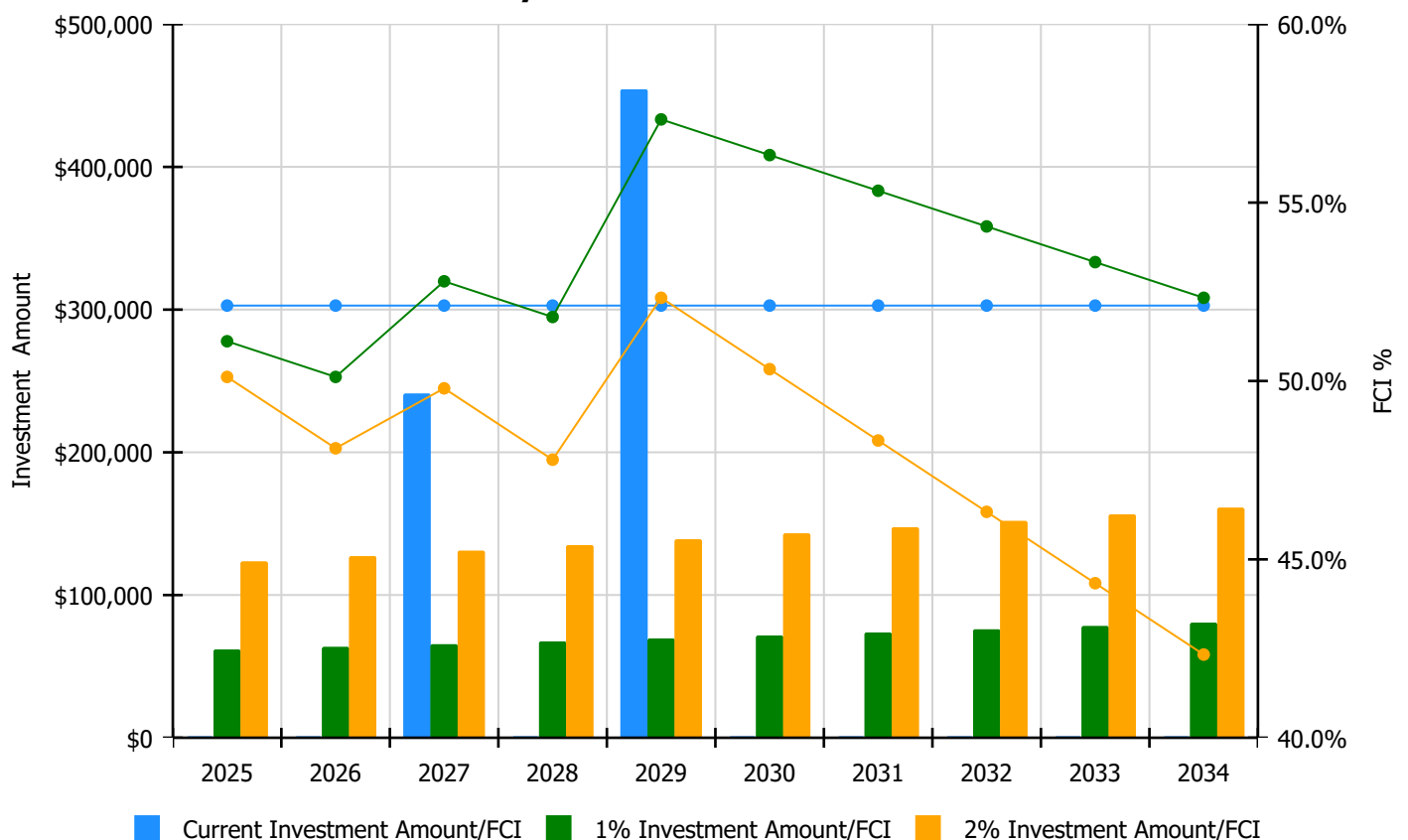


Condition Index Forecast by Investment Scenario

Depicted in the graph below is the 10-year investment requirement represented in the blue bar graph with the associated investment thresholds along the left axis. The blue line in the graph and corresponding FCI rating along the right axis represents the starting point of the FCI in current year and the funding strategy to maintain that FCI. To accomplish this goal, the amount for years 2025 – 2034 shown in the table column Current FCI must be funded. This does not mean systems expiring need to be renewed, what improvements are made does not matter as long as the sum of current backlog does not grow.

Alternate investment strategies to consider are investing 1% or 2% of the buildings Current Replacement Value (CRV). The green line demonstrates the impact to the FCI with a 1% of facility's CRV, and the amber line at 2% CRV. The graph provides flexible funding strategies to control the upward trend of the FCI towards a 'poor' FCI rating. Also visible is the impact of underfunding. Increasing the percent of CRV investment should be consider if it is a viable option. The calculated future investments are based on the System Listing table and include a 3% escalation rate.

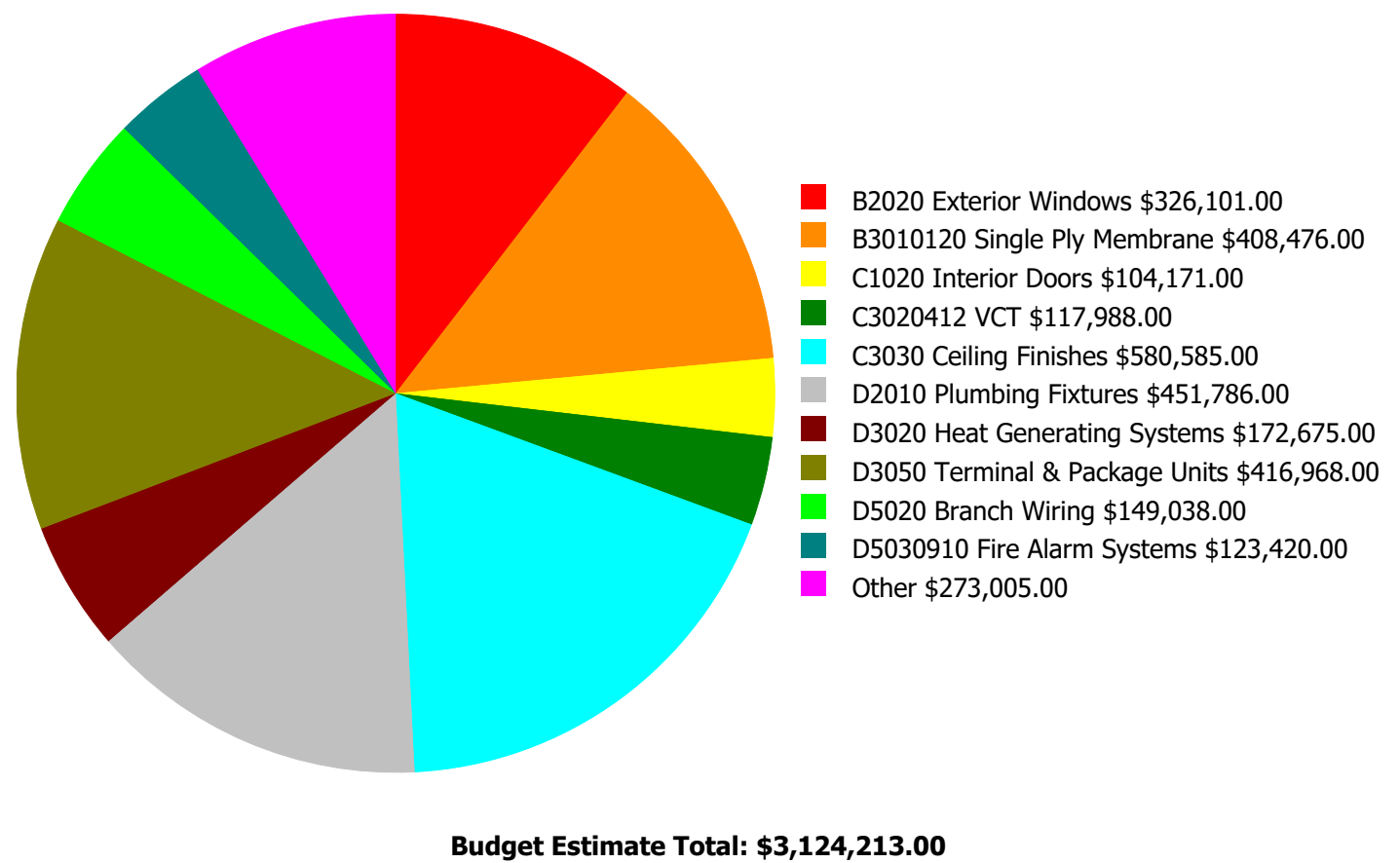
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 52.11%	1% Investment		2% Investment	
		Amount	FCI	Amount	FCI
2025	\$0	\$61,749.00	51.11%	\$123,497.00	50.11%
2026	\$0	\$63,601.00	50.11%	\$127,202.00	48.11%
2027	\$241,117	\$65,509.00	52.79%	\$131,018.00	49.79%
2028	\$0	\$67,474.00	51.79%	\$134,949.00	47.79%
2029	\$454,369	\$69,499.00	57.33%	\$138,997.00	52.33%
2030	\$0	\$71,584.00	56.33%	\$143,167.00	50.33%
2031	\$0	\$73,731.00	55.33%	\$147,462.00	48.33%
2032	\$0	\$75,943.00	54.33%	\$151,886.00	46.33%
2033	\$0	\$78,221.00	53.33%	\$156,443.00	44.33%
2034	\$0	\$80,568.00	52.33%	\$161,136.00	42.33%
Total:	\$695,486	\$707,879.00		\$1,415,757.00	

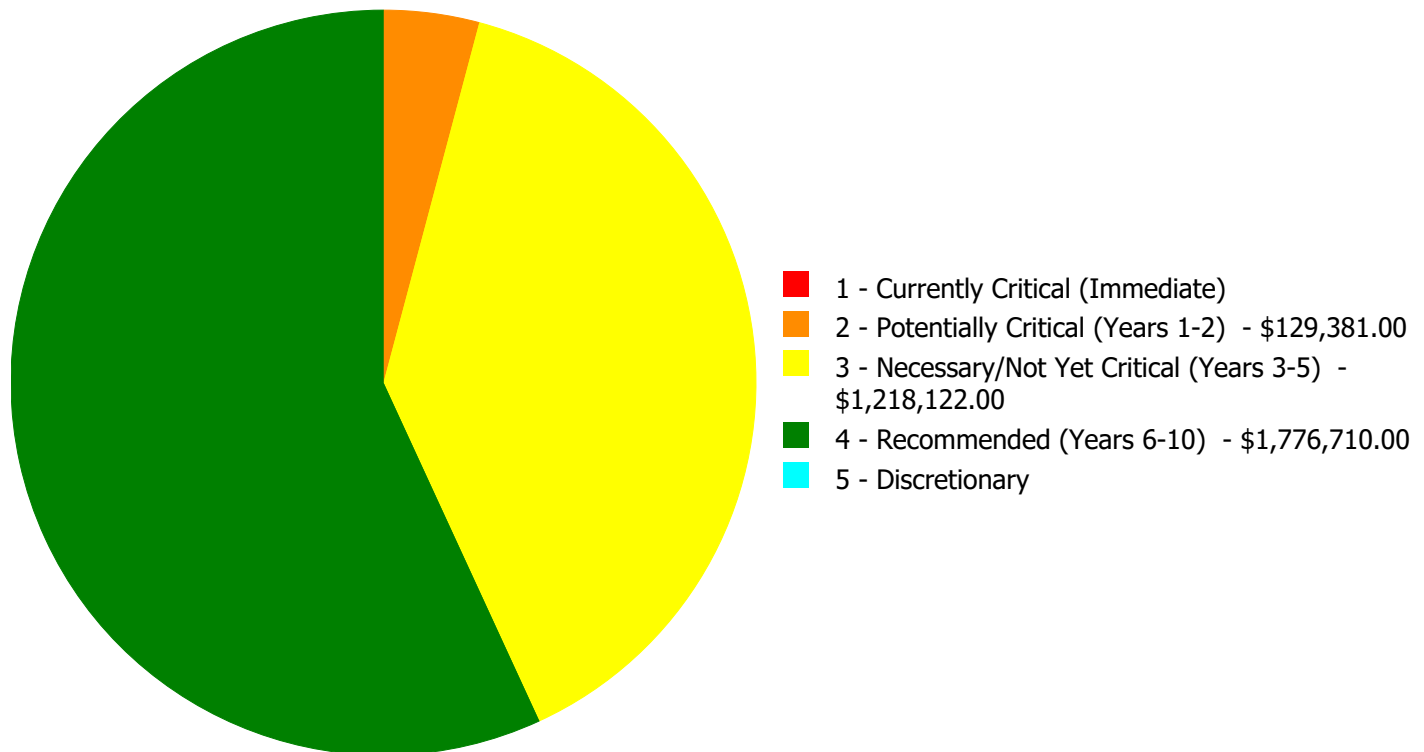
Deficiency Summary by System

The chart below contains the distribution of investment for the current deficiencies ordered by UNIFORMAT II classification. The deficiencies identified are linked to the parent system to obtain an understanding of the overall condition. From this perspective reviews can see which system requires most investment to develop vertical projects by system or identify opportunities to defer work for non-critical components to meet the funding targets discussed in the Condition Index Forecast by Investment Scenario section.



Deficiency Summary by Priority

Like the Deficiency Summary by System chart, the distribution of investment for the current deficiency in the chart below are ordered by Priority assignment. Although the condition has been recorded as a current need, the Priority structure provides a short-term planning perspective based on the associated timeline. Deficiencies associated with Priority 3 – Necessary/Not Yet Critical offer an opportunity to defer the corrective action 4 to 5 years. When planning to defer work activities, the escalating cost of the materials and labor in future years as well as the continued deterioration of the system/component should be considered.



Budget Estimate Total: \$3,124,213.00

Deficiency By Priority Investment Table

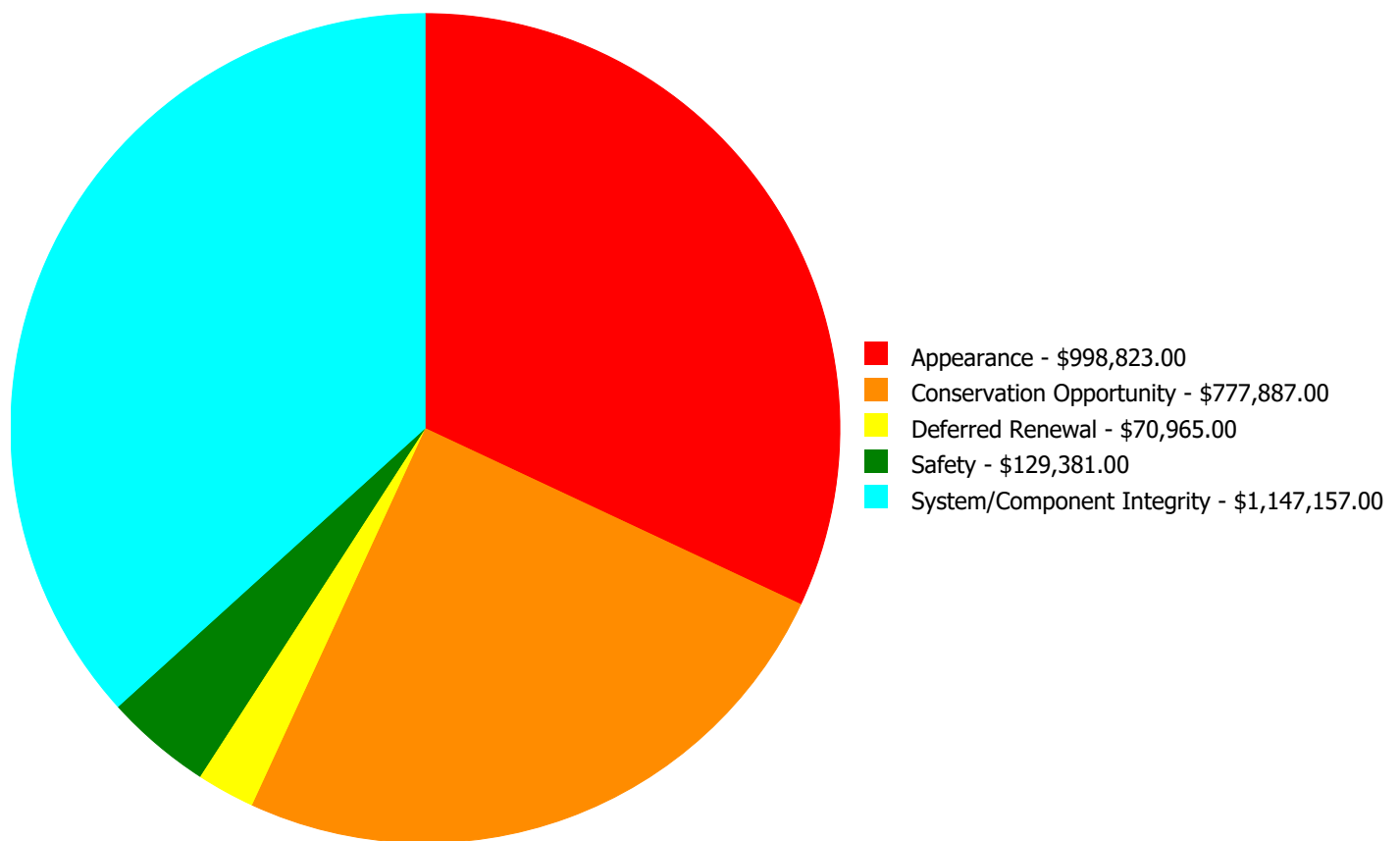
The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Years 1-2)	3 - Necessary/Not Yet Critical (Years 3-5)	4 - Recommended (Years 6-10)	5 - Discretionary	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$0.00	\$326,101.00	\$0.00	\$326,101.00
B2030	Exterior Doors	\$0.00	\$0.00	\$0.00	\$56,049.00	\$0.00	\$56,049.00
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$408,476.00	\$0.00	\$0.00	\$408,476.00
C1020	Interior Doors	\$0.00	\$0.00	\$0.00	\$104,171.00	\$0.00	\$104,171.00
C1030	Fittings	\$0.00	\$0.00	\$0.00	\$61,144.00	\$0.00	\$61,144.00
C3020412	VCT	\$0.00	\$0.00	\$0.00	\$117,988.00	\$0.00	\$117,988.00
C3020420	Ceramic Tile	\$0.00	\$0.00	\$0.00	\$34,749.00	\$0.00	\$34,749.00
C3020472	Wood	\$0.00	\$0.00	\$0.00	\$44,137.00	\$0.00	\$44,137.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$0.00	\$580,585.00	\$0.00	\$580,585.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$0.00	\$451,786.00	\$0.00	\$451,786.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$172,675.00	\$0.00	\$0.00	\$172,675.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$416,968.00	\$0.00	\$0.00	\$416,968.00
D4090	Hood Fire Suppression	\$0.00	\$5,961.00	\$0.00	\$0.00	\$0.00	\$5,961.00
D5020	Branch Wiring	\$0.00	\$0.00	\$149,038.00	\$0.00	\$0.00	\$149,038.00
D5030910	Fire Alarm Systems	\$0.00	\$123,420.00	\$0.00	\$0.00	\$0.00	\$123,420.00
E1090	Refrigerator - Walk-in	\$0.00	\$0.00	\$70,965.00	\$0.00	\$0.00	\$70,965.00
Total:		\$0.00	\$129,381.00	\$1,218,122.00	\$1,776,710.00	\$0.00	\$3,124,213.00

Deficiency Summary by Category

The following chart shows the distribution of investment by deficiency category in accordance with the project guidelines. Assessors assign one of eight possible category descriptions that best fits the deficient condition. Ordering the investment by Category may help identify funding source opportunities such as deferred maintenance that can be addressed internally, or energy opportunities that can be funded with energy rebates or internal energy budgets. The distribution will vary from building to building based on the deficient condition and impact to the building operations. The Deficiency Category guidelines are as follows:

- Definitions:



Budget Estimate Total: \$3,124,213.00

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 2 - Potentially Critical (Years 1-2):

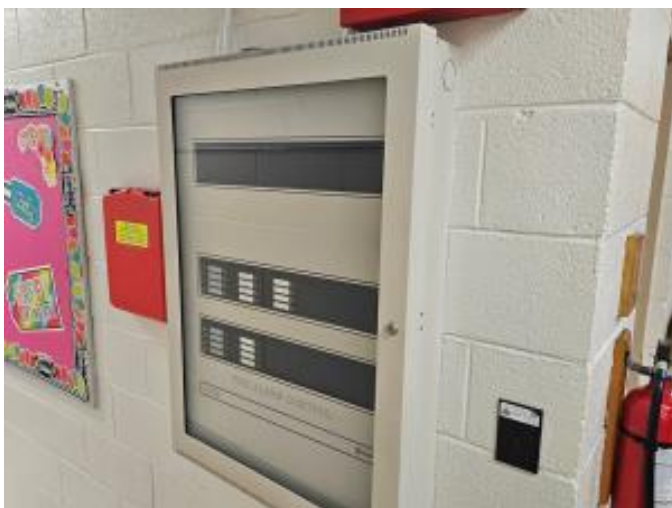
System: D4090 - Hood Fire Suppression



Location: Kitchen
Distress: Beyond Design Life
Category: Safety
Priority: 2 - Potentially Critical (Years 1-2)
Correction: Renew System
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$5,961.00
Assessor Name: Alexander Gomez
Date Created: 02/14/2024

Notes: The kitchen hood fire suppression system is functional but beyond design life. Recommend replacement due to age and risk of functional reliability.

