

DEPARTMENT OF DEFENSE EDUCATION ACTIVITY



dodea



Report on Condition of Schools Under Jurisdiction of Defense Education Activity

Department of Defense Education Activity
Report to the Congressional Defense Committees
Pursuant to section 2879 of Public Law 110-181 of the
National Defense Authorization Act for Fiscal Year 2008

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ACRONYMS

AC	Age Coefficient
ACBM	Asbestos-Containing Building Material
ABA	Architectural Barriers Act/Rehabilitation Act
ADAAG	Americans with Disabilities Act Accessibility Guidelines
A/E	Architectural/Engineering
AHEFO	Association for Higher Education Facility Officers
ASHERA	Asbestos Hazard Emergency Response Act
AIHA	American Industrial Hygiene Association
ASTM	American Society for Testing and Materials
BOMA	Building Owners and Managers Association
BRAC	Base Realignment and Closure
CADD	Computer Aided Drafting and Design
CAFM	Computer Aided Facility Management
CFR	Code of Federal Regulations
CI	Condition Index
COMET	Condition Management Estimation Technology
CONUS	Continental U.S.
CORRIDOR	DoDEA Facilities Management System
COTS	Commercial Off-the-Shelf
CPSC	Consumer Product Safety Commission
DDC	Direct Digital Control
DDESS	Domestic Dependent Elementary and Secondary Schools
DoD	Department of Defense
DODAAC	Department of Defense Activity Address Code
DoDDS	Department of Defense Dependents Schools

Acronyms

DoDEA	Department of Defense Education Activity
DSO	District Superintendent's Office
Ed Specs	Education Facilities Specifications
EPA	Environmental Protection Agency
ES	Elementary School
FA	Functional Adequacy
FCA	Facility Condition Assessment
FCU	Fan Coil Unit
FMM	Facilities Modernization Model
FMR	Financial Management Regulation
FRPC	Federal Real Property Council
FSM	Facilities Sustainment Model
FSRM	Facilities, Sustainment, Restoration, and Modernization
FUS	Facility Utilization Survey
FY	Fiscal Year
GFCI	Ground Fault Circuit Interrupter
GSA	General Services Administration
GTA	Grow the Army
HS	High School
HVAC	Heating, Ventilation, and Air Conditioning
IBC	International Building Code
IFS	Integrated Facility System
IRM	Installations Requirements and Management
IS	Intermediate School
JHS	Junior High School

LAN	Local Area Network
LEA	Local Education Agencies
MFH	Military Family Housing
MEP	Mechanical, Electrical, Plumbing
MILCON	Military Construction
MS	Middle School
NAF	Nonappropriated Funds
NEC	National Electric Code
NFPA	National Fire Protection Association
NVLAP	National Voluntary Laboratory Accreditation Program
OSD	Office of the Secretary of Defense
OSHA	Occupational Safety and Health Administration
P&D	Planning and Design
PLM/DS	Polarized Light Microscopy with Dispersion Staining
PPV	Public Private Venture
PRV	Plant Replacement Value
PS	Primary School
Q-Rating	Quality Rating
R&M	Restoration and Modernization
RAF	Royal Air Force
RCI	Residential Communities Initiative
ROM	Rough Order of Magnitude
RPI	Real Property Inventory
RPIR	Real Property Inventory Requirements

Acronyms

RPIRT Real Property Inventory Reconciliation Tool

S&R Sustainment and Repair

SECDEF Secretary of Defense

SF Square Foot

SIOH Supervision, Inspection and Overhead

TEM Transmission Electron Microscopy

TSCA Toxic Substances Control Act

UFC United Facilities Criteria

UIC Unit Identification Code

1.0 INTRODUCTION

This report is submitted in compliance with section 2879 of the National Defense Authorization Act for Fiscal Year (FY) 2008, Pub. L. No. 110-181, January 28, 2008. It directs the Secretary of Defense (SECDEF) to provide a summary on the conditions of the schools under the jurisdiction of the Department of Defense Education Activity (DoDEA).

