

FLAGSTAFF UNIFIED SCHOOL DISTRICT



FACILITIES CONDITION ASSESSMENT & PRELIMINARY BOND MANAGEMENT PLAN

Assessment Process

FOUR COMPONENTS

1. FIELD WORK

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)



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	388	
Admin Office	2.75	4	2.75	3.25	4	3.75	4.75	4.75	3	29	363	
Summit HS	3	4	3	3	N/A	3.75	5	3.75	3	28.5	356	
Sechrist ES	3	4	3	3	N/A	4.25	4	4.25	3	28.5	356	
Thomas ES	3	4	3	3	N/A	4.25	3.75	4.25	3	28.25	353	
Marshall ES	3	3	3	3	N/A	4	4	4.25	3	27.25	341	
Knoles ES	2.75	4	3	2.5	4	3.75	3.75	4	3	26.75	334	
Sinagua MS	3	4	2.75	3	4	3	4	4	3	26.75	334	
Clinnier ES	3	4	3	3	N/A	3	3.75	3.75	3	26.5	331	
Deliquet ES	3	4	3	3	No Access	2.75	3.75	4	3	26.5	331	
Flagstaff MS	2	3	3	2	N/A	3.75	5	4.25	3	26	325	
Cocconino HS	2.75	3.5	3	3	4	2.75	3.75	4.25	3	26	325	
Puente de Hozho	2.75	4	2.75	2.5	4	2.75	3.75	4.25	3	25.75	322	
Flagstaff HS	3	3	2.75	2.5	4	2.75	3.75	4.25	3	25	313	
Mount Elden MS	2.5	3	2.75	2.25	N/A	2.75	3.75	4	3	24	300	
Killip ES	2.5	3	2.25	2	N/A	3	3.75	4	2	22.5	281	
Kinsey ES	2.75	3	2.25	2	N/A	1.75	3.75	4	2	21.5	269	
AVERAGE	2.81	3.62	2.84	2.76	N/A	3.29	4.06	4.13	2.94	26.46	331	

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.

from Recommendations

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 ALLOCATION
 - Develop BMP

Bond Management Planning Process

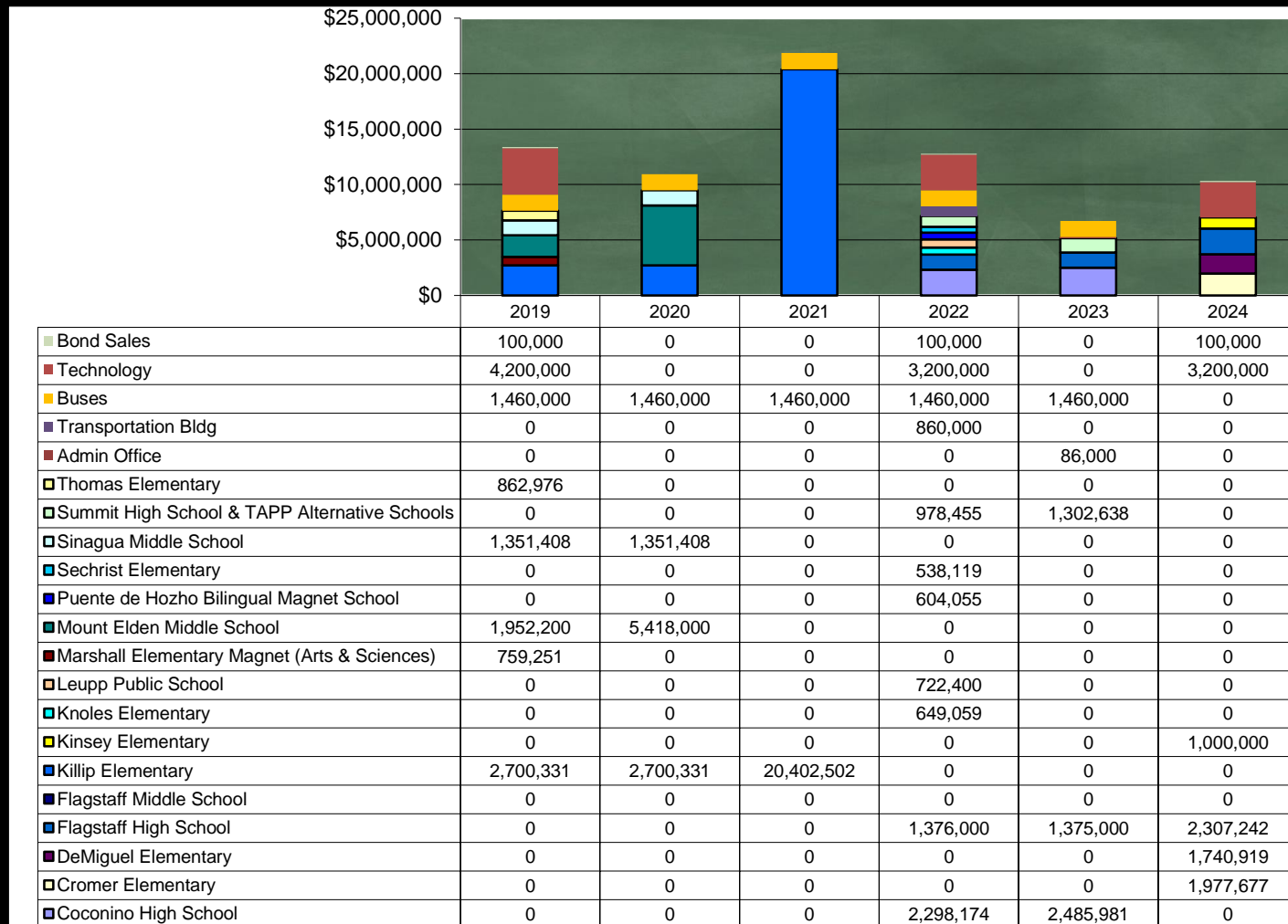
1. REVIEW DISTRICT & CAMPUS PRIORITIES
 - Technology roll out schedule
 - New bus purchases
 - Campus bond improvement priorities
2. ORGANIZE BOND ACTIVITIES TO CORRESPOND WITH BOND SALES
 - Bond sale schedule
3. SUMMARIZE ALL ACTIVITIES BY PLACE, TYPE AND YEAR
 - Yields highly useful Bond Management Planning tool