System: D5030910 - Fire Alarm Systems



Location: Throughout building
Distress: Beyond Design Life
Category: Safety
Priority: 2 - Potentially Critical (Years 1-2)
Correction: Renew System
Qty: 25,734.00
Unit of Measure: S.F.
Estimate: \$123,420.00
Assessor Name: Alexander Gomez
Date Created: 02/14/2024

Notes: The fire alarm systems are beyond design life and due for replacement/upgrade based on the functional criticality of the system.

Priority 3 - Necessary/Not Yet Critical (Years 3-5):

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Leaks
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 25,734.00
Unit of Measure: S.F.
Estimate: \$408,476.00
Assessor Name: Arturo Moyeda
Date Created: 01/29/2024

Notes: The single ply membrane roofing is beyond its design life and at risk of failure due to its age. There has been evidence and reports of leaks inside the building.

System: D3020 - Heat Generating Systems



Location: Mechanical Room
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 25,734.00
Unit of Measure: S.F.
Estimate: \$172,675.00
Assessor Name: Alexander Gomez
Date Created: 02/14/2024

Notes: The gas fired boiler is beyond design life, inefficient, sub components are obsolete, and due for replacement with an energy efficient model.

System: D3050 - Terminal & Package Units



Location: Throughout building
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 25,734.00
Unit of Measure: S.F.
Estimate: \$416,968.00
Assessor Name: Lawrence Lewis
Date Created: 01/30/2024

Notes: There were no reported issues during the inspection; the terminal and package units are functional but beyond design life and due for replacement based on age and risk of functional reliability.

System: D5020 - Branch Wiring



Location: Throughout building
Distress: Inadequate
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 12,867.00
Unit of Measure: S.F.
Estimate: \$149,038.00
Assessor Name: Alexander Gomez
Date Created: 02/14/2024

Notes: The branch wiring system is functional but beyond design life and due for replacement to accommodate modern electrical demands and improved efficiency.

System: E1090 - Refrigerator - Walk-in



Location: Kitchen
Distress: Beyond Design Life
Category: Deferred Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$70,965.00
Assessor Name: Alexander Gomez
Date Created: 02/14/2024

Notes: The walk-in cooler, freezer is functional but beyond its design life. Recommend replacement due to age and risk of functional reliability.

Priority 4 - Recommended (Years 6-10):

System: B2020 - Exterior Windows



Location: Exterior
Distress: Beyond Design Life
Category: Conservation Opportunity
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 25,734.00
Unit of Measure: S.F.
Estimate: \$326,101.00
Assessor Name: Arturo Moyeda
Date Created: 01/29/2024

Notes: The original metal frame, single pane, operable windows are beyond design life, rusted, inefficient, and due for replacement.

System: B2030 - Exterior Doors



Location: Exterior
Distress: Beyond Design Life
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 25,734.00
Unit of Measure: S.F.
Estimate: \$56,049.00
Assessor Name: Arturo Moyeda
Date Created: 01/29/2024

Notes: The original metal exterior doors are aged, have surface rust throughout the door and door frames and should be replaced.

System: C1020 - Interior Doors



Location: Interior
Distress: Beyond Design Life
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 25,734.00
Unit of Measure: S.F.
Estimate: \$104,171.00
Assessor Name: Arturo Moyeda
Date Created: 01/29/2024

Notes: The original wood interior doors are aged, have surface scratches and dints throughout the door and door frames and should be replaced.

System: C1030 - Fittings



Location: Interior
Distress: Beyond Design Life
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 25,734.00
Unit of Measure: S.F.
Estimate: \$61,144.00
Assessor Name: Arturo Moyeda
Date Created: 01/29/2024

Notes: The architectural fittings, such casework and toilet partitions are beyond design life, and due for replacement.

System: C3020412 - VCT



Location: Interior
Distress: Beyond Design Life
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 20,049.00
Unit of Measure: S.F.
Estimate: \$117,988.00
Assessor Name: Arturo Moyeda
Date Created: 01/29/2024

Notes: The VCT flooring is beyond design life, outdated, and due for replacement.

System: C3020420 - Ceramic Tile



Location: Interior
Distress: Beyond Design Life
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1,950.00
Unit of Measure: S.F.
Estimate: \$34,749.00
Assessor Name: Arturo Moyeda
Date Created: 01/29/2024

Notes: The ceramic tile flooring is in good condition however, beyond design life, outdated, and due for replacement.

System: C3020472 - Wood



Location: Interior
Distress: Beyond Design Life
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1,351.00
Unit of Measure: S.F.
Estimate: \$44,137.00
Assessor Name: Arturo Moyeda
Date Created: 01/29/2024

Notes: The wood floor finish is beyond design life and outdated. Recommend replacement or upgrade.

System: C3030 - Ceiling Finishes



Location: Interior
Distress: Stained/Dirty
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 25,734.00
Unit of Measure: S.F.
Estimate: \$580,585.00
Assessor Name: Arturo Moyeda
Date Created: 01/29/2024

Notes: The acoustical ceiling tiles and grid system are beyond design life, stained and sagging in some areas and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout building
Distress: Beyond Design Life
Category: Conservation Opportunity
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 25,734.00
Unit of Measure: S.F.
Estimate: \$451,786.00
Assessor Name: Lawrence Lewis
Date Created: 01/30/2024

Notes: The plumbing fixtures are operational but are beyond design life, and due for replacement to meet current energy efficiency standards.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

The Replacement Value is the amount needed to replace the property of the same present value. The Current Repair Amount, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) is calculated as the sum of a renewable system's Remaining Service Life (RSL) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired).

Function:

Gross Area (SF): 17,274

Year Built: 1967

Last Renovation:

Replacement Value: \$4,047,136

Repair Cost: \$1,905,546

Total FCI: 47.08%

Total RSLI: 23.57%

FCA Score: 52.92



Description:

The narrative for this building is included in the campus summary description at the front of this report.

Attributes:

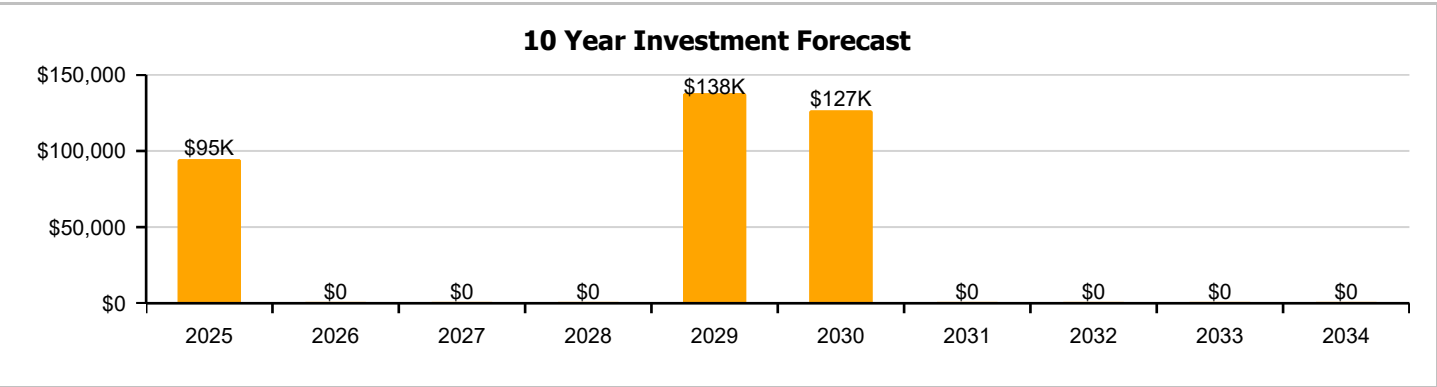
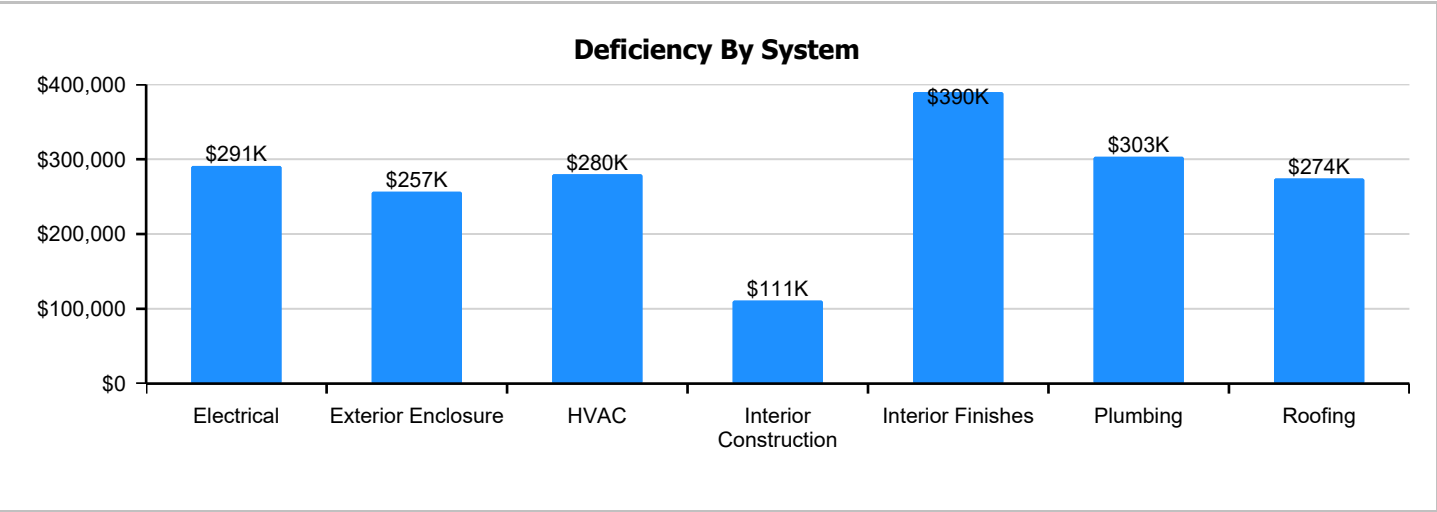
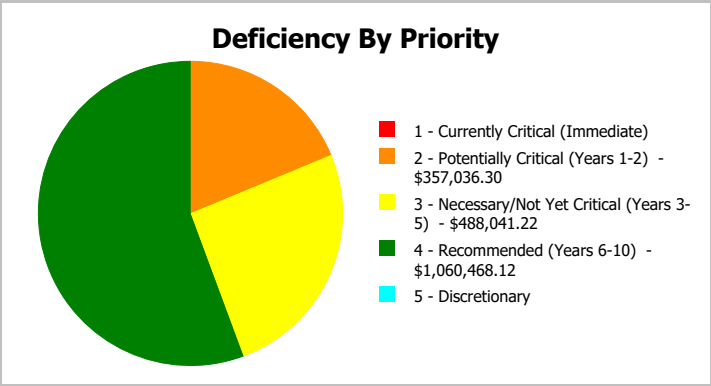
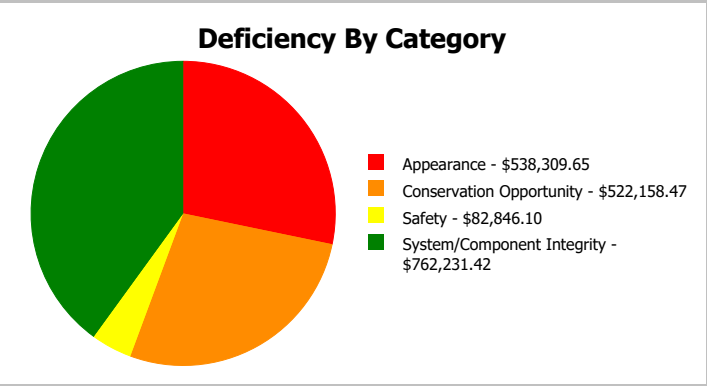
General Attributes:

Additions: -
BNUMBER: 26040202

Dashboard Summary

The following charts and graphs demonstrate the granularity of the data and provide planning opportunities from different perspectives. The graphs are organized by Category, Priority, and System and forecasted renewal to illustrate investment strategies.

Function:		Gross Area:	17,274
Year Built:	1967	Last Renovation:	
Repair Cost:	\$1,905,546	Replacement Value:	\$4,047,136
FCI:	47.08%	RSLI%:	23.57%



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT II Group Elements classification level. Note that systems with lower FCIs require less investment than system with higher FCIs, where the system with the low RSLI reflect system that are aged. Comparing the investment requirement (FCI) to the age of the systems (RSLI) may highlight systems that are aged or deteriorating at an accelerated rate and require further investigation.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	43.00%	0.00%	\$0.00
B10 - Superstructure	43.00%	0.00%	\$0.00
B20 - Exterior Enclosure	21.12%	55.97%	\$256,518.90
B30 - Roofing	0.00%	110.00%	\$274,190.20
C10 - Interior Construction	22.55%	52.31%	\$110,968.17
C30 - Interior Finishes	4.27%	78.15%	\$389,718.71
D20 - Plumbing	4.70%	79.01%	\$303,262.34
D30 - HVAC	16.34%	46.24%	\$279,890.62
D50 - Electrical	38.22%	40.81%	\$290,996.70
Totals:	23.57%	47.08%	\$1,905,545.64

Photo Album

The photo album consists of the various cardinal directions of the building..



Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II Classification for Building Elements. The columns in the System Listing table are as follows:

- **System Code:** UNIFORMAT II code classification.
- **System Description:** UNIFORMAT II code description, noting the system name may include an added descriptor when more than one instance exists.
- **Unit Price \$:** The unit price of the system.
- **UoM:** The unit cost bases of measurement.
- **Qty:** The quantity for the system
- **Life:** Recommended system design life based on RSMeans frequency of replacement, Building Owner's and Managers Association(BOMA), or owner specification.
- **Year Installed:** The date of system installation.
- **Calc Next Renewal Year:** The date of system expiration based on the life and install date; NR stands for non renewable.
- **Next Renewal Year:** The suggested system expiration date by the assessor based on visual inspection.
- **FCI:** The Condition Index of the system calculated as sum value of recommended investment divided by component replacement value.
- **RSL:** Remaining Service Life calculated as Calc Next Renewal (or Next Renewal override) - Current Year.
- **eCR:** eCOMET Condition Rating- 9 pt condition rating scale based on the assessors objective evaluation.
- **Deficiency \$:** The sum of financial investment to repair/replace system to address associated deficiencies.
Replacement Value \$: The replacement cost of the system calculated as Unit Cost times quantity.

System Listing

The System Listing table below lists each of the systems inventoried, organized by UNIFORMAT II classification. The assessment team was tasked with recording the system type, quantity, most recent installation year, and evaluating the condition to confirm the forecast next replacement year. This table serves as the foundation for the data contained within this building report. As previously stated, the assessors first record the makeup of the building by system, determine if the global system is within design life and operating at an acceptable condition. They then conduct a visual inspection to determine if there are subcomponents that need repair or replacement. Systems rated at or below the Marginal (MA) eCR rating include a detailed deficiency record(s), recommended corrective action, photographs, and supporting assessor notes/comments.

A condition rating (eCR) based on the following guidelines is provided as observed at the time of the assessment:

- Excellent **(E)** - No noticeable distress or damage. The entire system is free from observable defect.
- Very Good **(VG)** - Overall no serviceability reduction for the entire system. No degradation of critical components and minor distress and defect noticeable for some but not non-critical components within the system.
- Good **(G)** - Slight or no serviceability reduction for the entire system. There may be noticeable defects for some non-critical components and slight noticeable degradation of the critical components.
- Fair **(F)** - Overall serviceability is degraded but adequate. There may be moderate deterioration for very few of the critical components and few of the non-critical components may have severe degradation.
- Marginal **(MA)** - Overall serviceability and reliability loss. Most if not all of the non-critical components suffer from severe degradation and a few of the critical component may have severe degradation.
- Moderate **(MO)** - Overall a significant serviceability loss. Most if not all the components have severe degradation with the reminder of the component showing visible distress.
- Poor **(P)** - Overall a significant serviceability loss. Most if not all the components have severe degradation with the reminder of the component showing visible distress.
- Very Poor **(VP)** - Overall the system is barely functional. All of the components are severely degraded.
- Non-Functional **(NF)** - Overall the system does not function with all the components having no serviceability and suffer from severe degradation.

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System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$12.81	S.F.	17,274	100	1967	2067		43.00%	0.00%	43	G		\$221,280
A1030	Slab on Grade	\$13.07	S.F.	17,274	100	1967	2067		43.00%	0.00%	43	G		\$225,771
B1020	Roof Construction	\$27.76	S.F.	17,274	100	1967	2067		43.00%	0.00%	43	G		\$479,526
B2010	Exterior Walls	\$13.03	S.F.	17,274	100	1967	2067		43.00%	0.00%	43	G		\$225,080
B2020	Exterior Windows	\$11.52	S.F.	17,274	30	1967	1997		0.00%	110.00%	-27	MO	\$218,896.13	\$198,996
B2030	Exterior Doors	\$1.98	S.F.	17,274	45	1980	2025	2024	0.00%	110.00%	0	MO	\$37,622.77	\$34,203
B3010120	Single Ply Membrane	\$14.43	S.F.	17,274	15	1967	1982		0.00%	110.00%	-42	MO	\$274,190.20	\$249,264
C1010	Partitions	\$6.44	S.F.	17,274	100	1967	2067		43.00%	0.00%	43	G		\$111,245
C1020	Interior Doors	\$3.68	S.F.	17,274	30	1967	1997		0.00%	110.00%	-27	MO	\$69,925.15	\$63,568
C1030	Fittings	\$2.16	S.F.	17,274	20	1967	1987		0.00%	110.00%	-37	MO	\$41,043.02	\$37,312
C3020412	VCT	\$5.35	S.F.	15,602	20	2005	2025		5.00%	0.00%	1	F		\$83,471
C3020420	Ceramic Tile	\$16.20	S.F.	408	50	2005	2055		62.00%	0.00%	31	F		\$6,610
C3020430	Terrazzo	\$42.99	S.F.	1,264	75	1967	2042		24.00%	0.00%	18	F		\$54,339
C3030	Ceiling Finishes	\$20.51	S.F.	17,274	20	1967	1987		0.00%	110.00%	-37	MA	\$389,718.71	\$354,290
D2010	Plumbing Fixtures	\$15.96	S.F.	17,274	20	1997	2017		0.00%	110.00%	-7	MO	\$303,262.34	\$275,693
D2020	Domestic Water Distribution	\$1.19	S.F.	17,274	30	1967	1997	2029	16.67%	0.00%	5	F		\$20,556
D2030	Sanitary Waste	\$2.81	S.F.	17,274	30	1967	1997	2029	16.67%	0.00%	5	F		\$48,540
D2040	Rain Water Drainage	\$2.26	S.F.	17,274	30	1967	1997	2029	16.67%	0.00%	5	F		\$39,039
D3040	Distribution Systems	\$14.73	S.F.	17,274	40	1995	2035		27.50%	0.00%	11	F		\$254,446
D3050	Terminal & Package Units	\$14.73	S.F.	17,274	20	1997	2017		0.00%	110.00%	-7	MA	\$279,890.62	\$254,446
D3060	Controls & Instrumentation	\$5.58	S.F.	17,274	20	2010	2030		30.00%	0.00%	6	F		\$96,389
D5010	Electrical Service/Distribution	\$2.53	S.F.	17,274	30	1967	1997		0.00%	110.00%	-27	MA	\$48,073.54	\$43,703
D5020	Branch Wiring	\$10.53	S.F.	13,820	30	1967	1997		0.00%	110.00%	-27	MA	\$160,077.06	\$145,525
D5020	Branch Wiring (1)	\$10.53	S.F.	3,454	30	2005	2035		36.67%	0.00%	11	G		\$36,371
D5020	Lighting	\$15.82	S.F.	17,274	30	2010	2040		53.33%	0.00%	16	G		\$273,275
D5030810	Security & Detection Systems	\$2.40	S.F.	17,274	20	2023	2043		95.00%	0.00%	19	VG		\$41,458
D5030910	Fire Alarm Systems	\$4.36	S.F.	17,274	15	2001	2016		0.00%	110.00%	-8	MA	\$82,846.10	\$75,315
D5030920	Data Communication	\$5.64	S.F.	17,274	25	2018	2043		76.00%	0.00%	19	G		\$97,425
Total									23.57%	47.08%			\$1,905,545.64	\$4,047,136

System Notes

The facility description in the executive summary contains an overview of each system. The system notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane

This system contains no images

Note: No roof access.