DoDEA is a major Department of Defense (DoD) field activity with worldwide scope. It is one of the largest, most diverse, and geographically dispersed school districts for American students. DoDEA's goal is to provide an exemplary education that inspires and prepares all students for success in a dynamic, global environment. One of the prerequisites for meeting this goal is to ensure that all schools meet the DoDEA standard for providing safe, secure, and well-managed environments that focus on student achievement.

This report provides a detailed summary of all 199 schools under DoDEA's jurisdiction. It addresses the concern that the level of investment for the maintenance, repair, and recapitalization of DoDEA school facilities is not adequate to sustain acceptable conditions for the education of the dependents of military personnel.

Facilities play a vital role in providing an exemplary education for our students. DoDEA's schools are surveyed on a three-year cycle to ensure compliance with quality standards to measure and assess their condition. Although funding has been limited in recent fiscal years, we have balanced the Office of the Secretary of Defense (OSD) cost models and education requirements to fund the most critical needs. Beginning in FY 2009, DoDEA's sustainment level of funding was increased to 90%.

In summary, this report provides an assessment of our existing inventory of buildings; a master plan for repair, upgrade, and construction; and an investment strategy to maintain and modernize the facilities. DoDEA is committed to ensuring that our military service members do not have to worry about the quality of education for their children, as we strive to provide world-class purpose built schools.

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2.0 EXECUTIVE SUMMARY

This Executive Summary provides an overview of the three main sections of this report: Standards, Processes, and Schools. These topics are also covered in specific detail in the main body of this report with appropriate supporting documentation included in Appendices. The “Schools” portion of this summary provides a roll-up of all DoDEA facility deficiencies and concludes with a brief description of a future funding strategy. The strategy is then compared to DoDEA’s existing funding constraints.

2.1 Standards

The following standards steer the direction of planning and operation processes to ensure the safe educational environment and mission capability of DoDEA through their facilities. The OSD Quality Rating (Q-Rating) for the physical condition of buildings and other guidance listed below set forth the standards for measurement of facility conditions, which drives investment plans. Details of these standards are presented in Section 3.0.

- Life safety building codes:
 - International Building Code (IBC)
 - National Electric Code (NEC)
 - National Fire Protection Association (NFPA)
 - U.S. Consumer Product Safety Commission (CPSC) playground safety guidelines
- Equipment for Public Use, and Architectural Barriers Act (ABA)/Rehabilitation Act requirements
- EPA - Asbestos Hazard Emergency Response Act (AHERA)
- OSD Facilities Physical Q-Rating Guidance
- OSD Facilities management-budgeting methodologies
- OSD Facilities Sustainment Model (FSM)
- OSD Facilities Modernization Model (FMM)
- General Services Administration (GSA) Federal Real Property Council, 2006 Guidance For Real Inventory Reporting
- American Society for Testing and Materials (ASTM) F1487-05 Standard Consumer Safety Performance Specification for Playground
- DoDEA Education Facilities Specifications (Ed Specs)
- DoDEA Regulation 4800.2 DoDEA Asbestos Management Program, May 23, 2007

This guidance collectively provides the standards that DoDEA uses to evaluate its facilities and plan for their maintenance and replacement. Throughout this Executive Summary, the direct application of these models to DoDEA facilities will be a primary focus.

Restoration and Modernization (R&M) and Facilities Modernization Model (FMM)

The R&M in 'FSRM' (Facilities Sustainment, Restoration, and Modernization) is based upon the OSD FMM. The FMM sets guidelines for investments needed as required by the following:

- Functional adequacy
- Temporary building replacement
- Correcting major deficiencies
(example: replacing stairwells with life-safety code deficiencies)
- Natural disasters

Q-Ratings and Facilities Sustainment Model (FSM)

Following FSM guidelines, DoDEA uses Quality Ratings (Q-Ratings) as a standard of measure to assess the condition of all DoDEA schools including administrative and support facilities. The Q-Rating is calculated as the ratio of maintenance and repair needs (requirements) to plant replacement value. The resulting percentages are then aligned against the OSD's Q-Rating guidance to determine the overall rating of the facility. DoDEA has been an active participant in the Q-Rating working group since its formation and has contracted independent Architectural and Engineering (A/E) firms to assess school facilities since 2002. The table below provides the general description of Q-Rating levels.

