

# FLAGSTAFF UNIFIED SCHOOL DISTRICT



## FACILITIES CONDITION ASSESSMENT

# Assessment Process Overview

## FOUR COMPONENTS

### 1. FIELD WORK

- Site
- Structure
- Exteriors
- Interiors
- Vertical Transportation
- Mechanical
- Plumbing
- Electrical
- Low Voltage Systems



# Assessment Process Overview

## FOUR COMPONENTS

### 2. DOCUMENT REVIEW

- District construction documents
- Maintenance logs

### 3. FACILITIES CONDITION INDEX

- Assessment of systems by school

### 4. OPINION OF COST

- By system
- Direct, Indirect, Owner Costs
- Major work (Killip, Kinsey, Mt. Elden)



## REPAIRS/REPLACEMENTS (exterior)



- Asphalt



- Storm drainage/  
erosion



- Fencing



- Concrete



- Site/retaining walls



- Play courts and  
ballfields



## REPAIRS/REPLACEMENTS (exterior)



- Masonry walls and joints



- Rusted metal surfaces



- Roofing



- Windows, sills, and sealants



- Soffits, fascias, wood trim



- ADA compliance

## REPAIRS/REPLACEMENTS (interior)



- Finishes



- Built-ins



- Galvanized piping



- Pool equipment



- Wood doors and frames

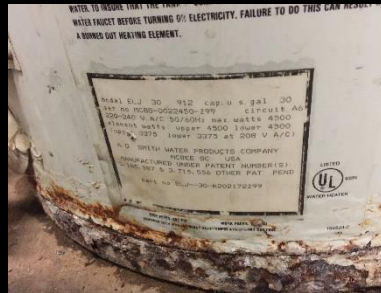


- Restroom renovations

## REPAIRS/REPLACEMENTS (exterior)



- Mechanical equipment



- Plumbing equipment



- Electrical distribution



- BMS controls



- Low voltage



- ADA compliance

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## FACILITIES CONDITION INDEX

### FLAGSTAFF UNIFIED SCHOOL DISTRICT FACILITIES CONDITION INDEX

FACILITY NAME	COMPONENTS										TOTAL	RATING
	Site	Structural Elements	Exterior Enclosure Elements	Interiors	Elevators and Lifts (1)	Mechanical	Plumbing	Electrical	Low-voltage Special Systems			
Leupp PS	3	4	3	4	N/A	4	4.75	4.25	4	31	3.88	
Admin Office	2.75	4	2.75	3.25	4	3.75	4.75	4.75	3	29	3.63	
Summit HS	3	4	3	3	N/A	3.75	5	3.75	3	28.5	3.56	
Sechrist ES	3	4	3	3	N/A	4.25	4	4.25	3	28.5	3.56	
Thomas ES	3	4	3	3	N/A	4.25	3.75	4.25	3	28.25	3.53	
Marshall ES	3	3	3	3	N/A	4	4	4.25	3	27.25	3.41	
Knoles ES	2.75	4	3	2.5	4	3.75	3.75	4	3	26.75	3.34	
Sinagua MS	3	4	2.75	3	4	3	4	4	3	26.75	3.34	
Cromer ES	3	4	3	3	N/A	3	3.75	3.75	3	26.5	3.31	
DeMiguel ES	3	4	3	3	No Access	2.75	3.75	4	3	26.5	3.31	
Flagstaff MS	2	3	3	2	N/A	3.75	5	4.25	3	26	3.25	
Coconino HS	2.75	3.5	3	3	4	2.75	3.75	4.25	3	26	3.25	
Puente de Hozho	2.75	4	2.75	2.5	4	2.75	3.75	4.25	3	25.75	3.22	
Flagstaff HS	3	3	2.75	2.5	4	2.75	3.75	4.25	3	25	3.13	
Mount Elden MS	2.5	3	2.75	2.25	N/A	2.75	3.75	4	3	24	3.00	
Killip ES	2.5	3	2.25	2	N/A	3	3.75	4	2	22.5	2.81	
Kinsey ES	2.75	3	2.25	2	N/A	1.75	3.75	4	2	21.5	2.69	
AVERAGE	2.81	3.62	2.84	2.76	N/A	3.29	4.06	4.13	2.94	26.46	3.31	

### ASSESSMENT RATING SCALE

RATING	CONDITION	DESCRIPTION
5	Excellent	No visible defects; new or near new condition; may still be under warranty
4	Good	In working condition with only minor defects and superficial wear and tear is observed; no repairs are needed.
3	Fair	Observed in average working condition; has not exceeded useful life; deficiencies are evident with minor repairs needed.
2	Poor	Components, systems, and/or finishes are badly deteriorated and have exceeded useful life; repair/replacement needed.
1	Very Poor	Critically damaged components and/or systems are in failure and not operational; immediate repair/replacement required.

NOTES (1) Elevators are all in service; we did not operate the lifts. Ratings for this component are not included in the overall rating since it is not applicable in most cases.