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System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

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System: C3020412 - VCT



Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020430 - Terrazzo



Note:

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System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note: No issues were observed or reported during walkthrough.

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System: D2030 - Sanitary Waste



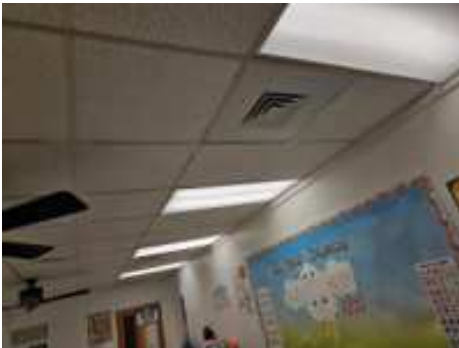
Note: No issues were observed or reported during walkthrough.

System: D2040 - Rain Water Drainage

This system contains no images

Note: Was not able to gain access to the roof. No issues were reported during walkthrough.

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

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System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

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System: D5020 - Branch Wiring (1)



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

School Assessment Report - CLRM Bldg #2

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Renewal Schedule

The following renewal schedule lists the capital renewal investment plan for each system summarized to the UNIFORMAT II Building Classifications Level 3 Individual Elements. Investment values are based on RSMeans cost data and include a 3% inflation factor for renewals beyond current year. The planned renewal year is based on the year installed, design life and condition.

Systems are evaluated based on the year it is installed or renewed to determine the next renewal cycle. Systems that are deteriorating at an accelerated rate are adjusted if the full design life cycle cannot be reached without risk of failure. Systems that are well maintained and their life cycles can be extended without risk of failure are also adjusted to maximize the investment. The cost of deficiencies associated with the system are summed in the Current Deficiencies column. Note a system can have current deficiencies to remedy a subcomponent of the system as well as investment in future years to renew the total system upon expiration. Review the System Listing table in the prior section and the Deficiency Detail in the following sections for supporting details.

Inflation Rate: 3%

System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total:	\$1,905,546	\$94,573	\$0	\$0	\$0	\$137,894	\$126,603	\$0	\$0	\$0	\$0	\$2,264,616
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$218,896	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$218,896
B2030 - Exterior Doors	\$37,623	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,623
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$274,190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$274,190
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$69,925	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,925
C1030 - Fittings	\$41,043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,043
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

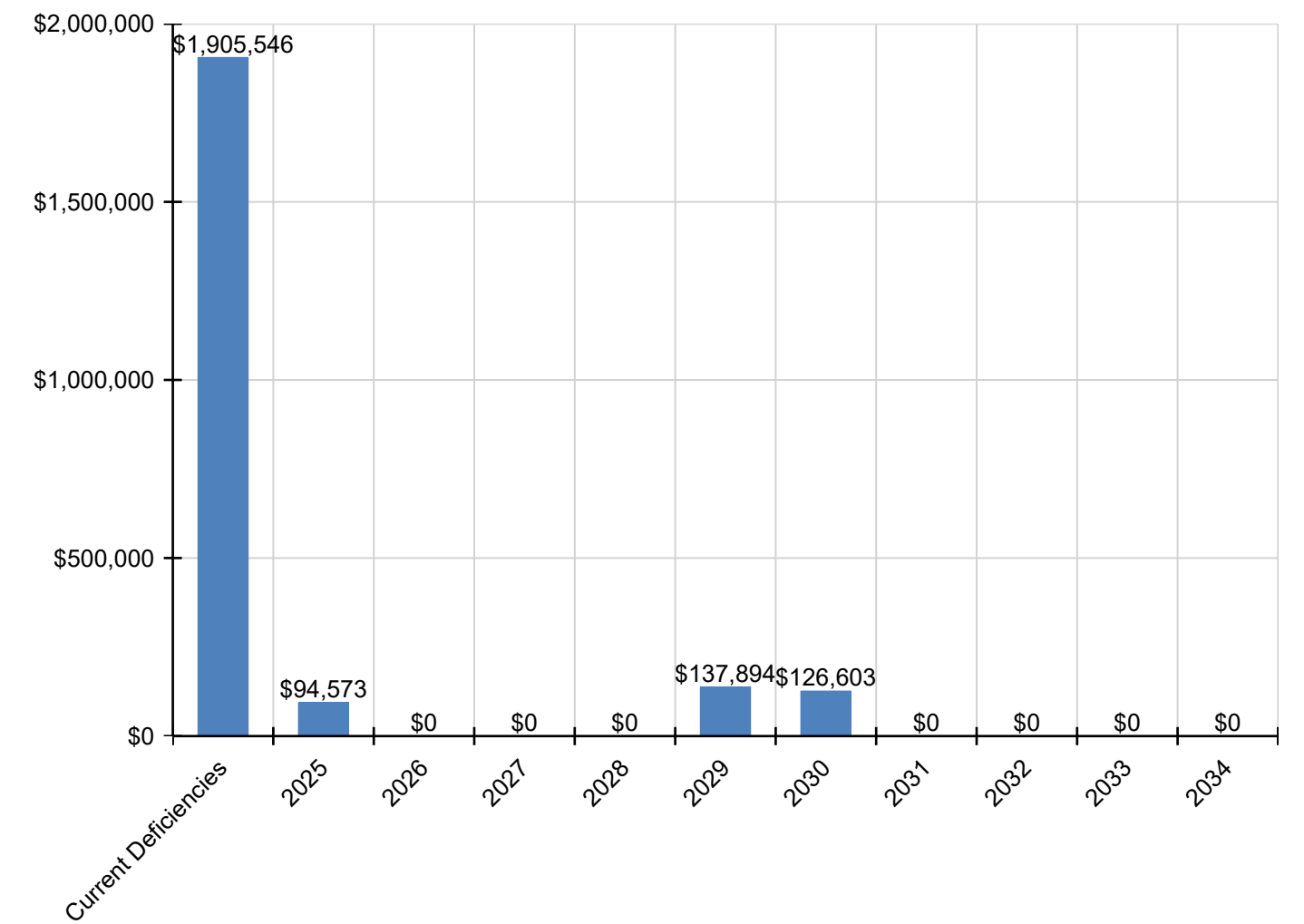
School Assessment Report - CLRM Bldg #2

System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
C3020412 - VCT	\$0	\$94,573	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,573
C3020420 - Ceramic Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020430 - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$389,719	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$389,719
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$303,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303,262
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$26,214	\$0	\$0	\$0	\$0	\$0	\$26,214
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$61,898	\$0	\$0	\$0	\$0	\$0	\$61,898
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$49,783	\$0	\$0	\$0	\$0	\$0	\$49,783
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$279,891	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$279,891
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$126,603	\$0	\$0	\$0	\$0	\$126,603
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$48,074	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,074
D5020 - Branch Wiring	\$160,077	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,077
D5020 - Branch Wiring (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$82,846	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,846
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

Forecasted Sustainment Requirement

The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.

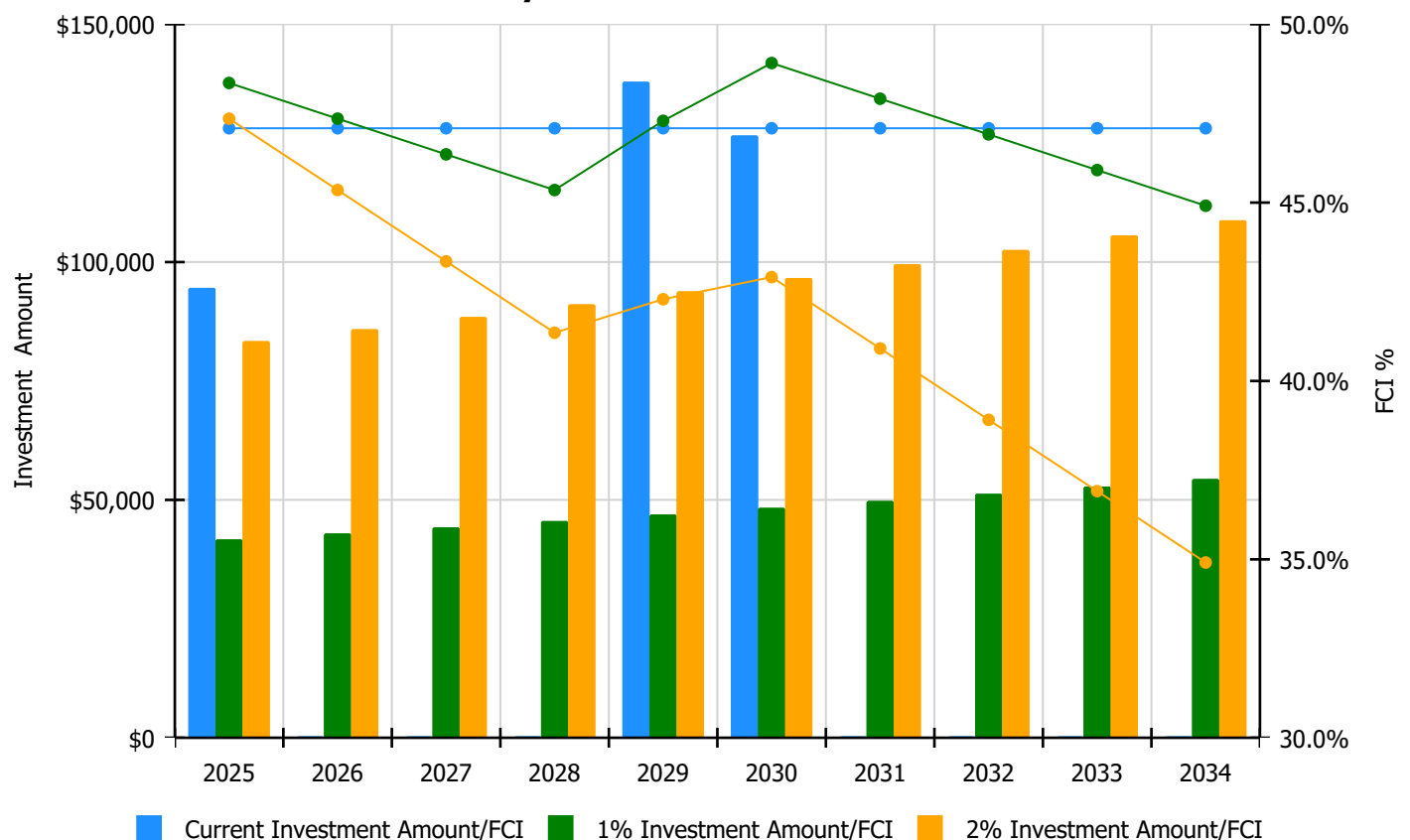


Condition Index Forecast by Investment Scenario

Depicted in the graph below is the 10-year investment requirement represented in the blue bar graph with the associated investment thresholds along the left axis. The blue line in the graph and corresponding FCI rating along the right axis represents the starting point of the FCI in current year and the funding strategy to maintain that FCI. To accomplish this goal, the amount for years 2025 – 2034 shown in the table column Current FCI must be funded. This does not mean systems expiring need to be renewed, what improvements are made does not matter as long as the sum of current backlog does not grow.

Alternate investment strategies to consider are investing 1% or 2% of the buildings Current Replacement Value (CRV). The green line demonstrates the impact to the FCI with a 1% of facility's CRV, and the amber line at 2% CRV. The graph provides flexible funding strategies to control the upward trend of the FCI towards a 'poor' FCI rating. Also visible is the impact of underfunding. Increasing the percent of CRV investment should be consider if it is a viable option. The calculated future investments are based on the System Listing table and include a 3% escalation rate.

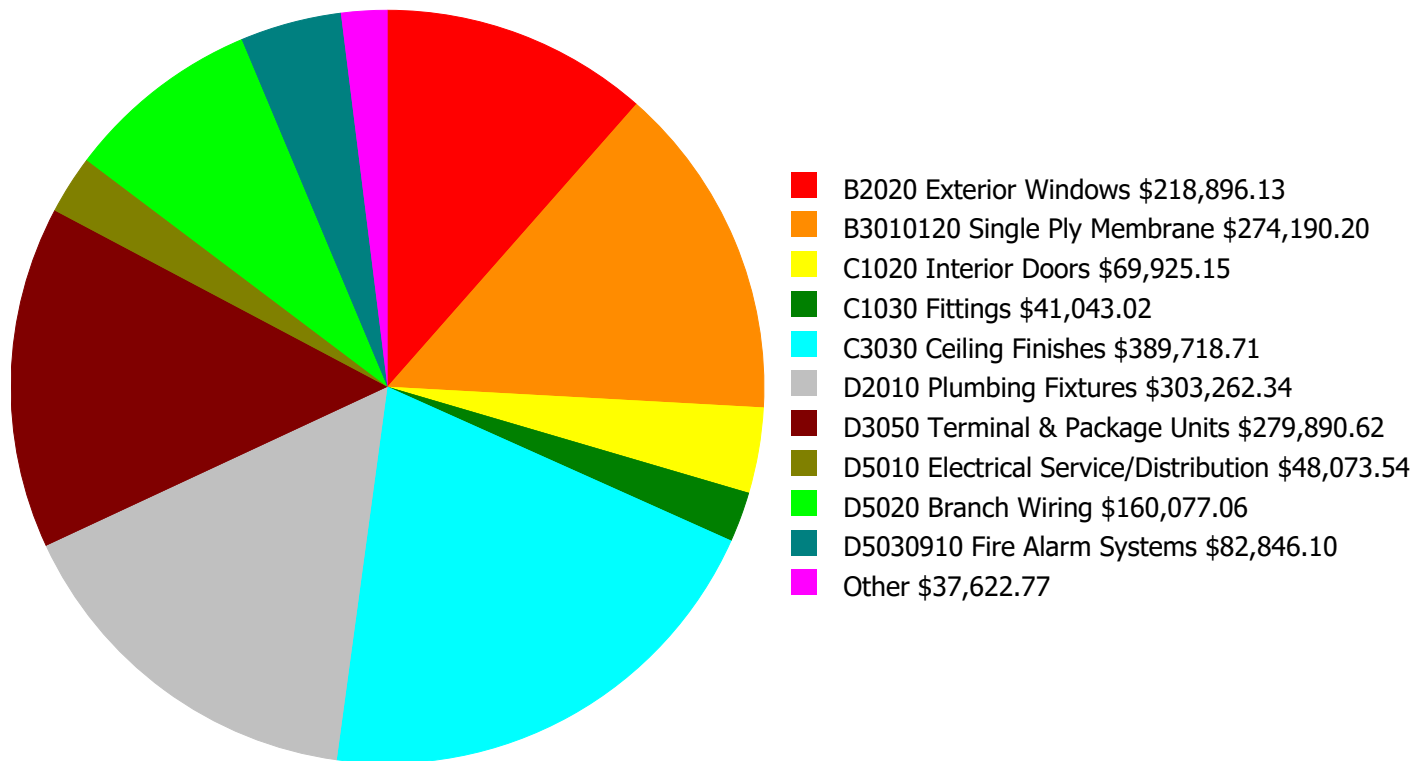
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 47.08%	1% Investment		2% Investment	
		Amount	FCI	Amount	FCI
2025	\$94,573	\$41,686.00	48.35%	\$83,371.00	47.35%
2026	\$0	\$42,936.00	47.35%	\$85,872.00	45.35%
2027	\$0	\$44,224.00	46.35%	\$88,448.00	43.35%
2028	\$0	\$45,551.00	45.35%	\$91,102.00	41.35%
2029	\$137,894	\$46,917.00	47.29%	\$93,835.00	42.29%
2030	\$126,603	\$48,325.00	48.91%	\$96,650.00	42.91%
2031	\$0	\$49,775.00	47.91%	\$99,549.00	40.91%
2032	\$0	\$51,268.00	46.91%	\$102,536.00	38.91%
2033	\$0	\$52,806.00	45.91%	\$105,612.00	36.91%
2034	\$0	\$54,390.00	44.91%	\$108,780.00	34.91%
Total:	\$359,070	\$477,878.00		\$955,755.00	

Deficiency Summary by System

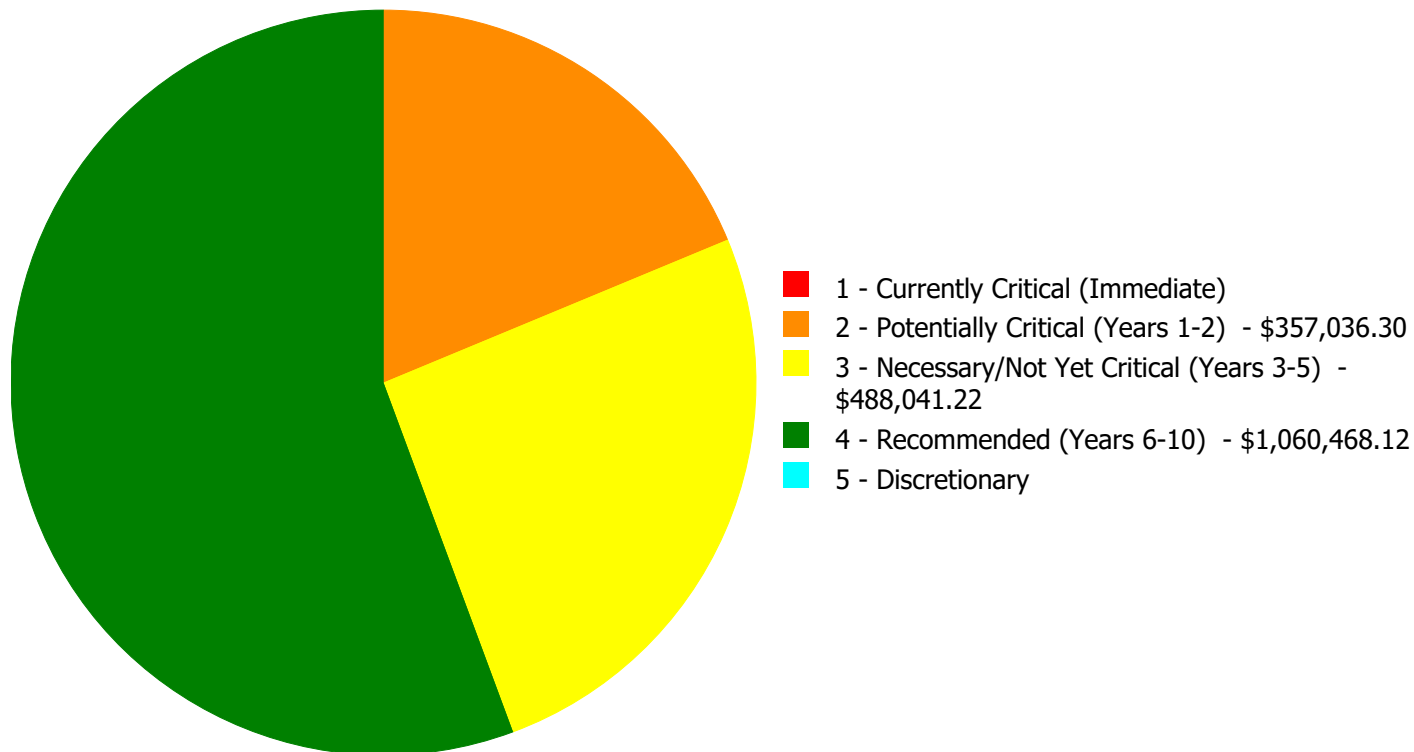
The chart below contains the distribution of investment for the current deficiencies ordered by UNIFORMAT II classification. The deficiencies identified are linked to the parent system to obtain an understanding of the overall condition. From this perspective reviews can see which system requires most investment to develop vertical projects by system or identify opportunities to defer work for non-critical components to meet the funding targets discussed in the Condition Index Forecast by Investment Scenario section.



Budget Estimate Total: \$1,905,545.64

Deficiency Summary by Priority

Like the Deficiency Summary by System chart, the distribution of investment for the current deficiency in the chart below are ordered by Priority assignment. Although the condition has been recorded as a current need, the Priority structure provides a short-term planning perspective based on the associated timeline. Deficiencies associated with Priority 3 – Necessary/Not Yet Critical offer an opportunity to defer the corrective action 4 to 5 years. When planning to defer work activities, the escalating cost of the materials and labor in future years as well as the continued deterioration of the system/component should be considered.