Q-Rating Descriptions		
Rating Band	Calculated Rating (Condition Index)	General Description
Q-1	100% to 90%	Facility new or well maintained (Good Condition)
Q-2	89% to 80%	Facility is satisfactorily maintained (Fair Condition)
Q-3	79% to 60%	Facility is under maintained (Poor Condition)
Q-4	59% to 0%	Facility should be considered for replacement (Failing Condition)

Table 1: Q-Rating Descriptions

The following figure illustrates OSD Guidance on acceptable conditions. A Q-2 rating is the minimum performance level. The algorithm in the FSM begins with a new facility (100% Condition Index) and assumes linear deterioration, and 100% sustainment to the end of useful building service life. The OSD FSM useful service life for schools is 45 years.

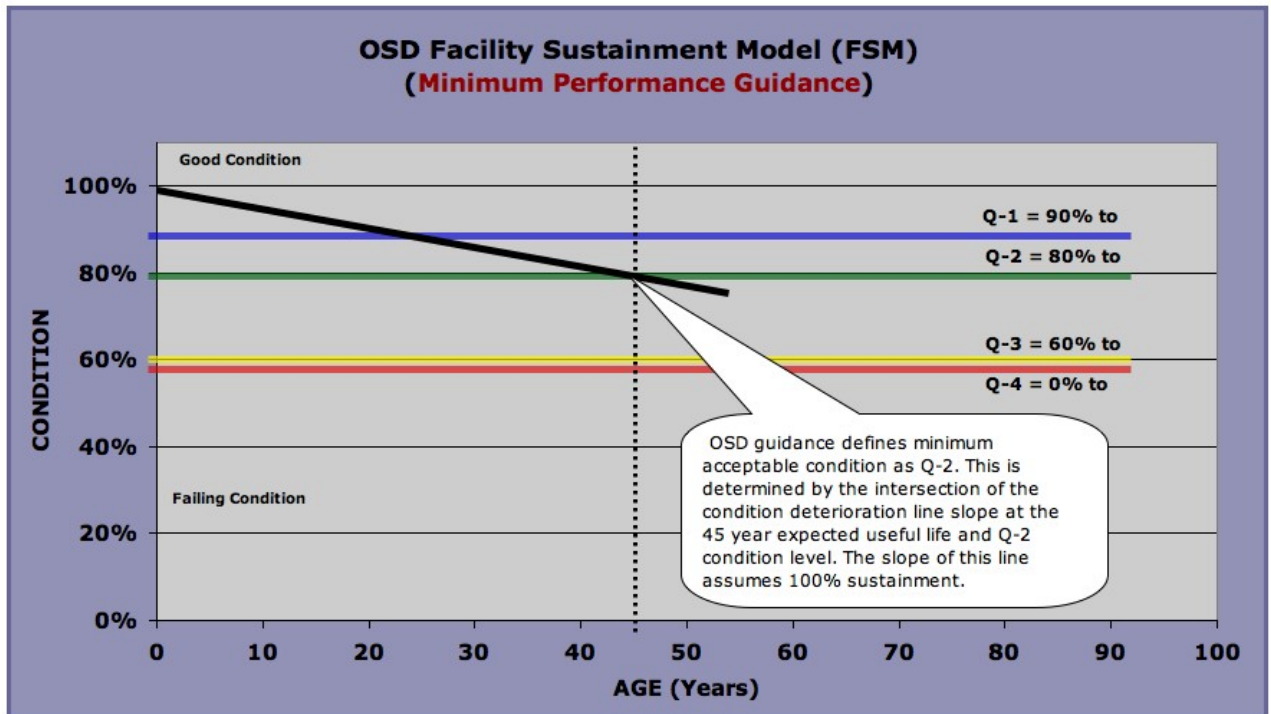


Figure 1: OSD Facility Sustain Model - Minimum Performance Guidance

If sustainment funding actually invested is less than 100% the expected useful life will be less than 45 years and the Q-Rating (Condition) can be expected to be worse than Q-2 at some time during the service life. The impact on DoDEA schools of investing less than 100% of the sustainment requirement is shown in 'Section 2.3: Schools' of this summary.

2.2 Processes

One of the ways DoDEA headquarters supports its field facility organizations is by providing standardized tools and consistent performance metrics to assist them in their management of facility assets. This support is provided in two integrated processes of facility assessments and made available through a Computer Aided Facility Management (CAFM) tool. These processes are continually updated to incorporate further integration with Area and District day-to-day facility management operations such as work order management and preventive maintenance. The combined resources of people, data, information, and knowledge DoDEA has dedicated to its facilities will continue to yield improved operational efficiency and, most importantly, the level of quality performance required in the schools. These standardized processes facilitate effective communications and collaboration with OSD and service branch personnel in the mutual pursuit of efficient and effective management of all DoD facilities.

Procedures used by DoDEA to assess the physical condition, renewal requirements, project definitions, and investment plans are described in Section 4.0. Key Processes, including:

- Five-Year Project Plans
