



Facility Assessment Report

March 23, 2021



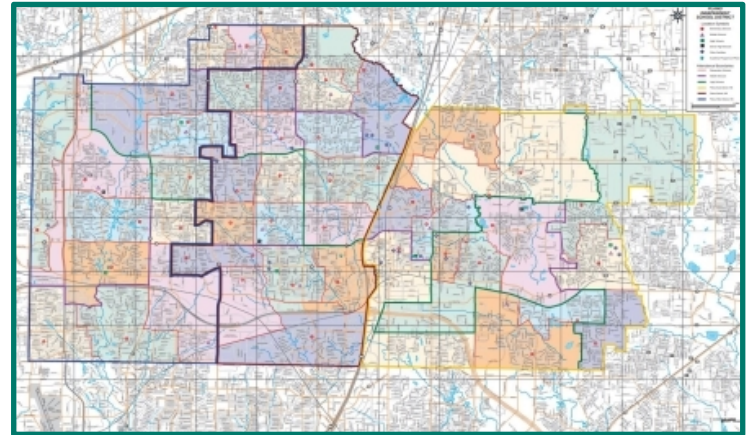
Assessment Process Summary

The Facilities Department conducted a Comprehensive Facility Assessment of every campus facility within the District.

Campuses were reviewed for:

- Condition:
architectural, structural, mechanical, electrical, plumbing, site conditions
- Functionality:
five year work order history, life cycle

Data was gathered with the purpose of serving as a “road map” to identify areas of greatest need.



The Goal

- To develop a Facility Condition index of the nearly 9.4 million square feet of school facilities, and have a condition score specific to all 72 campuses.
- To report findings, potential needs and to provide direction of where dollars are spent for optimization.
- To maintain and continue to develop this index as a valuable tool to help promote the District's vision to maintain high quality facilities for Bond Planning.



Previous Bond Programs

- Every 4 Years
- Age of the Building
- 20-Year Renovations
- 2008 Bond had to last until 2016
- Schools scheduled for 2012 moved to 2016
- Last voter approved Bond in May 2016 for \$481 Million

Assessment Definitions

LIFE CYCLE – YEARS: The length of time measured in years that a product, material, or system is expected to perform under normal usage before needing replacement.

LAST REPLACED: Denotes the year that the product, material, or system was last replaced.

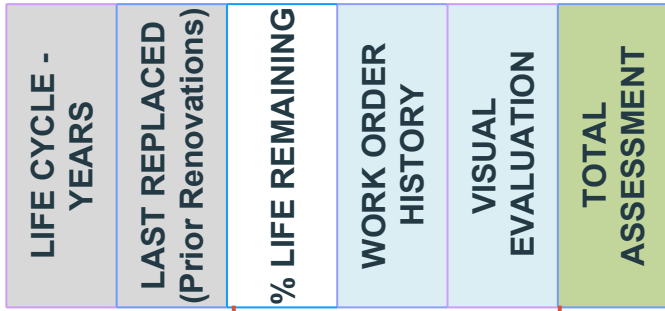
PERCENT LIFE REMAINING: The amount of service life, expressed as a percentage, that a product, material, or system has remaining based on the ratio of an item's age to its expected life cycle.

WORK ORDER HISTORY: This score consists of five years of work order history which includes labor and materials cost associated with maintaining a system. This data was used to create an average cost per square foot for the five year period.

VISUAL EVALUATION: The score given by Facility Services personnel after visual evaluation of a product, material, or system. Each evaluation is based on the % Life Remaining. The item is then scored as to how it is performing relative to the expected life cycle.

TOTAL ASSESSMENT: The total assessment score is based on the average of three scoring areas: Percent Life Remaining, Work Order History, and Visual Evaluation.

Assessment Report



Averaged for Total Assessment

	LIFE CYCLE - YEARS	LAST REPLACED	% LIFE REMAINING	WORK ORDER HISTORY	VISUAL EVALUATION	TOTAL ASSESSMENT
FACILITY AGE RATING	50	2002	62	53	80	65
Foundation	50	2002	62		90	76
HVAC-RTU	20	2008	35	66	70	57
Plumbing - Fixtures	20	2008	35	54	70	53
Ceiling & Lights	30	2002	37	49	65	50
HVAC Controls	30	2002	37		30	33
Roof - Flat	25	-			-	-
Electrical Panels	30	2002	37	54	80	57

Assessment Benefits

- Age is not the only defining factor
- With the Assessment Report the District now has:
 - The ability to score a campus's current condition
 - Weigh the remaining life of the building's major systems
 - Evaluate what schools are in greatest need
 - Address those needs as part of future planning

Major Building Systems

Foundation

HVAC

Plumbing

Ceilings

Lighting

Roofs

Electrical

Flooring

Fire Safety

Storm Shelters

Food Service

Cafeteria Tables

Windows

Skylights

Rest Rooms

Playground

Performing Arts

Landscaping/Irrigation

Marquees

Paving

Exterior Lighting

Paint

Sample of Campus Assessments

Sample Assessment



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