Budget Estimate Total: \$1,905,545.64

Deficiency By Priority Investment Table

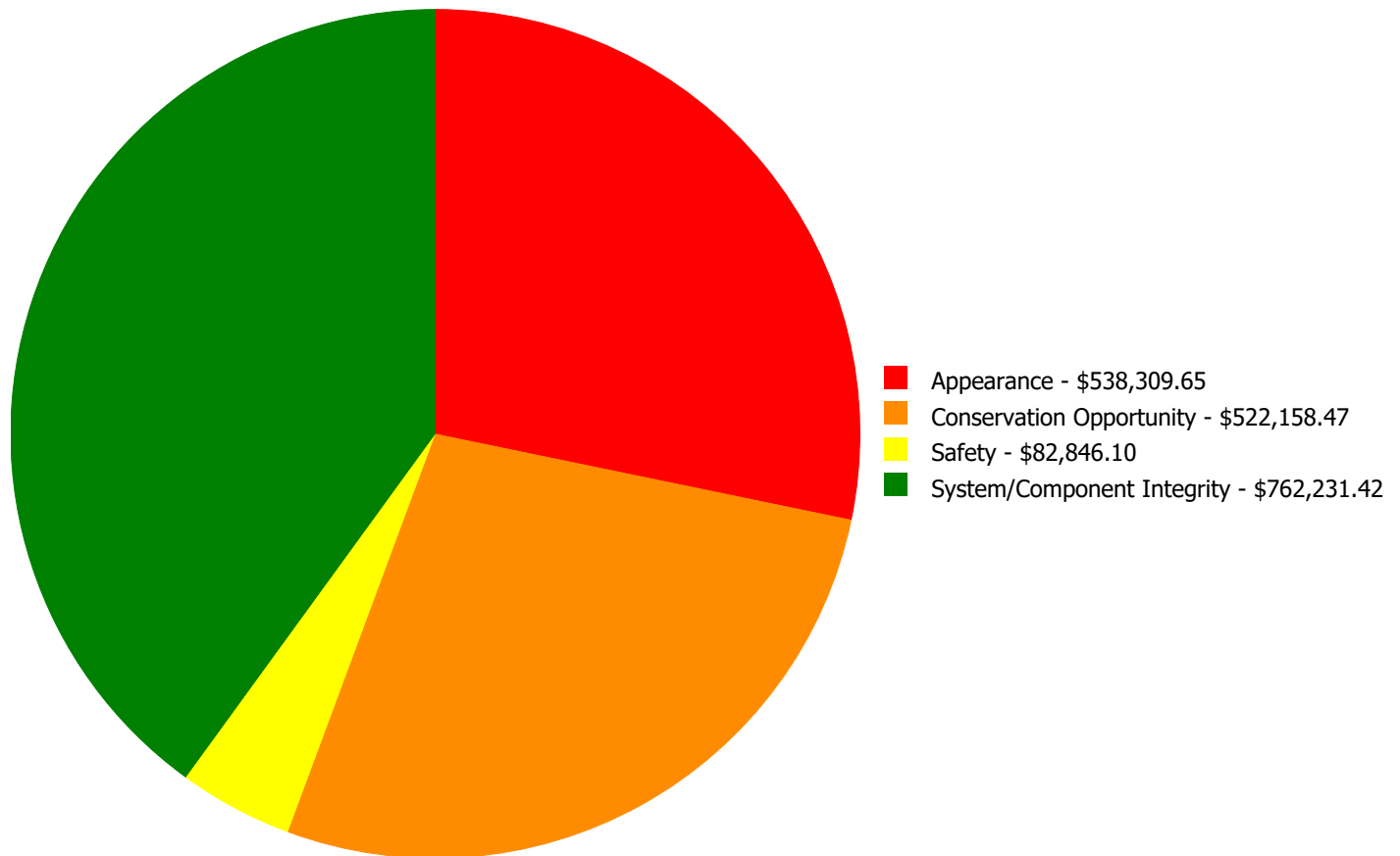
The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Years 1-2)	3 - Necessary/Not Yet Critical (Years 3-5)	4 - Recommended (Years 6-10)	5 - Discretionary	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$0.00	\$218,896.13	\$0.00	\$218,896.13
B2030	Exterior Doors	\$0.00	\$0.00	\$0.00	\$37,622.77	\$0.00	\$37,622.77
B3010120	Single Ply Membrane	\$0.00	\$274,190.20	\$0.00	\$0.00	\$0.00	\$274,190.20
C1020	Interior Doors	\$0.00	\$0.00	\$0.00	\$69,925.15	\$0.00	\$69,925.15
C1030	Fittings	\$0.00	\$0.00	\$0.00	\$41,043.02	\$0.00	\$41,043.02
C3030	Ceiling Finishes	\$0.00	\$0.00	\$0.00	\$389,718.71	\$0.00	\$389,718.71
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$0.00	\$303,262.34	\$0.00	\$303,262.34
D3050	Terminal & Package Units	\$0.00	\$0.00	\$279,890.62	\$0.00	\$0.00	\$279,890.62
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$48,073.54	\$0.00	\$0.00	\$48,073.54
D5020	Branch Wiring	\$0.00	\$0.00	\$160,077.06	\$0.00	\$0.00	\$160,077.06
D5030910	Fire Alarm Systems	\$0.00	\$82,846.10	\$0.00	\$0.00	\$0.00	\$82,846.10
	Total:	\$0.00	\$357,036.30	\$488,041.22	\$1,060,468.12	\$0.00	\$1,905,545.64

Deficiency Summary by Category

The following chart shows the distribution of investment by deficiency category in accordance with the project guidelines. Assessors assign one of eight possible category descriptions that best fits the deficient condition. Ordering the investment by Category may help identify funding source opportunities such as deferred maintenance that can be addressed internally, or energy opportunities that can be funded with energy rebates or internal energy budgets. The distribution will vary from building to building based on the deficient condition and impact to the building operations. The Deficiency Category guidelines are as follows:

- Definitions:



Budget Estimate Total: \$1,905,545.64

Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 2 - Potentially Critical (Years 1-2):

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Leaks
Category: System/Component Integrity
Priority: 2 - Potentially Critical (Years 1-2)
Correction: Renew System
Qty: 17,274.00
Unit of Measure: S.F.
Estimate: \$274,190.20
Assessor Name: Arturo Moyeda
Date Created: 01/29/2024

Notes: The single ply membrane roofing is significantly beyond design life, has reported leaks, and for replacement.

System: D5030910 - Fire Alarm Systems



Location: Throughout building
Distress: Beyond Design Life
Category: Safety
Priority: 2 - Potentially Critical (Years 1-2)
Correction: Renew System
Qty: 17,274.00
Unit of Measure: S.F.
Estimate: \$82,846.10
Assessor Name: Alexander Gomez
Date Created: 02/14/2024

Notes: The fire alarm system is functional but beyond design life. Recommend replacement due to age and risk of functional reliability.

Priority 3 - Necessary/Not Yet Critical (Years 3-5):

System: D3050 - Terminal & Package Units



Location: Throughout building
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 17,274.00
Unit of Measure: S.F.
Estimate: \$279,890.62
Assessor Name: Lawrence Lewis
Date Created: 01/30/2024

Notes: There were no reported issues during the inspection; the terminal and package units are functional but beyond design life and due for replacement based on age and risk of functional reliability.

System: D5010 - Electrical Service/Distribution



Location: Throughout building
Distress: Inadequate
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 17,274.00
Unit of Measure: S.F.
Estimate: \$48,073.54
Assessor Name: Lawrence Lewis
Date Created: 01/30/2024

Notes: The electrical service/distribution system is beyond its expected design life and should be scheduled for replacement based on its age; the system is at risk of failure.

System: D5020 - Branch Wiring



Location: Throughout building
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 13,820.00
Unit of Measure: S.F.
Estimate: \$160,077.06
Assessor Name: Lawrence Lewis
Date Created: 01/30/2024

Notes: The branch wiring system is beyond its expected design life and should be scheduled for replacement based on age; the system is at risk of failure.

Priority 4 - Recommended (Years 6-10):

System: B2020 - Exterior Windows



Location: Exterior
Distress: Beyond Design Life
Category: Conservation Opportunity
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 17,274.00
Unit of Measure: S.F.
Estimate: \$218,896.13
Assessor Name: Arturo Moyeda
Date Created: 01/29/2024

Notes: The original metal frame, single pane, operable windows are beyond design life, rusted, inefficient, and due for replacement.

System: B2030 - Exterior Doors



Location: Exterior
Distress: Beyond Design Life
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 17,274.00
Unit of Measure: S.F.
Estimate: \$37,622.77
Assessor Name: Arturo Moyeda
Date Created: 01/29/2024

Notes: The original metal exterior doors are aged, have surface rust throughout the door and door frames and should be replaced.

System: C1020 - Interior Doors



Location: Interior
Distress: Beyond Design Life
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 17,274.00
Unit of Measure: S.F.
Estimate: \$69,925.15
Assessor Name: Arturo Moyeda
Date Created: 01/29/2024

Notes: The original wood interior doors are beyond design life, surface scratches and dints throughout the door and door frames, due for replacement.

System: C1030 - Fittings



Location: Interior
Distress: Beyond Design Life
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 17,274.00
Unit of Measure: S.F.
Estimate: \$41,043.02
Assessor Name: Arturo Moyeda
Date Created: 01/29/2024

Notes: The architectural fittings, such as casework and toilet partitions have reached the end of their useful life and should be replaced.

System: C3030 - Ceiling Finishes



Location: Interior
Distress: Stained/Dirty
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 17,274.00
Unit of Measure: S.F.
Estimate: \$389,718.71
Assessor Name: Arturo Moyeda
Date Created: 01/29/2024

Notes: The acoustical ceiling tiles and grid system are beyond design life, stained and sagging in some areas and should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout building
Distress: Beyond Design Life
Category: Conservation Opportunity
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 17,274.00
Unit of Measure: S.F.
Estimate: \$303,262.34
Assessor Name: Lawrence Lewis
Date Created: 01/30/2024

Notes: The plumbing fixtures are operational but are beyond design life, and due for replacement to meet current energy efficiency standards.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

The Replacement Value is the amount needed to replace the property of the same present value. The Current Repair Amount, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) is calculated as the sum of a renewable system's Remaining Service Life (RSL) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired).

Function:

Gross Area (SF): 1,500

Year Built: 2007

Last Renovation:

Replacement Value: \$93,495

Repair Cost: \$0

Total FCI: 0.00%

Total RSLI: 26.09%

FCA Score: 100.00



Description:

The narrative for this building is included in the campus summary description at the front of this report.

Attributes:

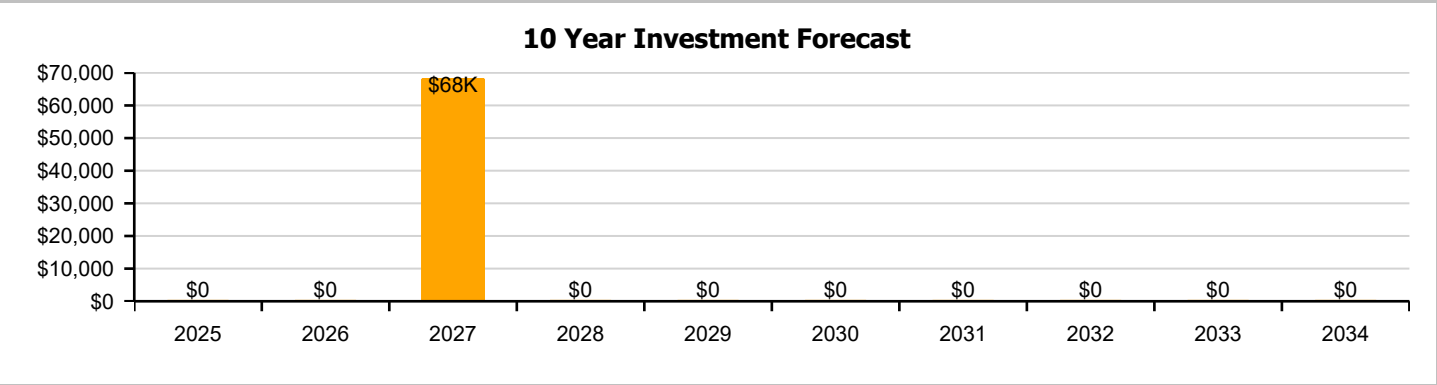
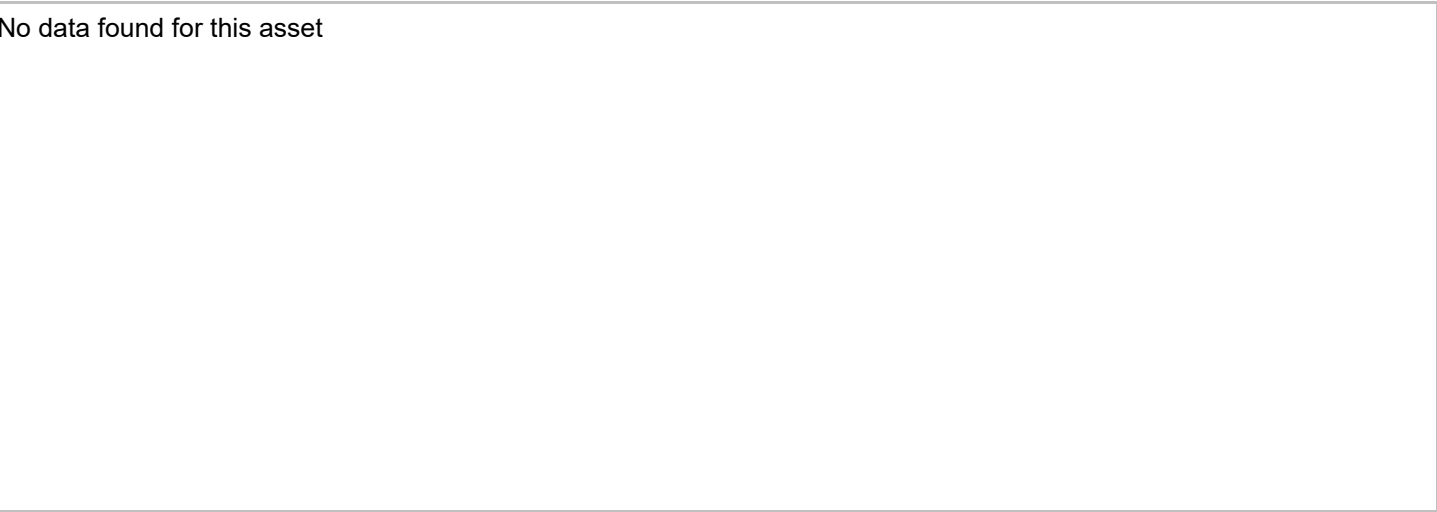
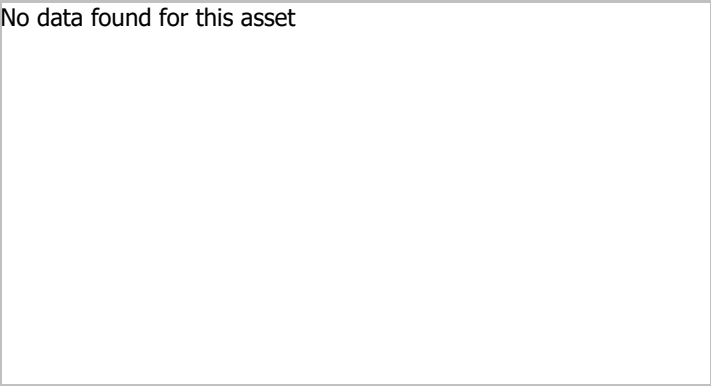
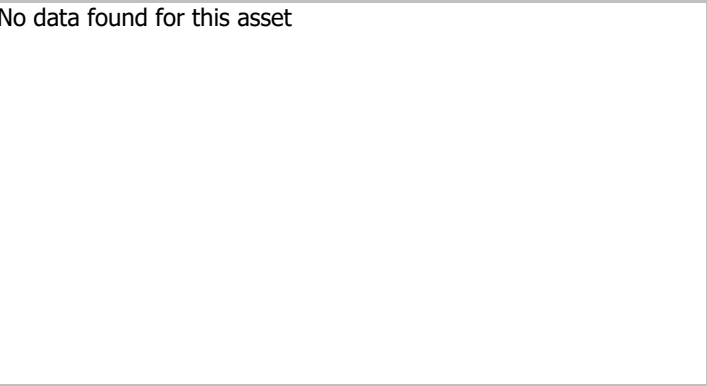
General Attributes:

Additions: -
BNUMBER: 26040204

Dashboard Summary

The following charts and graphs demonstrate the granularity of the data and provide planning opportunities from different perspectives. The graphs are organized by Category, Priority, and System and forecasted renewal to illustrate investment strategies.

Function:		Gross Area:	1,500
Year Built:	2007	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$93,495
FCI:	0.00%	RSLI%:	26.09%



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT II Group Elements classification level. Note that systems with lower FCIs require less investment than system with higher FCIs, where the system with the low RSLI reflect system that are aged. Comparing the investment requirement (FCI) to the age of the systems (RSLI) may highlight systems that are aged or deteriorating at an accelerated rate and require further investigation.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
D50 - Electrical	43.33%	0.00%	\$0.00
F10 - Special Construction	15.00%	0.00%	\$0.00
Totals:	26.09%	0.00%	\$0.00

Photo Album

The photo album consists of the various cardinal directions of the building..



Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II Classification for Building Elements. The columns in the System Listing table are as follows:

- **System Code:** UNIFORMAT II code classification.
- **System Description:** UNIFORMAT II code description, noting the system name may include an added descriptor when more than one instance exists.
- **Unit Price \$:** The unit price of the system.
- **UoM:** The unit cost bases of measurement.
- **Qty:** The quantity for the system
- **Life:** Recommended system design life based on RSMeans frequency of replacement, Building Owner's and Managers Association(BOMA), or owner specification.
- **Year Installed:** The date of system installation.
- **Calc Next Renewal Year:** The date of system expiration based on the life and install date; NR stands for non renewable.
- **Next Renewal Year:** The suggested system expiration date by the assessor based on visual inspection.
- **FCI:** The Condition Index of the system calculated as sum value of recommended investment divided by component replacement value.
- **RSL:** Remaining Service Life calculated as Calc Next Renewal (or Next Renewal override) - Current Year.
- **eCR:** eCOMET Condition Rating- 9 pt condition rating scale based on the assessors objective evaluation.
- **Deficiency \$:** The sum of financial investment to repair/replace system to address associated deficiencies.
Replacement Value \$: The replacement cost of the system calculated as Unit Cost times quantity.

System Listing

The System Listing table below lists each of the systems inventoried, organized by UNIFORMAT II classification. The assessment team was tasked with recording the system type, quantity, most recent installation year, and evaluating the condition to confirm the forecast next replacement year. This table serves as the foundation for the data contained within this building report. As previously stated, the assessors first record the makeup of the building by system, determine if the global system is within design life and operating at an acceptable condition. They then conduct a visual inspection to determine if there are subcomponents that need repair or replacement. Systems rated at or below the Marginal (MA) eCR rating include a detailed deficiency record(s), recommended corrective action, photographs, and supporting assessor notes/comments.

A condition rating (eCR) based on the following guidelines is provided as observed at the time of the assessment:

- Excellent **(E)** - No noticeable distress or damage. The entire system is free from observable defect.
- Very Good **(VG)** - Overall no serviceability reduction for the entire system. No degradation of critical components and minor distress and defect noticeable for some but not non-critical components within the system.
- Good **(G)** - Slight or no serviceability reduction for the entire system. There may be noticeable defects for some non-critical components and slight noticeable degradation of the critical components.
- Fair **(F)** - Overall serviceability is degraded but adequate. There may be moderate deterioration for very few of the critical components and few of the non-critical components may have severe degradation.
- Marginal **(MA)** - Overall serviceability and reliability loss. Most if not all of the non-critical components suffer from severe degradation and a few of the critical component may have severe degradation.
- Moderate **(MO)** - Overall a significant serviceability loss. Most if not all the components have severe degradation with the reminder of the component showing visible distress.
- Poor **(P)** - Overall a significant serviceability loss. Most if not all the components have severe degradation with the reminder of the component showing visible distress.
- Very Poor **(VP)** - Overall the system is barely functional. All of the components are severely degraded.
- Non-Functional **(NF)** - Overall the system does not function with all the components having no serviceability and suffer from severe degradation.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D5010	Electrical Service/Distribution	\$4.22	S.F.	1,500	30	2007	2037		43.33%	0.00%	13	G		\$6,330
D5020	Branch Wiring	\$6.51	S.F.	1,500	30	2007	2037		43.33%	0.00%	13	G		\$9,765
D5020	Lighting	\$13.66	S.F.	1,500	30	2007	2037		43.33%	0.00%	13	F		\$20,490
F1010	Pre-Fabricated Greenhouse	\$37.94	S.F.	1,500	20	2007	2027		15.00%	0.00%	3	F		\$56,910
Total									26.09%					\$93,495

System Notes

The facility description in the executive summary contains an overview of each system. The system notes listed below provide additional information on select systems found within the facility:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

School Assessment Report - Greenhouse Bldg #4

System: F1010 - Pre-Fabricated Greenhouse



Note:

Renewal Schedule

The following renewal schedule lists the capital renewal investment plan for each system summarized to the UNIFORMAT II Building Classifications Level 3 Individual Elements. Investment values are based on RSMeans cost data and include a 3% inflation factor for renewals beyond current year. The planned renewal year is based on the year installed, design life and condition.