- Military Construction (MILCON) Prioritization
- Facility Assessment
- CAFM

2.3 DoDEA School Reports

Section 2879 of the National Defense Authorization Act for Fiscal Year 2008, Pub. L. No. 110-181 requires that this report address the five numbered items listed below.

Responsive information for each item is collected and reported in appropriate detail for DoDEA headquarters, each geographic area serviced by DoDEA, and for each DoDEA school.

1. A description of each school under the control of DoDEA, including the location, year constructed, grades of attending children, maximum capacity, and current capacity of the school.
2. A description of the standards and processes used to assess the adequacy of the size of the school facilities, the ability of facilities to support school programs, and the current condition of facilities.
3. A description of the condition of the facility or facilities at each school, including the level of compliance with applicable standards, any existing or projected facility deficiencies or inadequate conditions at each facility and whether any of the facilities are temporary structures.
4. An investment strategy planned for each school to correct deficiencies including a description of each project to correct deficiencies, cost estimates, and timelines to complete each project
5. A description of requirements for new schools to be constructed over the next 10 years as a result of changes to the population of military personnel.

2.3.1 Condition

School Roll-up Reports are provided in the 'Schools' section using the following format for Domestic Dependent Elementary and Secondary Schools (DDESS), Department of Defense Dependents Schools (DoDDS)-Europe, and DODDS-Pacific. The tables and charts that follow represent summary "roll-ups" for all of DoDEA.

Organization	Number of OCONUS Countries / CONUS States	No.# Schools	Grade Levels	Enrollment*	Total GSF	Condition (Q-Rating)
DoDEA	13 / 7	199	PK-12	84,806	18,576,035	Q-3
DDESS	7	63	PK-12	25,088	5,098,895	Q-4
DoDDS-Europe	9	90	PK-12	36,351	8,502,163	Q-3
DoDDS-Pacific	2	41	PK-12	20,622	4,256,436	Q-3
DDESS - Cuba	1	1	PK-12	279	109,407	Q-3
DoDDS - Guam	1	4	PK-12	2,466	529,134	Q-2

* As of 09/28/07

Table 2: DoDEA School Roll-Up Report

Q-RATING & BUILDING COUNT			
Q-Rating	PERMANENT	TEMPORARY	TOTAL
1	134	65	199
2	112	11	123
3	218	8	226
4	351	159	510
Total	815	243	1058
AVG Q-Rating %	66%	47%	63%
AVG Q-Rating	Q-3	Q-4	Q-3
AVG Age (yr)	31	16	

