FACILITY CONDITION ASSES

Clifton Center | February 2022

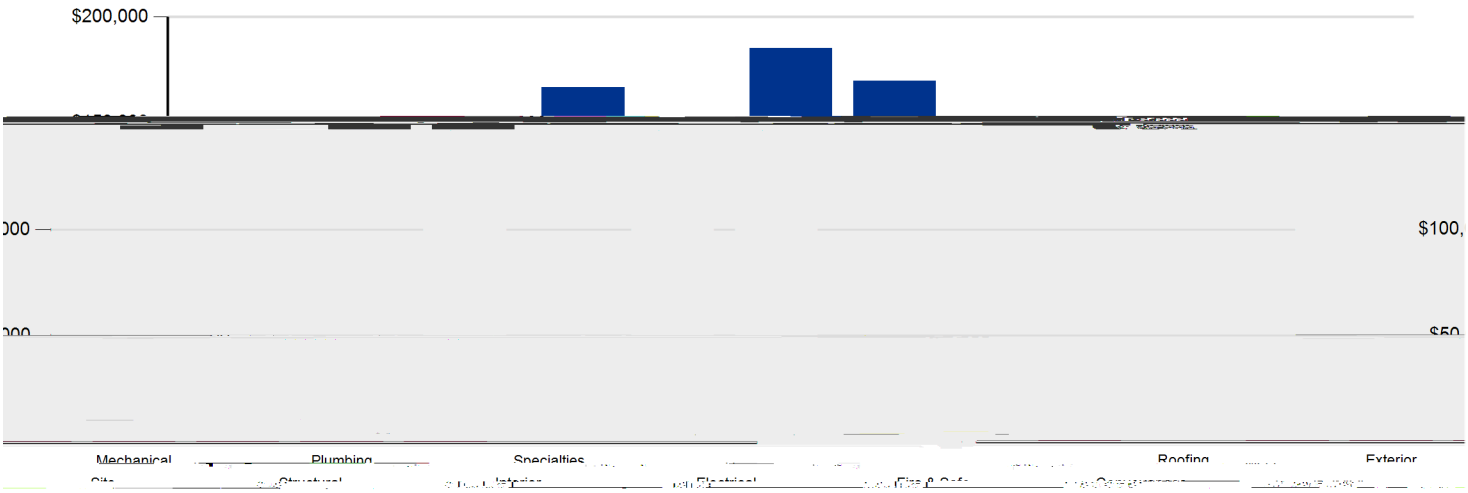

Figure 1: System Deficiencies

Life Cycle Capital Renewal Forecast

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Table 3a: Capital Renewal Forecast (Yrs 1-5)

	Life Cycle Capital Renewal Projections					

Facility Condition Assessment Score

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Clifton Center - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Duct Grill Replacement	Deferred Maintenance	10	Ea.	5	$989	208
Note: Corroded/old						
Location: Misc. locations						
Remove Abandoned Equipment	Deferred Maintenance	2	Ea.	5	$2,479	210
	Sub Total for System	6	items		$180,651	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Motor Control Center Replacement	Capital Renewal	12	Ea.	2	$22,044	215
Note: Equipment has rusted inside and out. This gear has exceeded its expected service life, and parts will be difficult and expensive to source.						
Location: Main Mech 532.12						
Panelboard Replacement	Capital Renewal	7	Ea.	2	$38,497	216
Note: Panels are at or exceed capacity causing frequent breaker trips. Excessive corrosion.						
Location: Laundry Rm (2), Kitchen (1), Main mech (1), Welding (1), Janitor Closet (1), Janitor Closet West (1)						
Panelboard Replacement	Capital Renewal	1	Ea.	2	$2,782	218
Note: Panel is at or exceeds capacity causing frequent breaker trips. Excessive corrosion.						
Location: Main Mech						
Panelboard Replacement	Capital Renewal	2	Ea.	2	$8,471	224
Note: Not suitable for an institutional building.						
Location: Above Main Mech, Kitchen						
Switchgear Replacement	Capital Renewal	1	Ea.	2	$65,478	214
Note: Equipment has rusted inside and out. This gear has exceeded its expected service life, and parts will be difficult and expensive to source.						
Location: Main Mech 532.12						
Exterior Mounted Building Lighting Replacement	Capital Renewal	3	Ea.	3	$2,705	221
Note: At least 3 exterior lights were noted by the maintenance supervisor to not be associated with any circuit breaker. Work must be done hot and is therefore a hazard. These lights must be re-circuited to a breaker.						
Lightning Protection System Installation	Functional Deficiency	34,294	SF	3	$26,781	220

Crawlspace

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	92,516	Ea.	5	$108,693	6980
Note: SUSPENDED FLOOR SLABS - ramp - 33233 SF						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	125,273	Ea.	5	$147,177	6981
Note: CRAWL SPACE, EXPOSED PIPES - Replace rusted pipes, failed hangers, and moldy insulation, repair leaks - 1 LS						
CRAWL SPACE DEFICIENCIES - Estimate and Info by AISD	Deferred Maintenance	15,311	Ea.	5	$17,988	6982
Note: CRAWL SPACE, EQUIPMENT - repair junction box - 1 LS						
	Sub Total for System	9	items		$709,313	
Sub Total for Building 852A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.		29	items		$1,241,351	

Building: 852B - Greenhouse

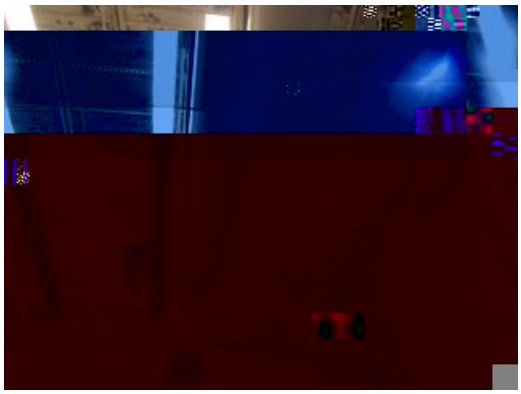
Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Duct Damper Replacement	Deferred Maintenance	1	Ea.	3	$148	226
Note: Broken damper motor-fresh air intake						
Circulation Pump Replacement	Capital Renewal	1	Ea.	4	$4,313	225
Note: Old, corroded						
Location: Back of greenhouse						
	Sub Total for System	2	items		$4,461	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID

Clifton Center - Life Cycle Summary Yrs 1-10

Supporting Photos

General Site Photos