Systems are evaluated based on the year it is installed or renewed to determine the next renewal cycle. Systems that are deteriorating at an accelerated rate are adjusted if the full design life cycle cannot be reached without risk of failure. Systems that are well maintained and their life cycles can be extended without risk of failure are also adjusted to maximize the investment. The cost of deficiencies associated with the system are summed in the Current Deficiencies column. Note a system can have current deficiencies to remedy a subcomponent of the system as well as investment in future years to renew the total system upon expiration. Review the System Listing table in the prior section and the Deficiency Detail in the following sections for supporting details.

Inflation Rate: 3%

System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total:	\$0	\$0	\$0	\$68,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,406
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F10 - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F1010 - Pre-Fabricated Greenhouse	\$0	\$0	\$0	\$68,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,406

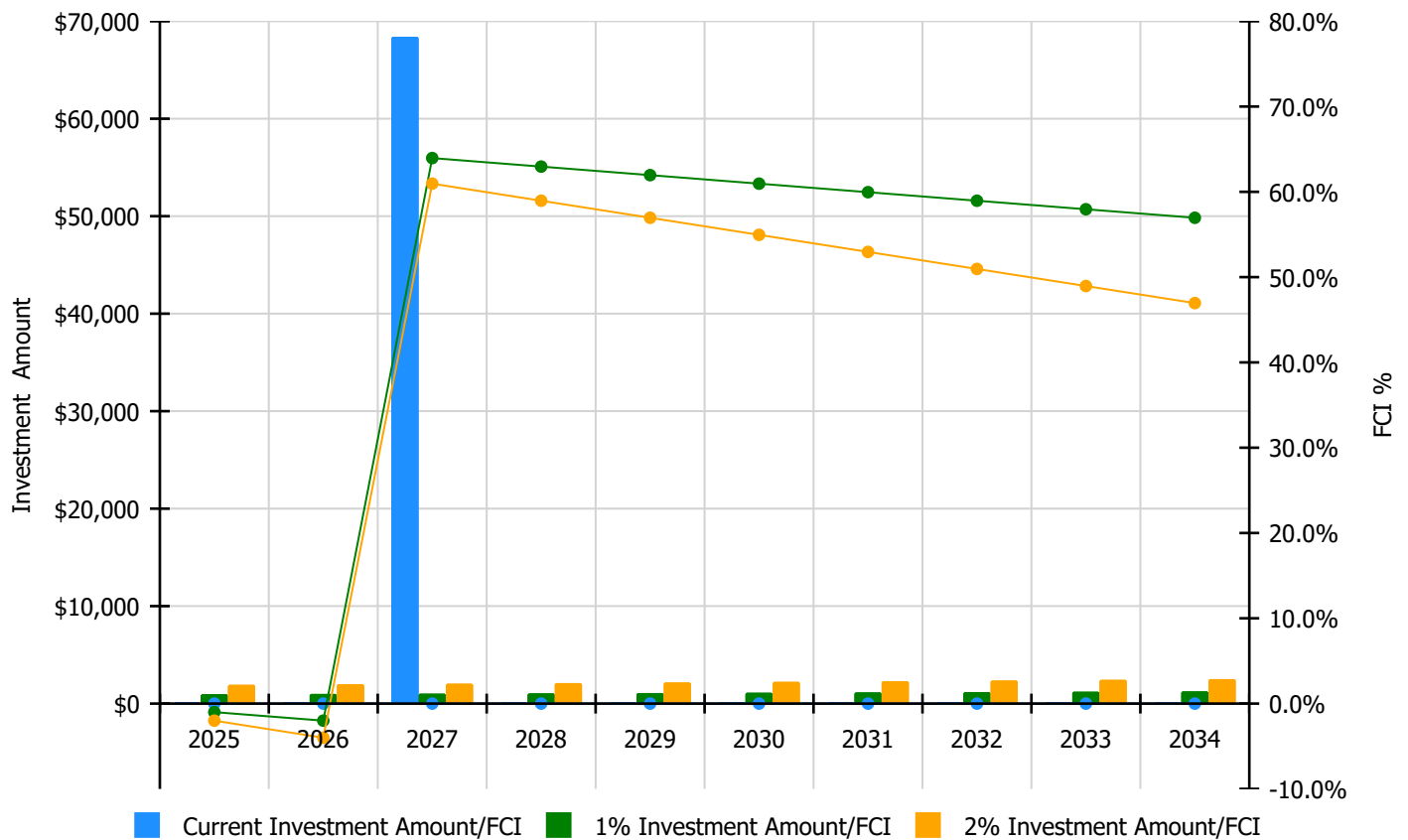
** Indicates non-renewable system*

Condition Index Forecast by Investment Scenario

Depicted in the graph below is the 10-year investment requirement represented in the blue bar graph with the associated investment thresholds along the left axis. The blue line in the graph and corresponding FCI rating along the right axis represents the starting point of the FCI in current year and the funding strategy to maintain that FCI. To accomplish this goal, the amount for years 2025 – 2034 shown in the table column Current FCI must be funded. This does not mean systems expiring need to be renewed, what improvements are made does not matter as long as the sum of current backlog does not grow.

Alternate investment strategies to consider are investing 1% or 2% of the buildings Current Replacement Value (CRV). The green line demonstrates the impact to the FCI with a 1% of facility's CRV, and the amber line at 2% CRV. The graph provides flexible funding strategies to control the upward trend of the FCI towards a 'poor' FCI rating. Also visible is the impact of underfunding. Increasing the percent of CRV investment should be consider if it is a viable option. The calculated future investments are based on the System Listing table and include a 3% escalation rate.

Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 0%	1% Investment		2% Investment	
		Amount	FCI	Amount	FCI
2025	\$0	\$963.00	-1.00%	\$1,926.00	-2.00%
2026	\$0	\$992.00	-2.00%	\$1,984.00	-4.00%
2027	\$68,406	\$1,022.00	63.96%	\$2,043.00	60.96%
2028	\$0	\$1,052.00	62.96%	\$2,105.00	58.96%
2029	\$0	\$1,084.00	61.96%	\$2,168.00	56.96%
2030	\$0	\$1,116.00	60.96%	\$2,233.00	54.96%
2031	\$0	\$1,150.00	59.96%	\$2,300.00	52.96%
2032	\$0	\$1,184.00	58.96%	\$2,369.00	50.96%
2033	\$0	\$1,220.00	57.96%	\$2,440.00	48.96%
2034	\$0	\$1,256.00	56.96%	\$2,513.00	46.96%
Total:	\$68,406	\$11,039.00		\$22,081.00	

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

The Replacement Value is the amount needed to replace the property of the same present value. The Current Repair Amount, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) is calculated as the sum of a renewable system's Remaining Service Life (RSL) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired).

Function:

Gross Area (SF): 44,808

Year Built: 1967

Last Renovation:

Replacement Value: \$1,665,359

Repair Cost: \$967,848

Total FCI: 58.12%

Total RSLI: 9.14%

FCA Score: 41.88



Description:

The narrative for this building is included in the campus summary description at the front of this report.

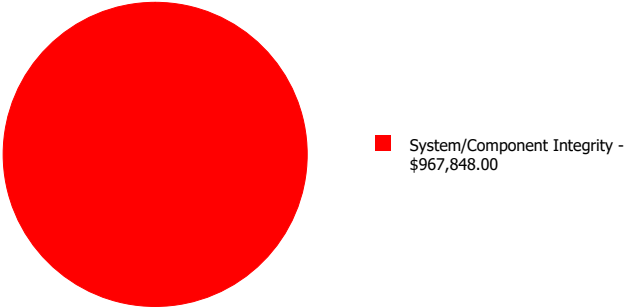
Attributes: This asset has no attributes.

Dashboard Summary

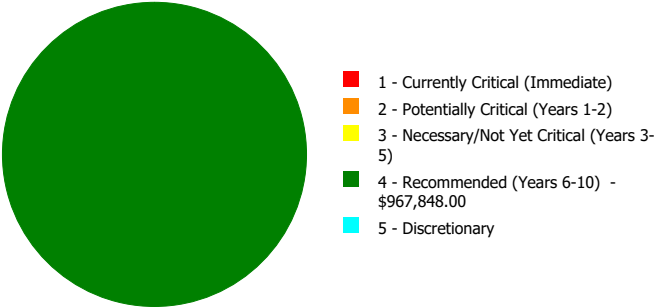
The following charts and graphs demonstrate the granularity of the data and provide planning opportunities from different perspectives. The graphs are organized by Category, Priority, and System and forecasted renewal to illustrate investment strategies.

Function:		Gross Area:	44,808
Year Built:	1967	Last Renovation:	
Repair Cost:	\$967,848	Replacement Value:	\$1,665,359
FCI:	58.12%	RSLI%:	9.14%

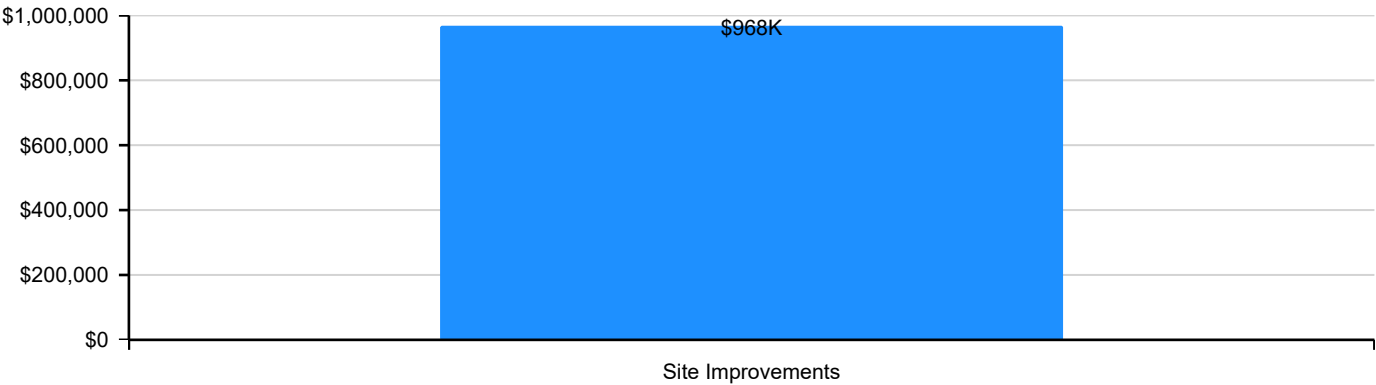
Deficiency By Category



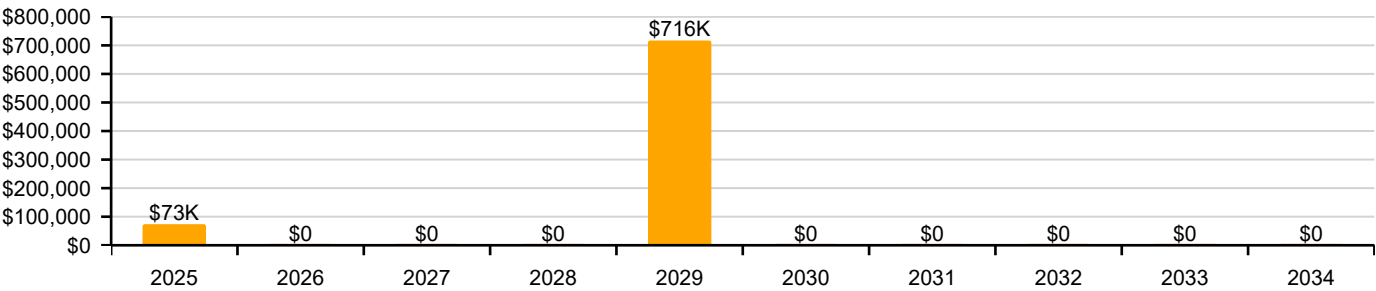
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT II Group Elements classification level. Note that systems with lower FCIs require less investment than system with higher FCIs, where the system with the low RSLI reflect system that are aged. Comparing the investment requirement (FCI) to the age of the systems (RSLI) may highlight systems that are aged or deteriorating at an accelerated rate and require further investigation.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	7.52%	79.67%	\$967,848.00
G30 - Site Mechanical Utilities	11.79%	0.00%	\$0.00
G40 - Site Electrical Utilities	36.67%	0.00%	\$0.00
Totals:	9.14%	58.12%	\$967,848.00

Photo Album

The photo album consists of the various cardinal directions of the building..



Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II Classification for Building Elements. The columns in the System Listing table are as follows:

- **System Code:** UNIFORMAT II code classification.
- **System Description:** UNIFORMAT II code description, noting the system name may include an added descriptor when more than one instance exists.
- **Unit Price \$:** The unit price of the system.
- **UoM:** The unit cost bases of measurement.
- **Qty:** The quantity for the system
- **Life:** Recommended system design life based on RSMeans frequency of replacement, Building Owner's and Managers Association(BOMA), or owner specification.
- **Year Installed:** The date of system installation.
- **Calc Next Renewal Year:** The date of system expiration based on the life and install date; NR stands for non renewable.
- **Next Renewal Year:** The suggested system expiration date by the assessor based on visual inspection.
- **FCI:** The Condition Index of the system calculated as sum value of recommended investment divided by component replacement value.
- **RSL:** Remaining Service Life calculated as Calc Next Renewal (or Next Renewal override) - Current Year.
- **eCR:** eCOMET Condition Rating- 9 pt condition rating scale based on the assessors objective evaluation.
- **Deficiency \$:** The sum of financial investment to repair/replace system to address associated deficiencies.
Replacement Value \$: The replacement cost of the system calculated as Unit Cost times quantity.

System Listing

The System Listing table below lists each of the systems inventoried, organized by UNIFORMAT II classification. The assessment team was tasked with recording the system type, quantity, most recent installation year, and evaluating the condition to confirm the forecast next replacement year. This table serves as the foundation for the data contained within this building report. As previously stated, the assessors first record the makeup of the building by system, determine if the global system is within design life and operating at an acceptable condition. They then conduct a visual inspection to determine if there are subcomponents that need repair or replacement. Systems rated at or below the Marginal (MA) eCR rating include a detailed deficiency record(s), recommended corrective action, photographs, and supporting assessor notes/comments.

A condition rating (eCR) based on the following guidelines is provided as observed at the time of the assessment:

- Excellent **(E)** - No noticeable distress or damage. The entire system is free from observable defect.
- Very Good **(VG)** - Overall no serviceability reduction for the entire system. No degradation of critical components and minor distress and defect noticeable for some but not non-critical components within the system.
- Good **(G)** - Slight or no serviceability reduction for the entire system. There may be noticeable defects for some non-critical components and slight noticeable degradation of the critical components.
- Fair **(F)** - Overall serviceability is degraded but adequate. There may be moderate deterioration for very few of the critical components and few of the non-critical components may have severe degradation.
- Marginal **(MA)** - Overall serviceability and reliability loss. Most if not all of the non-critical components suffer from severe degradation and a few of the critical component may have severe degradation.
- Moderate **(MO)** - Overall a significant serviceability loss. Most if not all the components have severe degradation with the reminder of the component showing visible distress.
- Poor **(P)** - Overall a significant serviceability loss. Most if not all the components have severe degradation with the reminder of the component showing visible distress.
- Very Poor **(VP)** - Overall the system is barely functional. All of the components are severely degraded.
- Non-Functional **(NF)** - Overall the system does not function with all the components having no serviceability and suffer from severe degradation.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$2.69	S.F.	44,448	25	1967	1992		0.00%	110.00%	-32	MO	\$131,522.00	\$119,565
G2020	Parking Lots	\$15.13	S.F.	44,448	25	1967	1992		0.00%	110.00%	-32	MO	\$739,748.00	\$672,498
G2030	Pedestrian Paving	\$2.89	S.F.	44,448	25	1967	1992	2029	20.00%	0.00%	5	F		\$128,455
G2040105	Fence & Guardrails	\$2.14	S.F.	44,448	30	2010	2040		53.33%	0.00%	16	G		\$95,119
G2040900	Covered Walkways	\$78.43	S.F.	600	20	1967	1987	2029	25.00%	0.00%	5	F		\$47,058
G2040900	Hard Surface Play Area	\$87,798.37	Ea.	1	20	1967	1987		0.00%	110.00%	-37	F	\$96,578.00	\$87,798
G2040900	Playground Set	\$64,385.46	Ea.	1	20	2005	2025		5.00%	0.00%	1	F		\$64,385
G3010	Water Supply	\$2.18	S.F.	44,448	50	1967	2017	2029	10.00%	0.00%	5	F		\$96,897
G3020	Sanitary Sewer	\$0.95	S.F.	44,448	50	1967	2017	2029	10.00%	0.00%	5	F		\$42,226
G3030	Storm Sewer	\$5.56	S.F.	44,448	50	1967	2017	2029	10.00%	0.00%	5	F		\$247,131
G3060	Fuel Distribution	\$0.75	S.F.	44,448	40	1997	2037		32.50%	0.00%	13	F		\$33,336
G4020	Site Lighting	\$1.39	S.F.	22,224	30	2005	2035		36.67%	0.00%	11	G		\$30,891
Total									9.14%	58.12%			\$967,848.00	\$1,665,359

System Notes

The facility description in the executive summary contains an overview of each system. The system notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note: No issues were observed or reported during the walkthrough.

School Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040900 - Covered Walkways



Note: No issues were observed or reported during the walkthrough.

System: G2040900 - Hard Surface Play Area



Note:

School Assessment Report - Site

System: G2040900 - Playground Set



Note:

System: G3010 - Water Supply



Note: No issues were observed or reported during the walkthrough.

System: G3020 - Sanitary Sewer



Note: No issues were observed or reported during the walkthrough.

School Assessment Report - Site

System: G3030 - Storm Sewer



Note: No issues were observed or reported during the walkthrough.

System: G3060 - Fuel Distribution



Note:

System: G4020 - Site Lighting



Note:

Renewal Schedule

The following renewal schedule lists the capital renewal investment plan for each system summarized to the UNIFORMAT II Building Classifications Level 3 Individual Elements. Investment values are based on RSMeans cost data and include a 3% inflation factor for renewals beyond current year. The planned renewal year is based on the year installed, design life and condition.

Systems are evaluated based on the year it is installed or renewed to determine the next renewal cycle. Systems that are deteriorating at an accelerated rate are adjusted if the full design life cycle cannot be reached without risk of failure. Systems that are well maintained and their life cycles can be extended without risk of failure are also adjusted to maximize the investment. The cost of deficiencies associated with the system are summed in the Current Deficiencies column. Note a system can have current deficiencies to remedy a subcomponent of the system as well as investment in future years to renew the total system upon expiration. Review the System Listing table in the prior section and the Deficiency Detail in the following sections for supporting details.

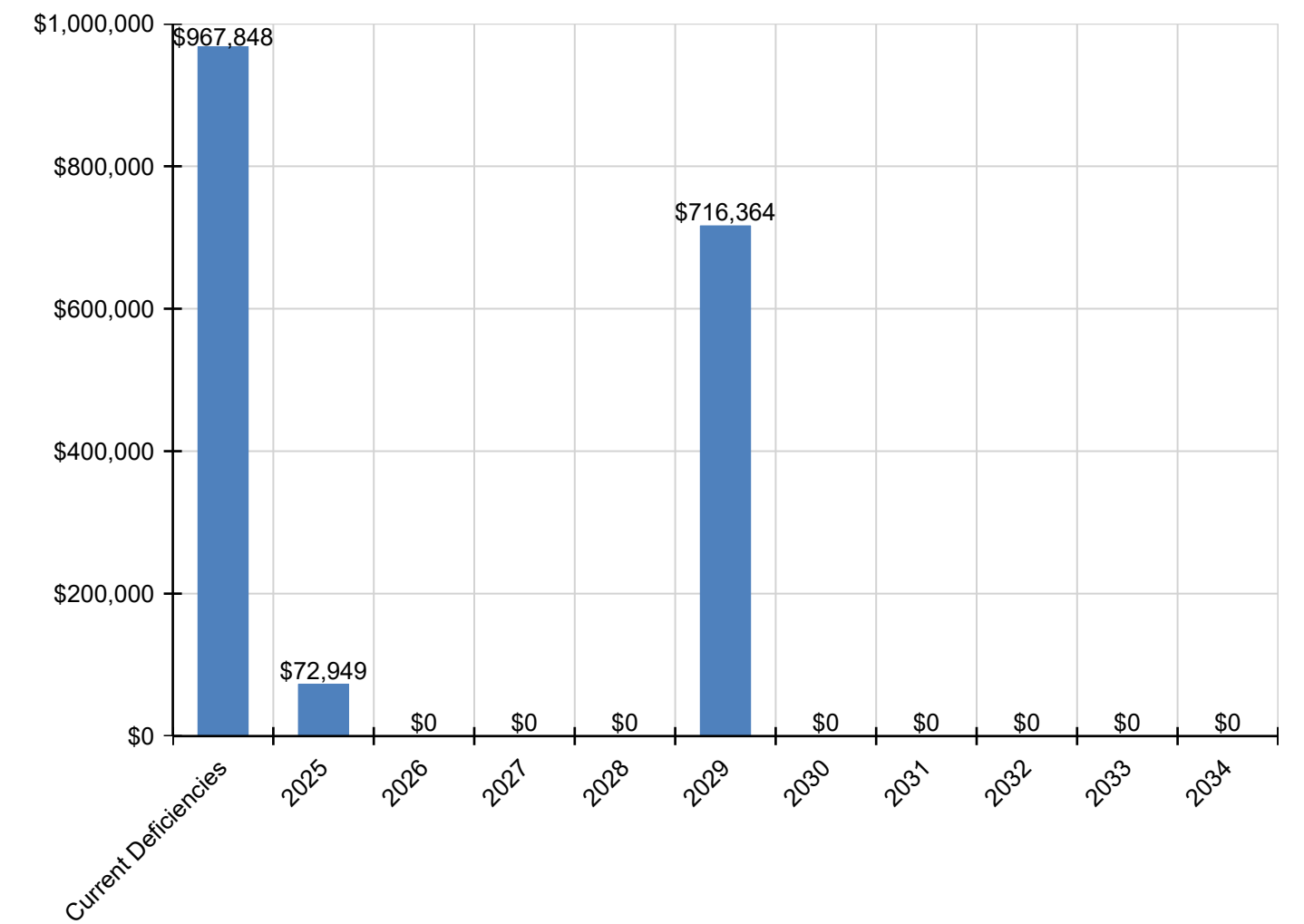
Inflation Rate: 3%

System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total:	\$967,848	\$72,949	\$0	\$0	\$0	\$716,364	\$0	\$0	\$0	\$0	\$0	\$1,757,161
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$131,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,522
G2020 - Parking Lots	\$739,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$739,748
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$163,805	\$0	\$0	\$0	\$0	\$0	\$163,805
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040900 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$60,009	\$0	\$0	\$0	\$0	\$0	\$60,009
G2040900 - Hard Surface Play Area	\$96,578	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,578
G2040900 - Playground Set	\$0	\$72,949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,949
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$123,562	\$0	\$0	\$0	\$0	\$0	\$123,562
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$53,846	\$0	\$0	\$0	\$0	\$0	\$53,846
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$315,142	\$0	\$0	\$0	\$0	\$0	\$315,142
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

Forecasted Sustainment Requirement

The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.