# TAB 6

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## OPINION OF COST

### FLAGSTAFF UNIFIED SCHOOL DISTRICT CATEGORIES OF WORK

SCHOOL	Site	Structural	Exterior Elements	Roofing	Interiors	Vertical Transport.	Mechanical	Plumbing	Electrical	Special Systems	TOTAL	
Cromer ES	\$ 163,525	\$ 2,500	\$ 71,100	\$ 277,400	\$ 620,752	N/A	\$ 224,400	\$ 63,650	\$ 42,100	\$ 306,030	<b>\$1,771,457</b>	
DeMiguel ES	\$ 116,430	\$ 2,500	\$ 104,787	\$ 512,162	\$ 464,266	N/A	\$ 322,100	\$ 34,600	\$ 7,000	\$ 272,884	<b>\$1,836,729</b>	
Killip ES	\$ 143,703	\$ 3,500	\$ 215,555	\$ 658,946	\$ 958,020	N/A	\$ 282,610	\$ 68,675	\$ 448,075	\$ 179,629	<b>\$2,958,713</b>	
Kinsey ES	\$ 223,112	\$ 3,500	\$ 251,001	\$ 159,838	\$ 1,115,560	N/A	\$ 202,960	\$ 69,150	\$ 315,600	\$ 209,168	<b>\$2,549,889</b>	
Knoles ES	\$ 129,812	\$ 2,500	\$ 93,465	\$ 15,000	\$ 414,100	N/A	\$ 220,650	\$ 32,050	\$ 27,575	\$ 243,398	<b>\$1,178,550</b>	
Leupp PS	\$ 79,467	\$ 2,500	\$ 62,084	\$ 575,670	\$ 248,335	N/A	\$ 302,800	\$ 30,000	\$ 5,750	\$ 186,251	<b>\$1,492,857</b>	
Marshall ES	\$ 192,336	\$ 3,250	\$ 71,013	\$ 13,700	\$ 315,322	N/A	\$ 201,060	\$ 22,400	\$ 7,000	\$ 206,490	<b>\$1,032,571</b>	
Puente de Hozho	\$ 186,825	\$ 2,500	\$ 149,500	\$ 41,890	\$ 235,695	N/A	\$ 238,550	\$ 11,950	\$ 6,500	\$ 178,898	<b>\$1,052,308</b>	
Sechrist ES	\$ 68,551	\$ 2,500	\$ 61,875	\$ 418,961	\$ 287,676	N/A	\$ 34,500	\$ 5,000	\$ 6,500	\$ 182,145	<b>\$1,067,708</b>	
Thomas ES	\$ 29,005	\$ 2,500	\$ 59,375	\$ 83,920	\$ 409,158	N/A	\$ 205,750	\$ 24,600	\$ 7,000	\$ 160,650	<b>\$ 981,958</b>	
Flagstaff MS	\$ 127,616	\$ 2,500	\$ 114,854	\$ 480,005	\$ 508,869	N/A	\$ 97,425	\$ 35,500	\$ 6,500	\$ 338,980	<b>\$1,712,249</b>	
Mount Elden MS	\$ 162,634	\$ 4,000	\$ 390,321	\$ 504,625	\$ 1,626,338	N/A	\$ 416,350	\$ 66,600	\$ 9,500	\$ 552,955	<b>\$3,733,323</b>	
Sinagua MS	\$ 593,390	\$ 4,000	\$ 474,712	\$ 46,950	\$ 1,514,331	\$ 5,000	\$ 345,010	\$ 76,000	\$ 12,000	\$1,008,763	<b>\$4,080,156</b>	
Coconino HS	\$ 331,806	\$ 4,150	\$ 191,290	\$ 860,450	\$ 1,439,793	\$ 10,000	\$ 665,100	\$ 15,990	\$ 14,400	\$1,128,447	<b>\$4,661,426</b>	
Flagstaff HS	\$ 375,786	\$ 6,500	\$ 611,415	\$ 898,821	\$ 2,061,366	\$ 10,000	\$1,201,610	\$102,000	\$ 503,000	\$1,278,022	<b>\$7,048,520</b>	
Summit HS	\$ 85,134	\$ 2,500	\$ 76,621	\$1,009,797	\$ 339,473	N/A	\$ 315,600	\$ 71,500	\$ 12,000	\$ 226,138	<b>\$2,138,763</b>	
Admin Office	\$ 75,000	\$ 0	\$ 25,000	\$ 1,200	\$ 25,000	N/A	\$ 50,000	\$ 10,000	\$ 10,000	\$ 0	<b>\$ 196,200</b>	
<b>Cat. Subtotal</b>	<b>\$3,084,132</b>	<b>\$ 51,400</b>	<b>\$3,023,968</b>	<b>\$6,559,335</b>	<b>\$12,584,054</b>	<b>\$ 25,000</b>	<b>\$5,326,475</b>	<b>\$739,665</b>	<b>\$1,440,500</b>	<b>\$6,658,848</b>		
											DIRECT COST (Construction)	\$39,493,377
											INDIRECT COST (General Conditions, Overhead, Fee, Insurance, Bonds, Taxes)	\$ 9,478,410
											OWNER COST (Design Services, Project Management, Plans Review, Permitting, IT, Environmental, Testing and Reporting, Bond Fund Sales, Other Owner Costs)	\$11,058,146
											CONTINGENCY	\$ 6,002,993
											ESCALATION	\$ 1,980,988
											<b>SUBTOTAL</b>	<b>\$68,013,914</b>
											KILLIP REPLACEMENT SCHOOL	\$15,001,840
											MOUNT ELDEN MIDDLE SCHOOL PORTABLE REPLACEMENT	\$ 4,200,000
											KINSEY REPLACEMENT SCHOOL	\$17,031,932
											DEDUCT COST OF REPAIR/REPLACEMENT WORK AT KILLIP/KINSEY (INCLUDING INDIRECT COSTS) IF THE SCHOOLS ARE REBUILT	<b>\$ 9,486,694</b>
											<b>TOTAL (with Major Work at Killip, Mount Elden, and Kinsey)</b>	<b>\$92,492,992</b>