Bond Management Planning Process

SUMMARY BY YEAR

TYPE	2019	2020	2021	2022	2023	2024	2025	TOTAL
Coconino High School	0	0	0	2,298,174	2,485,981	0	0	4,784,154
Cromer Elementary	0	0	0	0	0	1,977,677	0	1,977,677
DeMiguel Elementary	0	0	0	0	0	1,740,919	0	1,740,919
Flagstaff High School	0	0	0	1,376,000	1,375,000	2,307,242	0	5,058,242
Flagstaff Middle School	0	0	0	0	0	0	0	0
Killip Elementary	2,700,331	2,700,331	20,402,502	0	0	0	0	25,803,165
Kinsey Elementary	0	0	0	0	0	1,000,000	0	1,000,000
Knoles Elementary	0	0	0	649,059	0	0	0	649,059
Leupp Public School	0	0	0	722,400	0	0	0	722,400
Marshall Elementary Magnet (Arts & Sciences)	759,251	0	0	0	0	0	0	759,251
Mount Elden Middle School	1,952,200	5,418,000	0	0	0	0	0	7,370,200
Puente de Hozho Bilingual Magnet School	0	0	0	604,055	0	0	0	604,055
Sechrist Elementary	0	0	0	538,119	0	0	0	538,119
Sinagua Middle School	1,351,408	1,351,408	0	0	0	0	0	2,702,817
Summit High School & TAPP Alternative Schools	0	0	0	978,455	1,302,638	0	0	2,281,093
Thomas Elementary	862,976	0	0	0	0	0	0	862,976
Admin Office	0	0	0	0	86,000	0	0	86,000
Transportation Bldg	0	0	0	860,000	0	0	0	860,000
Buses	1,460,000	1,460,000	1,460,000	1,460,000	1,460,000	0	0	7,300,000
Technology	4,200,000	0	0	3,200,000	0	3,200,000	0	10,600,000
Bond Sales	100,000	0	0	100,000	0	100,000	0	300,000
SUBTOTAL	13,386,166	10,929,740	21,862,502	12,786,263	6,709,619	10,325,838	0	76,000,127

Bond Management Planning Process



Bond Management Planning Process

SUMMARY BY PROJECT TYPE

TYPE	2019	2020	2021	2022	2023	2024	TOTAL
New Construction	2,700,331	2,700,331	20,402,502	0	0	1,000,000	26,803,165
Renovations/ Additions	1,806,000	5,418,000	0	0	0	0	7,224,000
ADA Compliance	1,350,200	688,000	0	1,032,000	86,000	1,290,000	4,446,200
Roofing	144,342	0	0	1,664,206	2,412,619	1,358,047	5,579,214
Fire/Security	1,126,493	663,408	0	1,683,656	0	1,244,991	4,718,548
Windows	258,000	0	0	223,600	0	344,000	825,600
Doors	0	0	0	430,000	0	137,600	567,600
Offices/Entries	0	0	0	103,200	0	0	103,200
Fields	0	0	0	1,376,000	1,376,000	1,032,000	3,784,000
Other: Site	240,800	0	0	825,600	1,375,000	0	2,441,400
Other: Structures	0	0	0	688,000	0	619,200	1,307,200
Operational Requirements	5,760,000	1,460,000	1,460,000	4,760,000	1,460,000	3,300,000	18,200,000
TOTAL	13,386,166	10,929,740	21,862,502	12,786,263	6,709,619	10,325,838	76,000,127

Bond Management Planning Process