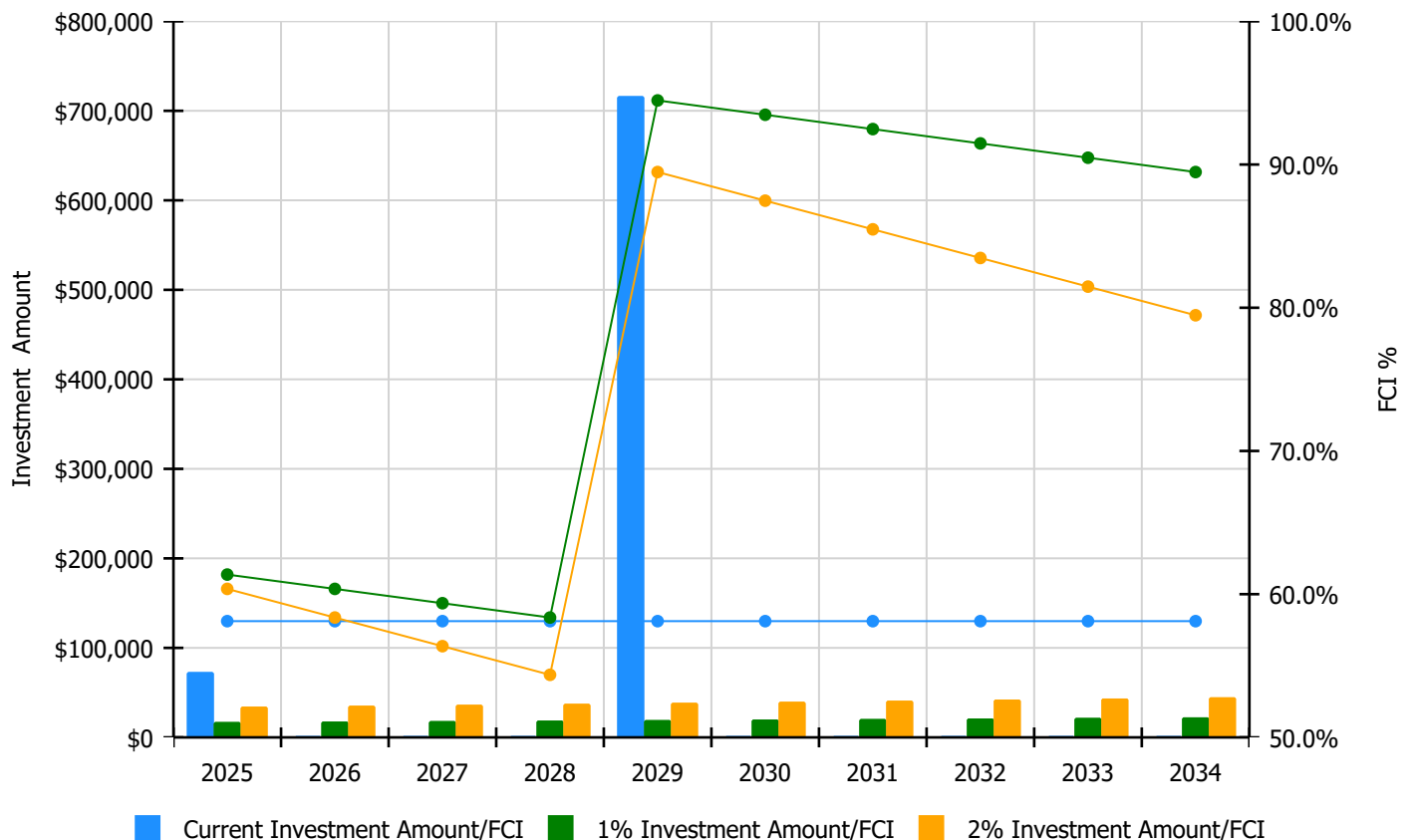


Condition Index Forecast by Investment Scenario

Depicted in the graph below is the 10-year investment requirement represented in the blue bar graph with the associated investment thresholds along the left axis. The blue line in the graph and corresponding FCI rating along the right axis represents the starting point of the FCI in current year and the funding strategy to maintain that FCI. To accomplish this goal, the amount for years 2025 – 2034 shown in the table column Current FCI must be funded. This does not mean systems expiring need to be renewed, what improvements are made does not matter as long as the sum of current backlog does not grow.

Alternate investment strategies to consider are investing 1% or 2% of the buildings Current Replacement Value (CRV). The green line demonstrates the impact to the FCI with a 1% of facility's CRV, and the amber line at 2% CRV. The graph provides flexible funding strategies to control the upward trend of the FCI towards a 'poor' FCI rating. Also visible is the impact of underfunding. Increasing the percent of CRV investment should be consider if it is a viable option. The calculated future investments are based on the System Listing table and include a 3% escalation rate.

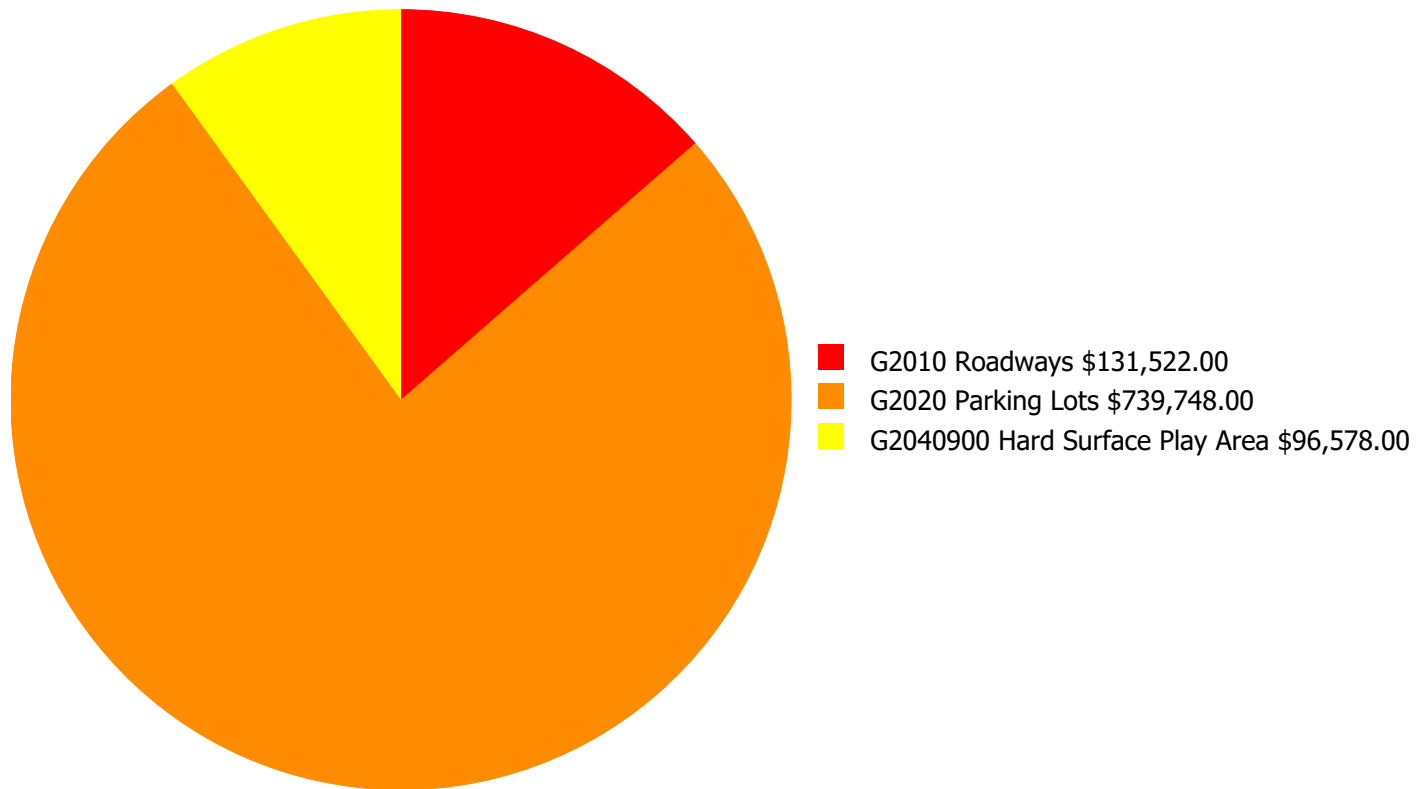
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 58.12%	1% Investment		2% Investment	
		Amount	FCI	Amount	FCI
2025	\$72,949	\$17,153.00	61.37%	\$34,306.00	60.37%
2026	\$0	\$17,668.00	60.37%	\$35,336.00	58.37%
2027	\$0	\$18,198.00	59.37%	\$36,396.00	56.37%
2028	\$0	\$18,744.00	58.37%	\$37,488.00	54.37%
2029	\$716,364	\$19,306.00	94.47%	\$38,612.00	89.47%
2030	\$0	\$19,885.00	93.47%	\$39,771.00	87.47%
2031	\$0	\$20,482.00	92.47%	\$40,964.00	85.47%
2032	\$0	\$21,096.00	91.47%	\$42,193.00	83.47%
2033	\$0	\$21,729.00	90.47%	\$43,458.00	81.47%
2034	\$0	\$22,381.00	89.47%	\$44,762.00	79.47%
Total:	\$789,313	\$196,642.00		\$393,286.00	

Deficiency Summary by System

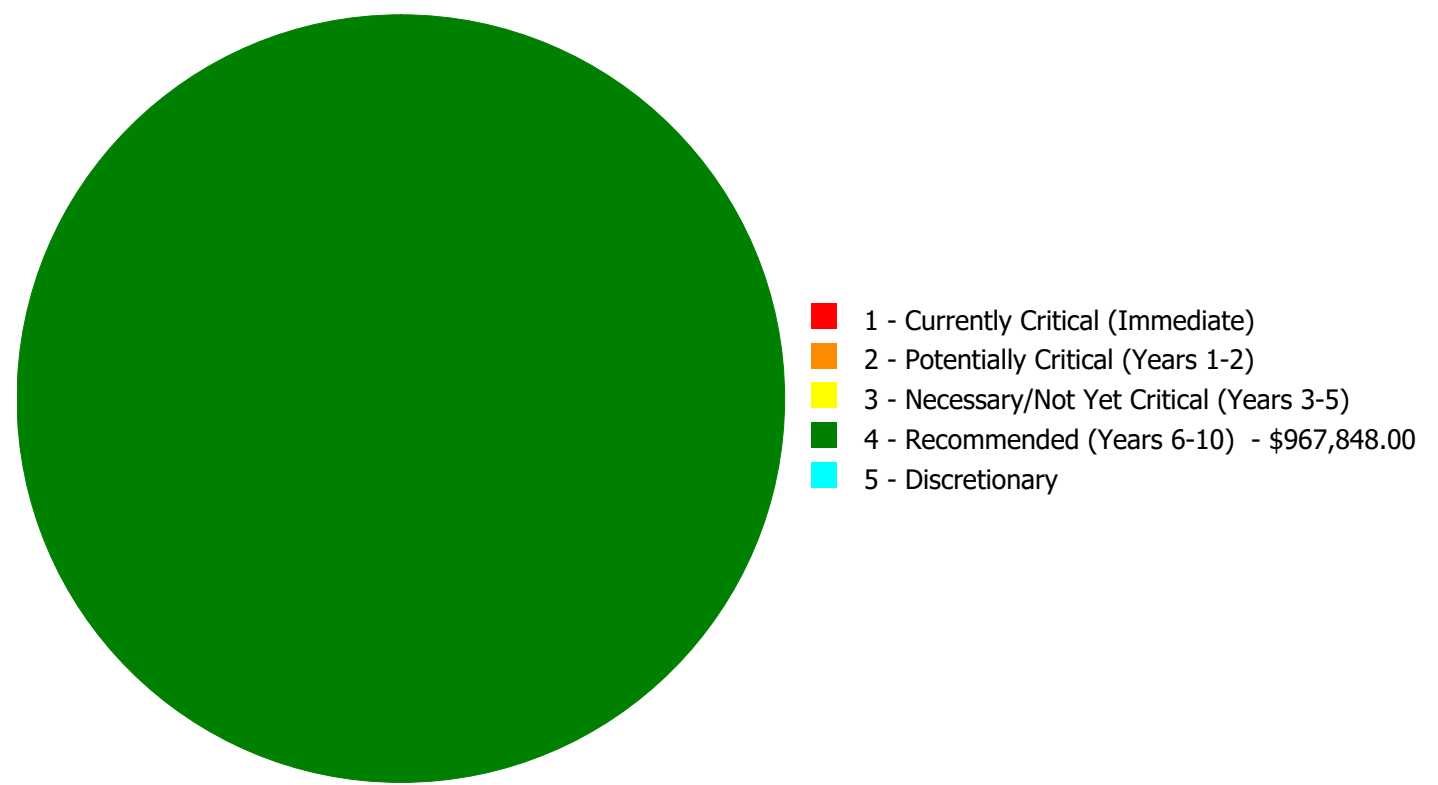
The chart below contains the distribution of investment for the current deficiencies ordered by UNIFORMAT II classification. The deficiencies identified are linked to the parent system to obtain an understanding of the overall condition. From this perspective reviews can see which system requires most investment to develop vertical projects by system or identify opportunities to defer work for non-critical components to meet the funding targets discussed in the Condition Index Forecast by Investment Scenario section.



Budget Estimate Total: \$967,848.00

Deficiency Summary by Priority

Like the Deficiency Summary by System chart, the distribution of investment for the current deficiency in the chart below are ordered by Priority assignment. Although the condition has been recorded as a current need, the Priority structure provides a short-term planning perspective based on the associated timeline. Deficiencies associated with Priority 3 – Necessary/Not Yet Critical offer an opportunity to defer the corrective action 4 to 5 years. When planning to defer work activities, the escalating cost of the materials and labor in future years as well as the continued deterioration of the system/component should be considered.



Budget Estimate Total: \$967,848.00

Deficiency By Priority Investment Table

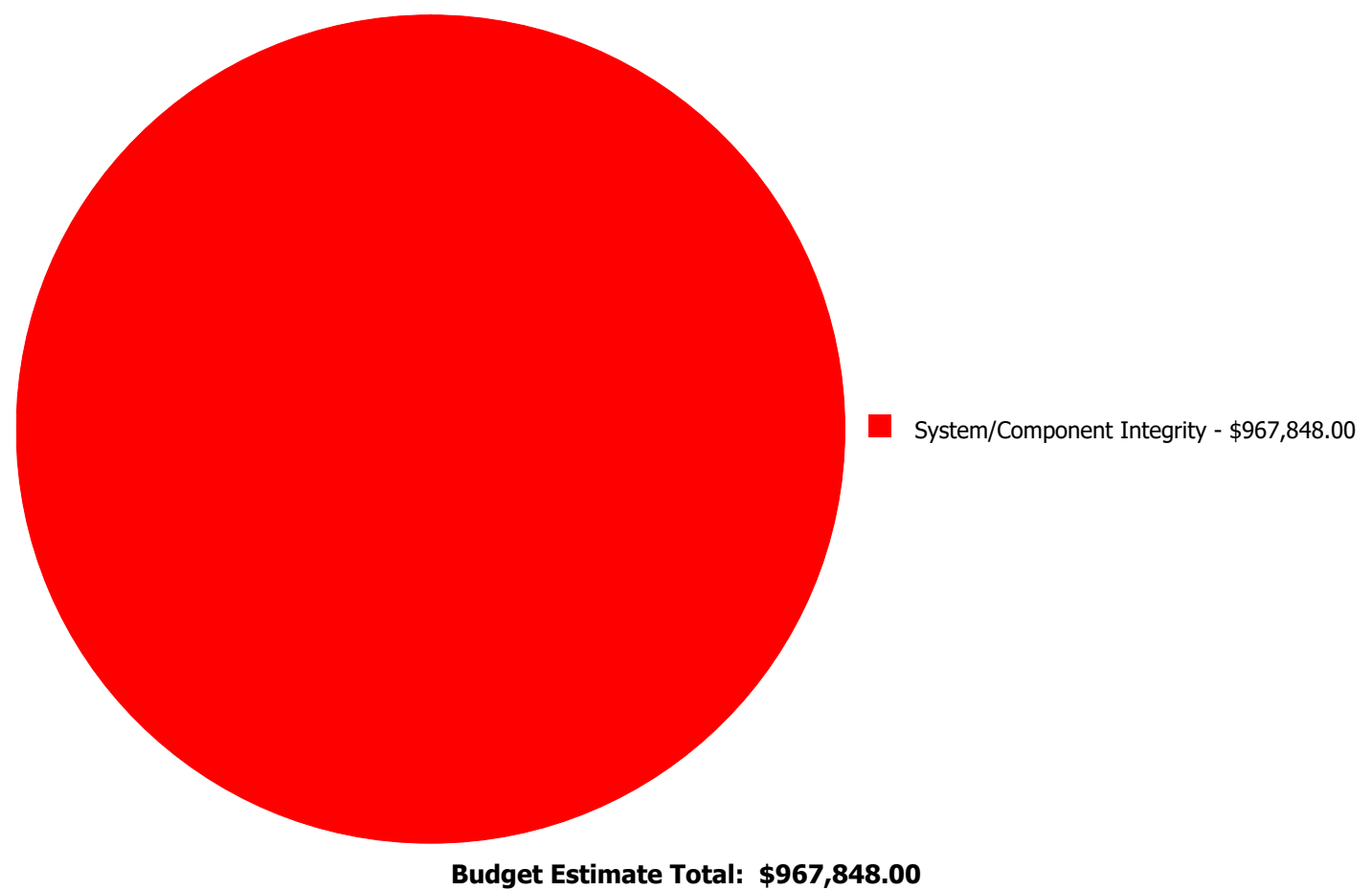
The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Years 1-2)	3 - Necessary/Not Yet Critical (Years 3-5)	4 - Recommended (Years 6-10)	5 - Discretionary	Total
G2010	Roadways	\$0.00	\$0.00	\$0.00	\$131,522.00	\$0.00	\$131,522.00
G2020	Parking Lots	\$0.00	\$0.00	\$0.00	\$739,748.00	\$0.00	\$739,748.00
G2040900	Hard Surface Play Area	\$0.00	\$0.00	\$0.00	\$96,578.00	\$0.00	\$96,578.00
	Total:	\$0.00	\$0.00	\$0.00	\$967,848.00	\$0.00	\$967,848.00

Deficiency Summary by Category

The following chart shows the distribution of investment by deficiency category in accordance with the project guidelines. Assessors assign one of eight possible category descriptions that best fits the deficient condition. Ordering the investment by Category may help identify funding source opportunities such as deferred maintenance that can be addressed internally, or energy opportunities that can be funded with energy rebates or internal energy budgets. The distribution will vary from building to building based on the deficient condition and impact to the building operations. The Deficiency Category guidelines are as follows:

- Definitions:



Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

Priority 4 - Recommended (Years 6-10):

System: G2010 - Roadways



Location: Exterior
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 44,448.00
Unit of Measure: S.F.
Estimate: \$131,522.00
Assessor Name: Arturo Moyeda
Date Created: 01/29/2024

Notes: The asphaltic roadways are aged, fatigued and should be re-surfaced.