**TAB 6**  
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**OPINION  
OF COST**

**FLAGSTAFF UNIFIED SCHOOL DISTRICT**  
**IMMEDIATE REPAIRS AND 1-10 YEAR DEFERRED MAINTENANCE/CAPITAL RESERVES**

SCHOOL	DIRECT COSTS Immediate Repairs and 1-10 Year Deferred Maintenance/Capital Reserves	INDIRECT AND OWNER COSTS Immediate Repairs and 1-10 Year Deferred Maintenance/Capital Reserves	TOTAL Killip School, Mount Elden Portable, and Kinsey School Replacement	RECOMMENDED MAJOR WORK	TOTAL With Major Work
Cromer Elementary School	\$ 1,771,457	\$ 1,279,275	\$ 3,050,732		\$ 3,050,732
DeMiguel Elementary School	\$ 1,836,729	\$ 1,326,412	\$ 3,163,141		\$ 3,163,141
Killip Elementary School	\$ 2,958,713	\$ 2,136,664	\$ 5,095,377	\$15,001,840	\$ 15,001,840
Kinsey Elementary School	\$ 2,549,889	\$ 1,841,428	\$ 4,391,317	\$17,031,932	\$ 17,031,932
Knoles Elementary School	\$ 1,178,550	\$ 851,102	\$ 2,029,652		\$ 2,029,652
Leupp Public School	\$ 1,492,857	\$ 1,078,082	\$ 2,570,939		\$ 2,570,939
Marshall Elementary School	\$ 1,032,571	\$ 745,681	\$ 1,778,252		\$ 1,778,252
Puente de Hozho	\$ 1,052,308	\$ 759,935	\$ 1,812,243		\$ 1,812,243
Sechrist Elementary School	\$ 1,067,708	\$ 771,056	\$ 1,838,764		\$ 1,838,764
Thomas Elementary School	\$ 981,958	\$ 709,131	\$ 1,691,089		\$ 1,691,089
Flagstaff Middle School	\$ 1,712,249	\$ 1,236,518	\$ 2,948,767		\$ 2,948,767
Mount Elden Middle School	\$ 3,733,323	\$ 2,696,057	\$ 6,429,380	\$ 4,200,000	\$ 10,629,380
Sinagua Middle School	\$ 4,080,156	\$ 2,946,525	\$ 7,026,681		\$ 7,026,681
Coconino High School	\$ 4,661,426	\$ 3,366,295	\$ 8,027,721		\$ 8,027,721
Flagstaff High School	\$ 7,048,520	\$ 5,090,159	\$12,138,679		\$ 12,138,679
Summit High School	\$ 2,138,763	\$ 1,544,529	\$ 3,683,292		\$ 3,683,292
FUSD District Admin. Office	\$ 196,200	\$ 141,688	\$ 337,888		\$ 337,888
Subtotal by Category	\$39,493,377	\$28,520,537	\$68,013,914	\$33,965,772	\$101,979,686
DEDUCT COST OF REPAIR/REPLACEMENT WORK AT KILLIP/KINSEY IF THE SCHOOLS ARE REBUILT					\$ 9,486,694
<b>Total</b>					<b>\$ 94,760,992</b>

## 1. LONG-TERM MAINTENANCE PLAN

- Capital reserves, Asset management system

## 2. ARIZONA SCHOOL FACILITIES BOARD (SFB)

- Monitor issues and funding

## 3. MAJOR WORK

- Consider replacement schools (Killip and Kinsey)  
addition of in-fill space (MEMS), and large repairs

## 4. MAJOR WORK FUNDING

- Develop BMP