System: G2020 - Parking Lots



Location: Exterior
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 44,448.00
Unit of Measure: S.F.
Estimate: \$739,748.00
Assessor Name: Arturo Moyeda
Date Created: 01/29/2024

Notes: The asphaltic parking lots are aged, fatigued and should be re-surfaced and re-stripped.

System: G2040900 - Hard Surface Play Area



Location: Exterior
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$96,578.00
Assessor Name: Arturo Moyeda
Date Created: 01/29/2024

Notes: The asphaltic surface play area is aged, fatigued and should be re-surfaced.

Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

The Replacement Value is the amount needed to replace the property of the same present value. The Current Repair Amount, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) is calculated as the sum of a renewable system's Remaining Service Life (RSL) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired).

Function:

Gross Area (SF): 300

Year Built: 2003

Last Renovation:

Replacement Value: \$17,820

Repair Cost: \$0

Total FCI: 0.00%

Total RSLI: 25.00%

FCA Score: 100.00



Description:

The narrative for this building is included in the campus summary description at the front of this report.

Attributes:

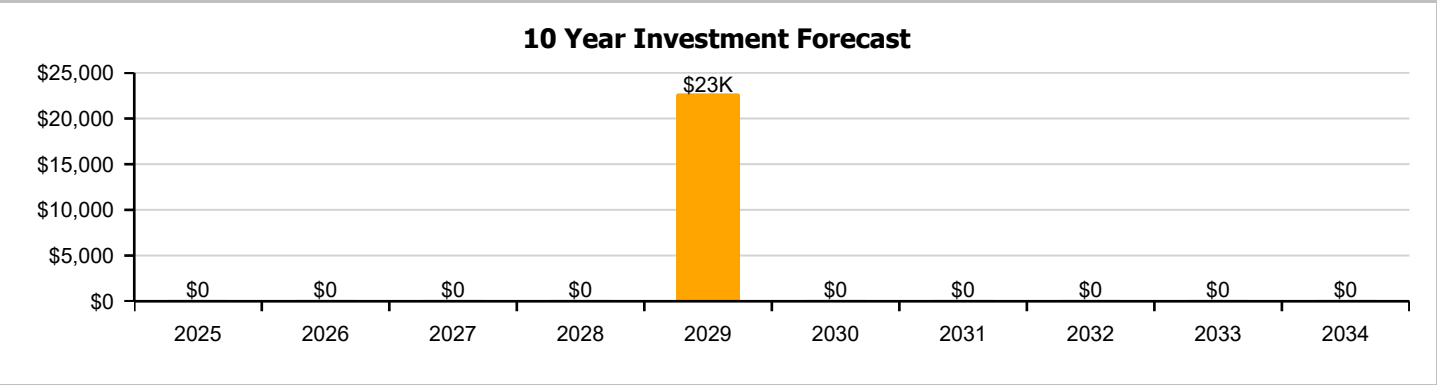
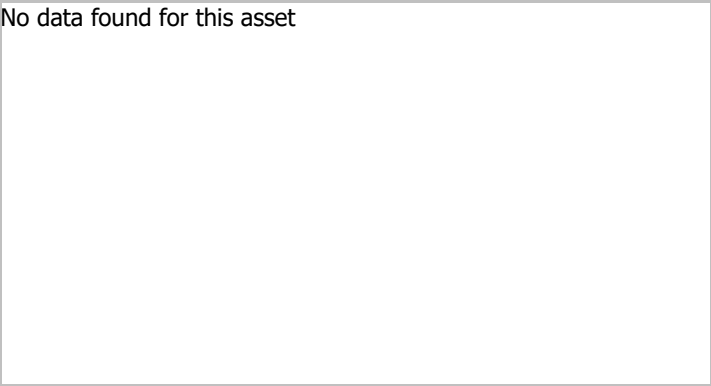
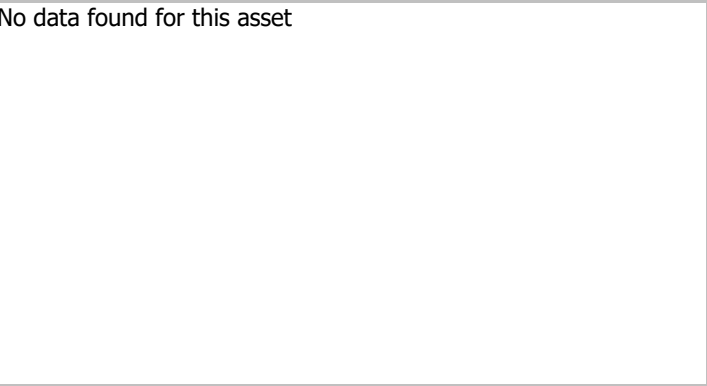
General Attributes:

Additions: -
BNUMBER: 26040203

Dashboard Summary

The following charts and graphs demonstrate the granularity of the data and provide planning opportunities from different perspectives. The graphs are organized by Category, Priority, and System and forecasted renewal to illustrate investment strategies.

Function:		Gross Area:	300
Year Built:	2003	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$17,820
FCI:	0.00%	RSLI%:	25.00%



Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT II Group Elements classification level. Note that systems with lower FCIs require less investment than system with higher FCIs, where the system with the low RSLI reflect system that are aged. Comparing the investment requirement (FCI) to the age of the systems (RSLI) may highlight systems that are aged or deteriorating at an accelerated rate and require further investigation.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
F10 - Special Construction	25.00%	0.00%	\$0.00
Totals:	25.00%	0.00%	\$0.00

Photo Album

The photo album consists of the various cardinal directions of the building..



Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II Classification for Building Elements. The columns in the System Listing table are as follows:

- **System Code:** UNIFORMAT II code classification.
- **System Description:** UNIFORMAT II code description, noting the system name may include an added descriptor when more than one instance exists.
- **Unit Price \$:** The unit price of the system.
- **UoM:** The unit cost bases of measurement.
- **Qty:** The quantity for the system
- **Life:** Recommended system design life based on RSMeans frequency of replacement, Building Owner's and Managers Association(BOMA), or owner specification.
- **Year Installed:** The date of system installation.
- **Calc Next Renewal Year:** The date of system expiration based on the life and install date; NR stands for non renewable.
- **Next Renewal Year:** The suggested system expiration date by the assessor based on visual inspection.
- **FCI:** The Condition Index of the system calculated as sum value of recommended investment divided by component replacement value.
- **RSL:** Remaining Service Life calculated as Calc Next Renewal (or Next Renewal override) - Current Year.
- **eCR:** eCOMET Condition Rating- 9 pt condition rating scale based on the assessors objective evaluation.
- **Deficiency \$:** The sum of financial investment to repair/replace system to address associated deficiencies.
Replacement Value \$: The replacement cost of the system calculated as Unit Cost times quantity.

System Listing

The System Listing table below lists each of the systems inventoried, organized by UNIFORMAT II classification. The assessment team was tasked with recording the system type, quantity, most recent installation year, and evaluating the condition to confirm the forecast next replacement year. This table serves as the foundation for the data contained within this building report. As previously stated, the assessors first record the makeup of the building by system, determine if the global system is within design life and operating at an acceptable condition. They then conduct a visual inspection to determine if there are subcomponents that need repair or replacement. Systems rated at or below the Marginal (MA) eCR rating include a detailed deficiency record(s), recommended corrective action, photographs, and supporting assessor notes/comments.

A condition rating (eCR) based on the following guidelines is provided as observed at the time of the assessment:

- Excellent **(E)** - No noticeable distress or damage. The entire system is free from observable defect.
- Very Good **(VG)** - Overall no serviceability reduction for the entire system. No degradation of critical components and minor distress and defect noticeable for some but not non-critical components within the system.
- Good **(G)** - Slight or no serviceability reduction for the entire system. There may be noticeable defects for some non-critical components and slight noticeable degradation of the critical components.
- Fair **(F)** - Overall serviceability is degraded but adequate. There may be moderate deterioration for very few of the critical components and few of the non-critical components may have severe degradation.
- Marginal **(MA)** - Overall serviceability and reliability loss. Most if not all of the non-critical components suffer from severe degradation and a few of the critical component may have severe degradation.
- Moderate **(MO)** - Overall a significant serviceability loss. Most if not all the components have severe degradation with the reminder of the component showing visible distress.
- Poor **(P)** - Overall a significant serviceability loss. Most if not all the components have severe degradation with the reminder of the component showing visible distress.
- Very Poor **(VP)** - Overall the system is barely functional. All of the components are severely degraded.
- Non-Functional **(NF)** - Overall the system does not function with all the components having no serviceability and suffer from severe degradation.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
F1010	Pre-Fabricated Storage Shed	\$59.40	S.F.	300	20	2003	2023	2029	25.00%	0.00%	5	F		\$17,820
Total									25.00%					\$17,820

System Notes

The facility description in the executive summary contains an overview of each system. The system notes listed below provide additional information on select systems found within the facility:

System: F1010 - Pre-Fabricated Storage Shed



Note: No issues were observed or reported during the walkthrough.

Renewal Schedule

The following renewal schedule lists the capital renewal investment plan for each system summarized to the UNIFORMAT II Building Classifications Level 3 Individual Elements. Investment values are based on RSMeans cost data and include a 3% inflation factor for renewals beyond current year. The planned renewal year is based on the year installed, design life and condition.

Systems are evaluated based on the year it is installed or renewed to determine the next renewal cycle. Systems that are deteriorating at an accelerated rate are adjusted if the full design life cycle cannot be reached without risk of failure. Systems that are well maintained and their life cycles can be extended without risk of failure are also adjusted to maximize the investment. The cost of deficiencies associated with the system are summed in the Current Deficiencies column. Note a system can have current deficiencies to remedy a subcomponent of the system as well as investment in future years to renew the total system upon expiration. Review the System Listing table in the prior section and the Deficiency Detail in the following sections for supporting details.

Inflation Rate: 3%

System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$22,724	\$0	\$0	\$0	\$0	\$0	\$22,724
F - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F10 - Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F1010 - Pre-Fabricated Storage Shed	\$0	\$0	\$0	\$0	\$0	\$22,724	\$0	\$0	\$0	\$0	\$0	\$22,724

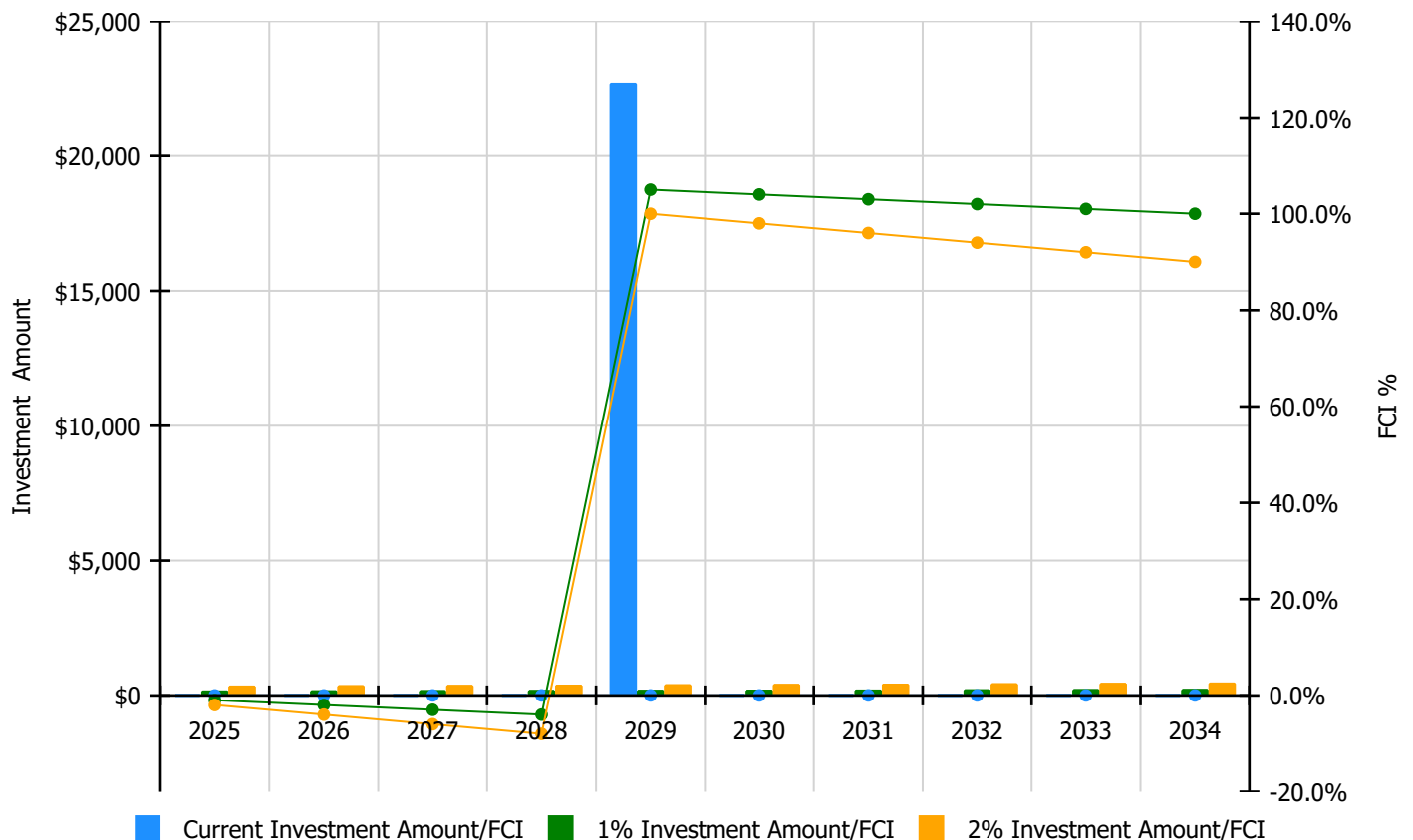
** Indicates non-renewable system*

Condition Index Forecast by Investment Scenario

Depicted in the graph below is the 10-year investment requirement represented in the blue bar graph with the associated investment thresholds along the left axis. The blue line in the graph and corresponding FCI rating along the right axis represents the starting point of the FCI in current year and the funding strategy to maintain that FCI. To accomplish this goal, the amount for years 2025 – 2034 shown in the table column Current FCI must be funded. This does not mean systems expiring need to be renewed, what improvements are made does not matter as long as the sum of current backlog does not grow.

Alternate investment strategies to consider are investing 1% or 2% of the buildings Current Replacement Value (CRV). The green line demonstrates the impact to the FCI with a 1% of facility's CRV, and the amber line at 2% CRV. The graph provides flexible funding strategies to control the upward trend of the FCI towards a 'poor' FCI rating. Also visible is the impact of underfunding. Increasing the percent of CRV investment should be consider if it is a viable option. The calculated future investments are based on the System Listing table and include a 3% escalation rate.

Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 0%	1% Investment		2% Investment	
		Amount	FCI	Amount	FCI
2025	\$0	\$184.00	-1.00%	\$367.00	-2.00%
2026	\$0	\$189.00	-2.00%	\$378.00	-4.00%
2027	\$0	\$195.00	-3.00%	\$389.00	-6.00%
2028	\$0	\$201.00	-4.00%	\$401.00	-8.00%
2029	\$22,724	\$207.00	105.00%	\$413.00	100.00%
2030	\$0	\$213.00	104.00%	\$426.00	98.00%
2031	\$0	\$219.00	103.00%	\$438.00	96.00%
2032	\$0	\$226.00	102.00%	\$451.00	94.00%
2033	\$0	\$233.00	101.00%	\$465.00	92.00%
2034	\$0	\$239.00	100.00%	\$479.00	90.00%
Total:	\$22,724	\$2,106.00		\$4,207.00	



PROPOSED CLOSURE PLAN



Proposed School Closure Plan

Manchester Elementary School Closure, 2026-27

Our Commitment: Every Student
Collaborative ★ Competitive ★ Successful

Assignment Change Drivers

- ★ School Closures
- ★ Proximity
- ★ Utilization

Proposed Plan for Closure/Reassignment of Manchester ES

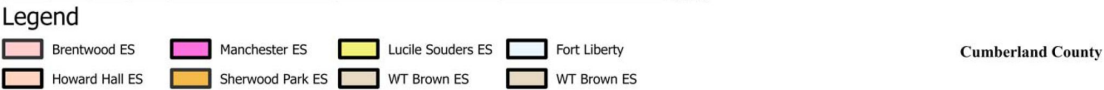
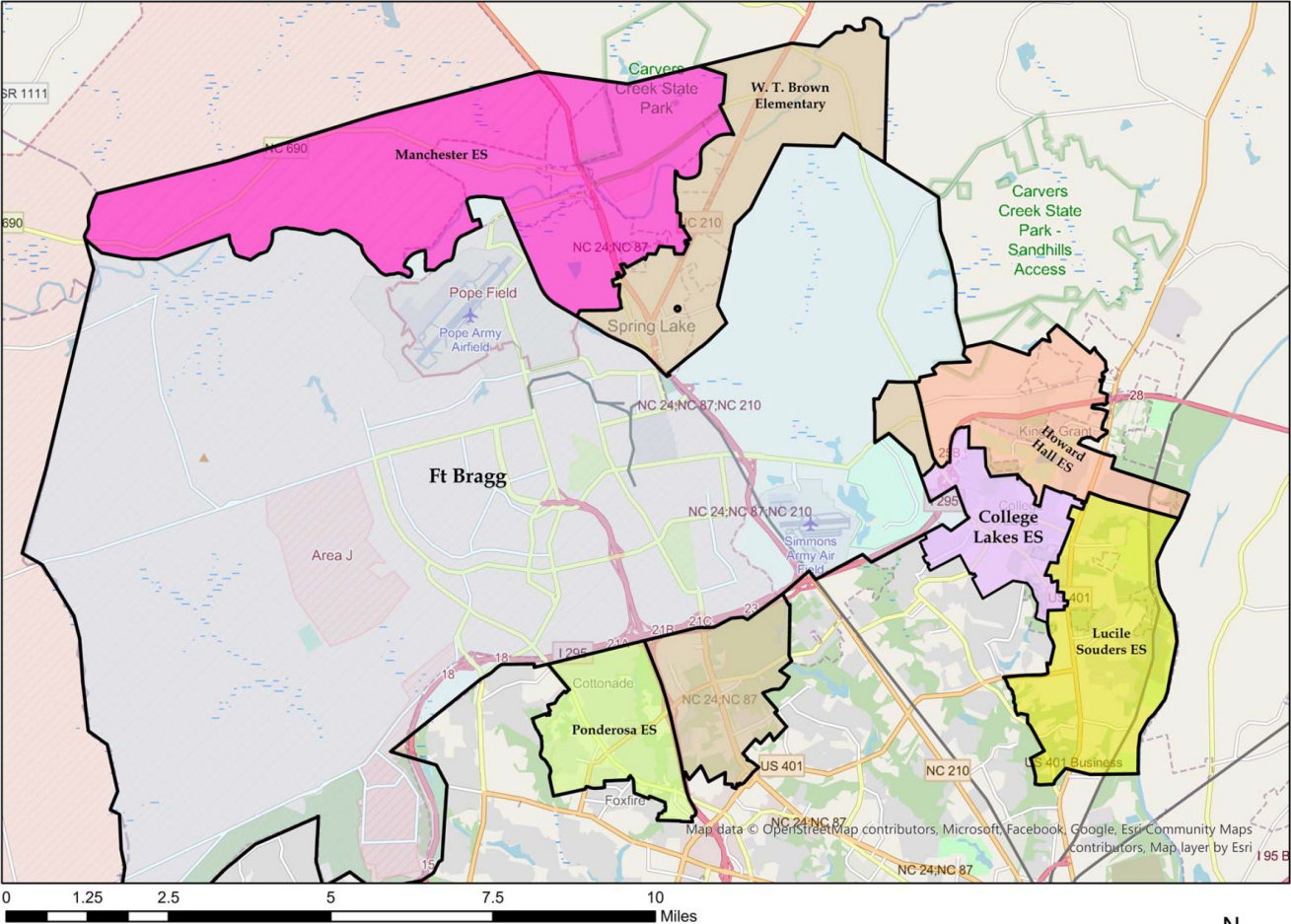
- ★ Reassign Manchester ES students between W.T. Brown ES and Ponderosa ES.
 - Attempted goals:

- 1) School Closures
- 2) Reassign Students
- 3) Proximity
- 4) Utilization
- 5) Minimal movement

Manchester ES and Surrounding Assignment Areas

This is a map of Manchester ES and its surrounding student assignment areas. The closest are:

- ★ W.T. Brown ES
- ★ Ponderosa ES
- ★ College Lakes ES
- ★ Howard Hall ES
- ★ Lucile Souders ES

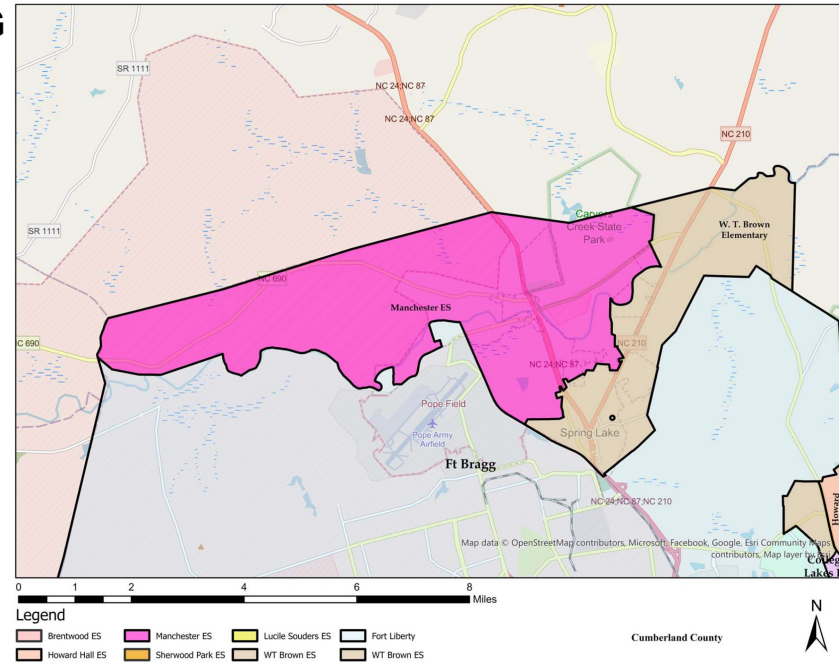


Manchester ES

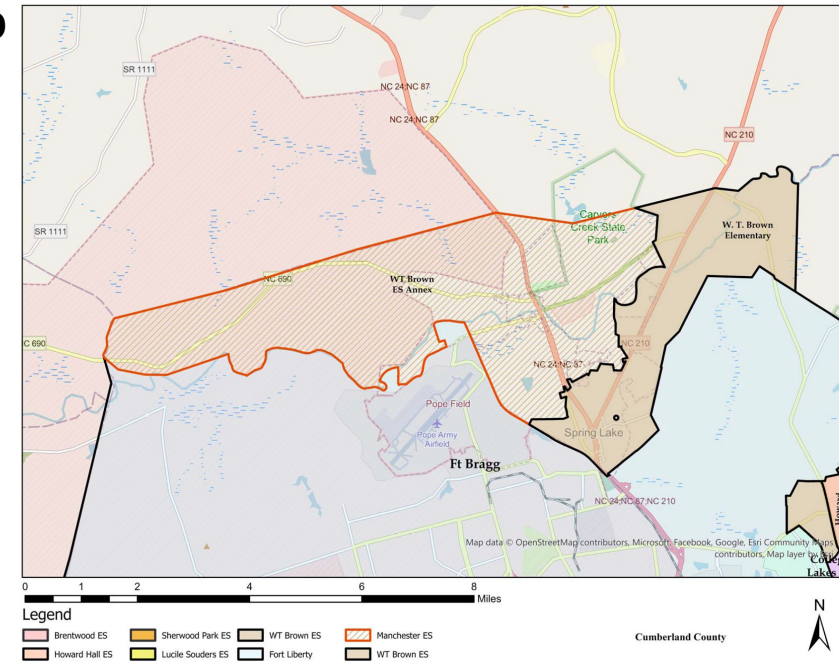
- ★ Currently there are 299 students that are enrolled at Manchester Elementary School grades K-5.

Grade Level	Current Enrollment
K	59
1	53
2	44
3	46
4	50
5	47
Total	299

EXISTING



PROPOSED

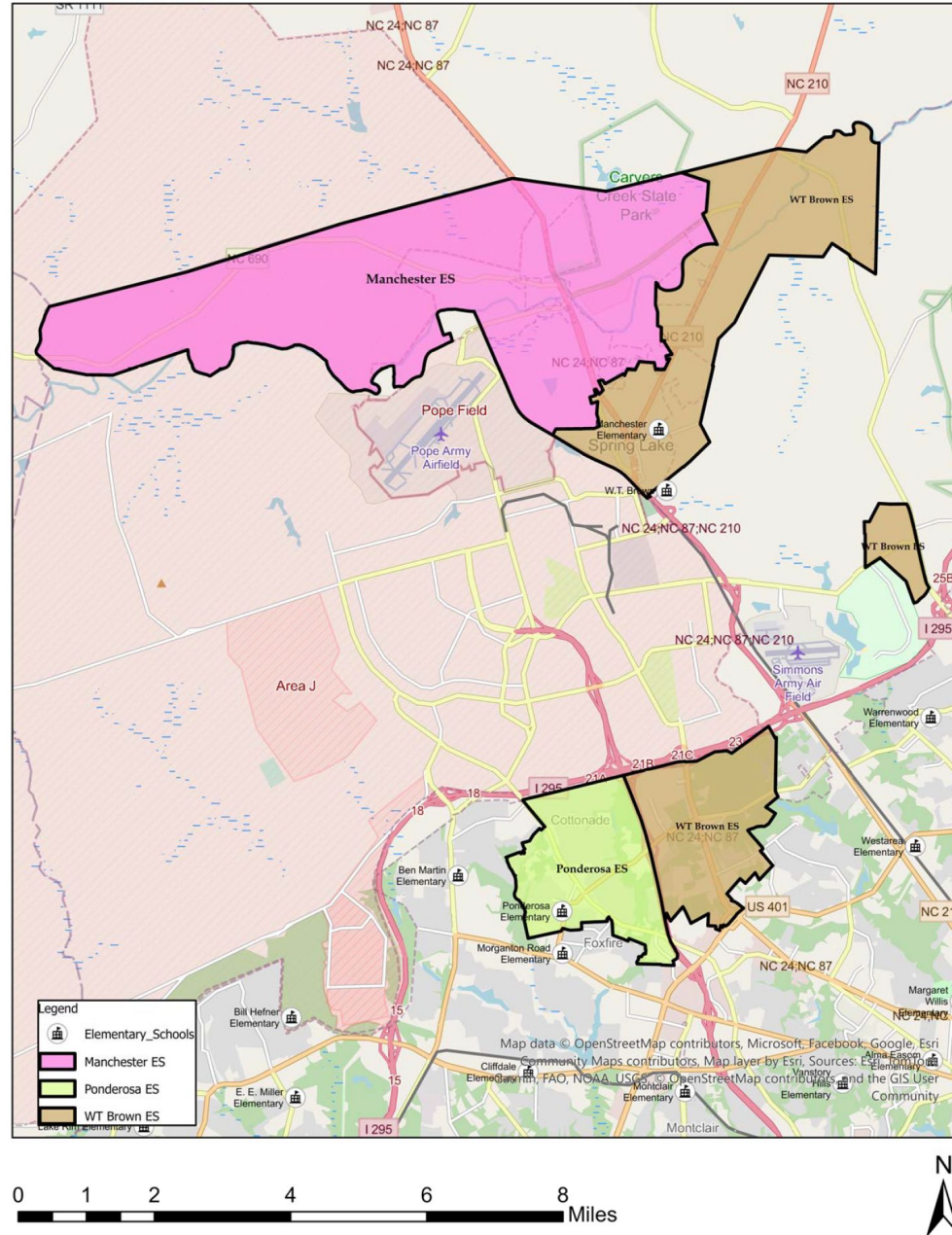


Plan

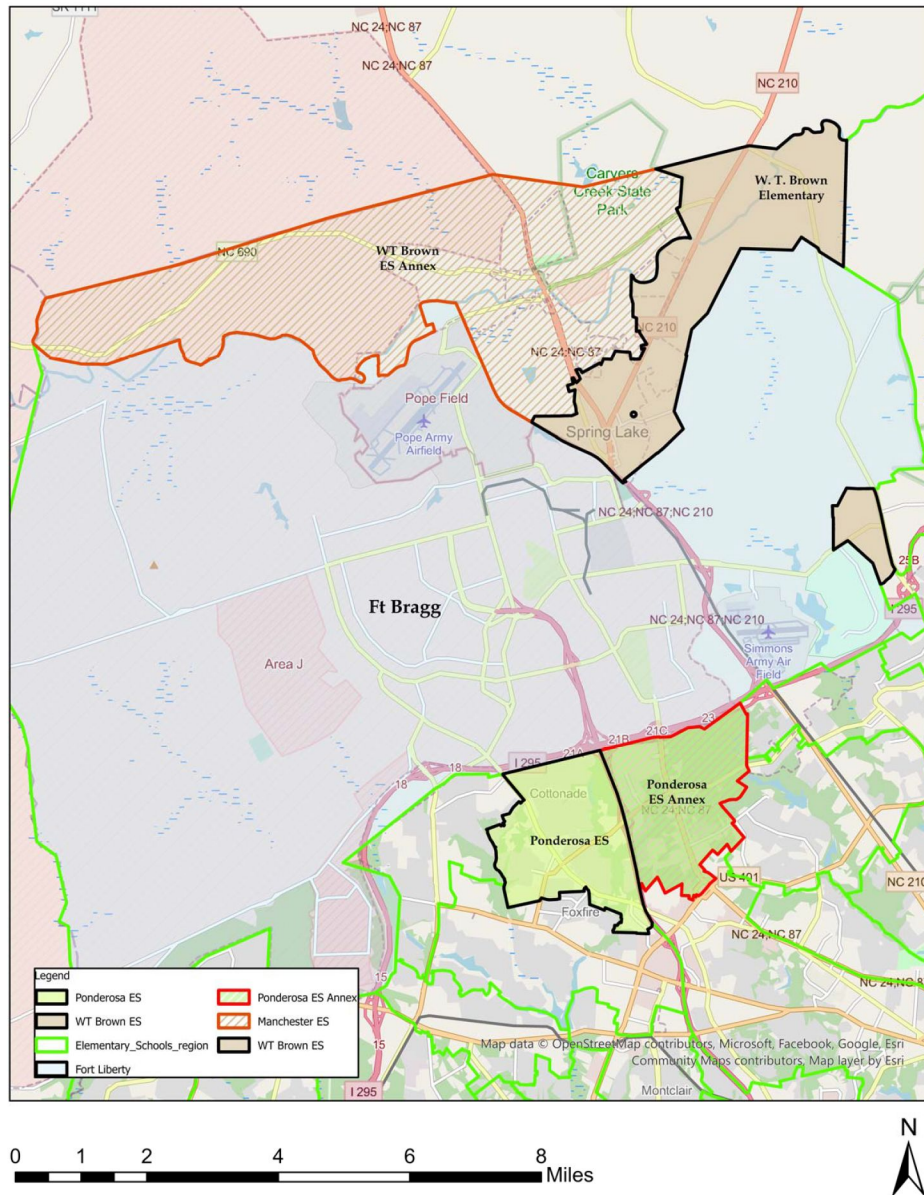
Overview of Plan

- ★ Disperse 299 Manchester ES students between W.T. Brown ES and Ponderosa ES and enlarge the WTB boundary to encompass the current Manchester boundary. Also, combine the southernmost region of WTBES area with the Ponderosa boundary.
- ★ Out of the 299 Manchester students, this plan would reassign students between W.T. Brown ES and Ponderosa ES.
- ★ Enlarge the Ponderosa boundary to encompass the section of adjoining WTB catchment.

EXISTING



Proposed Annex Manchester ES to W.T. Brown ES (WTBES)



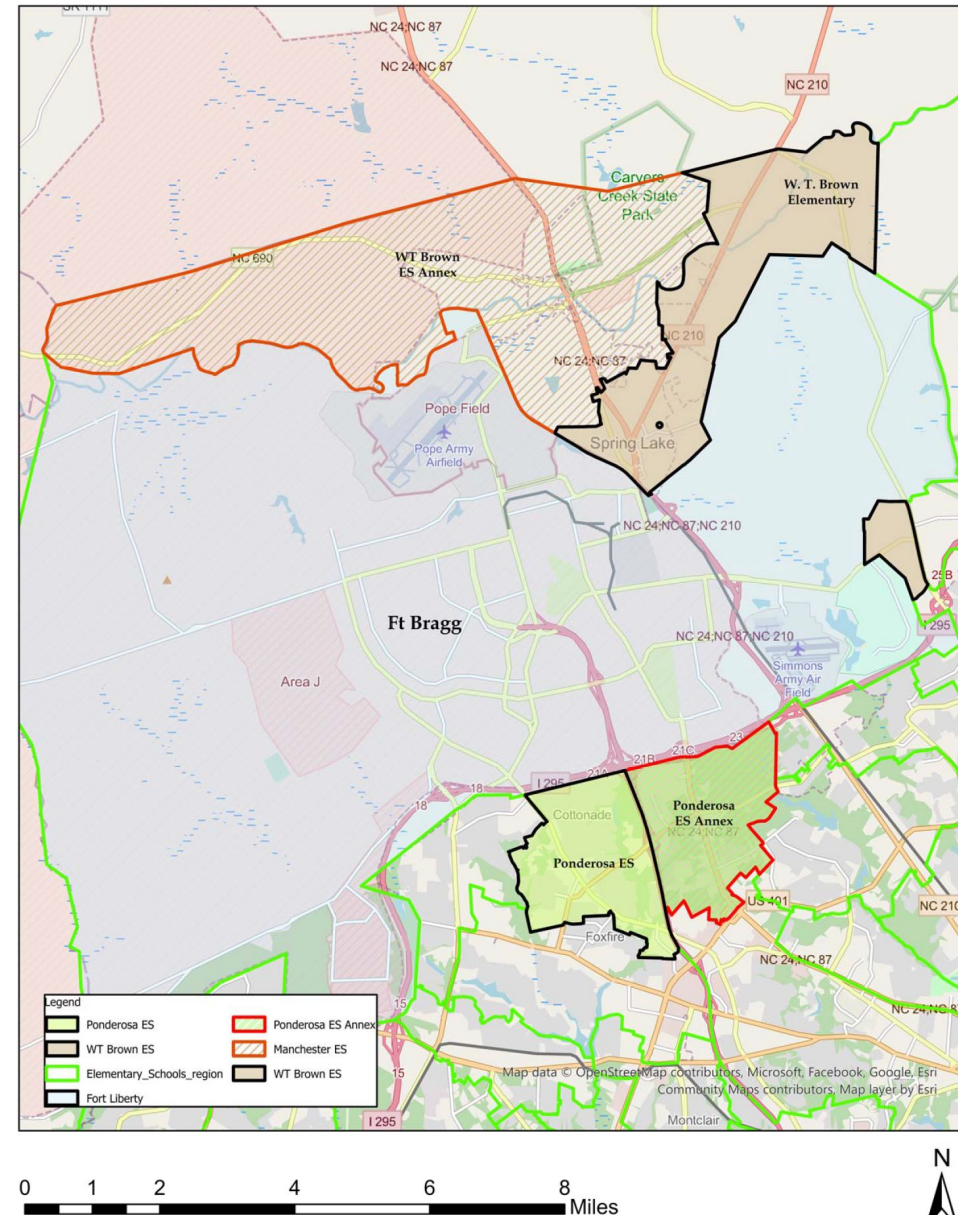
Grade Level	Current Enrollment WTBES	Students from Manchester	Grade Level	Proposed WTBES Enrollment
K	86	48	K	134
1	83	41	1	124
2	71	34	2	105
3	70	37	3	107
4	91	40	4	131
5	66	39	5	105
Total	467	239	Total	706

Building Capacity	Proposed WTBES Enrollment
764	706

- ★ W.T Brown ES currently has 467 students enrolled in grades K-5, with a building capacity for 764 students. This plan would add 239 students to W.T. Brown ES from Manchester ES for a proposed enrollment of 706 students.

Proposed Manchester Annex to W.T. Brown ES

- ★ The Manchester Annex to W.T. Brown would be merged into the current adjoining WTBES boundary and increase the assignment area.
- ★ The plan will also increase the assignment area of the Ponderosa ES boundary by absorbing half of the southernmost portion of the W.T. Brown ES assignment area.

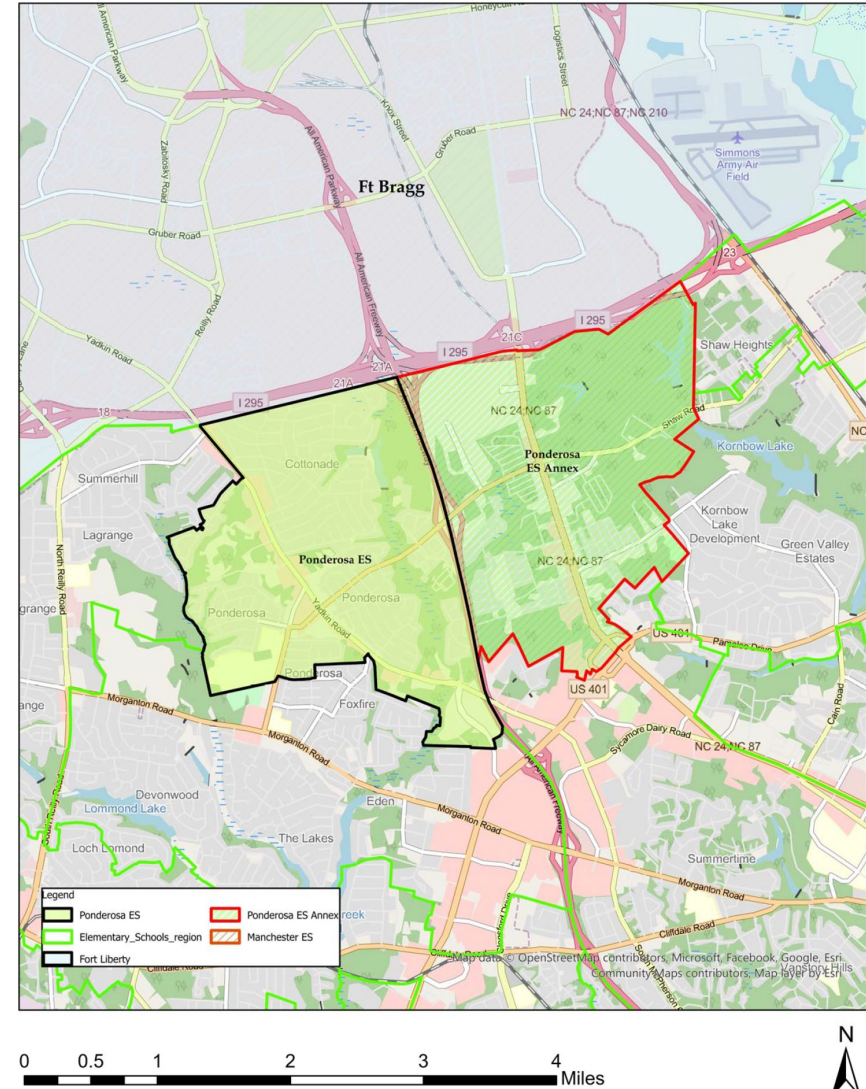


Proposed Annex to Ponderosa ES

- ★ Ponderosa ES currently has 361 students in grades K-5, with a building capacity for 476 students. This plan would add 60 students to Ponderosa from Manchester ES.

Grade Level	Current Enrollment		Students from W.T. Brown		Grade Level	New Proposed Enrollment
K	61	➡		➡	K	72
1	62		11		1	74
2	65		12		2	75
3	50	➡	10	➡	3	59
4	62		9		4	72
5	61	➡	10	➡	5	69
8	61		8		8	69
Total	361		60		Total	421

Building Capacity	New Proposed Enrollment
476	421



Demographics of Plan

School	Hispanic	Amer. Indian	Two or More	Black	Pacific Islander	White	Asian
Manchester	19%	0.4%	2%	52%	-	17%	10%
W.T. Brown	19%	1%	1%	61%	0.4%	9%	10%
Ponderosa	24%	0.03%	3%	55%	1%	7%	9%



School	Hispanic	Amer. Indian	Two or More	Black	Pacific Islander	White	Asian
W.T. Brown	0%	.03%	0%	1%	.02%	6%	0%
Ponderosa	1%	.04%	0%	0%	0%	2%	0%

Student Assignment Area	Economic Index
Manchester	
W.T. Brown	
Ponderosa	



Student Assignment Area	Economic Index
W.T. Brown	
Ponderosa	

Considerations of Plan

- ★ Movement of 299 students from Manchester ES.
- ★ Minimal movement of students.
- ★ Only students from Manchester ES are affected by the redistricting.
- ★ Closest geographical location to majority of students being transferred.
- ★ The distance that the majority of the students would have to travel is minimal Manchester ES is 1.1 miles from W. T. Brown ES and 10 miles from Ponderosa ES.
- ★ Ponderosa ES currently is a 100% feeder school for Westover MS, the students from W.T. Brown ES would feed Pine Forest MS and Spring Lake MS. There may be some change in the students assigned (School of Residence) middle school.
- ★ May be some increase in transportation costs for some students.

Questions?



CUMBERLAND
COUNTY SCHOOLS