Table 3: DoDEA Q-Ratings and Building Types

The table above and X-Y plot below illustrates, by building, the condition and age relationship. The general trend shows the majority of buildings more than 15 years old are in failing condition. Temporary facilities, such as portable buildings, trailers and some modular structures, do support classroom instruction but real property inventory regulations do not recognize temporary facilities as permanent assets subject to OSD asset management models. Therefore, Figure 2 shows only permanent buildings. Overall DoDEA Q-Ratings and deficiency summaries include temporary building sustainment (minimum maintenance) and MILCON investment strategies include replacement of expired useful life temporaries and those that will reach expected service life within five (5) years.

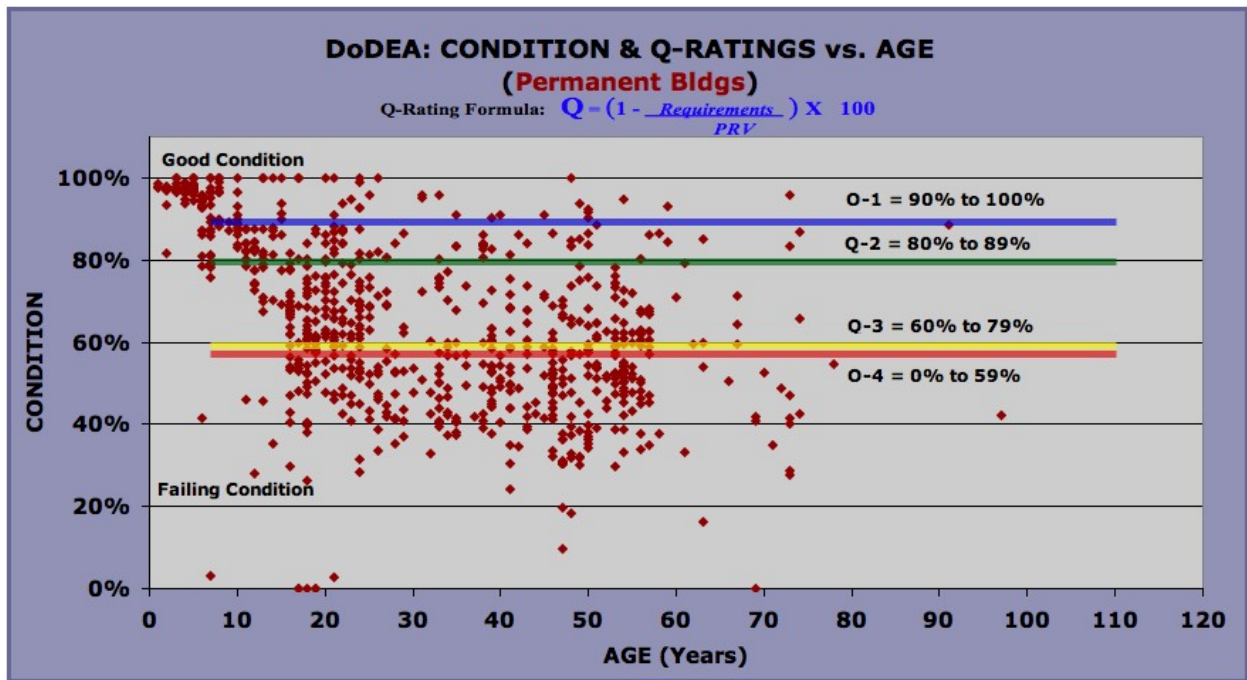


Figure 2: DoDEA Condition vs. Age by Building - No Temporary Buildings.

Figure 3 illustrates the difference between expected service lives at two levels of sustainment funding. The 'black' line reflects the current DoDEA sustainment expenditure rate that is approximately 67% of the requirement. The comparison assumes new facilities at year zero and shows that the DoDEA sustainment rate results in approximately a ten (10) year reduction in service life.

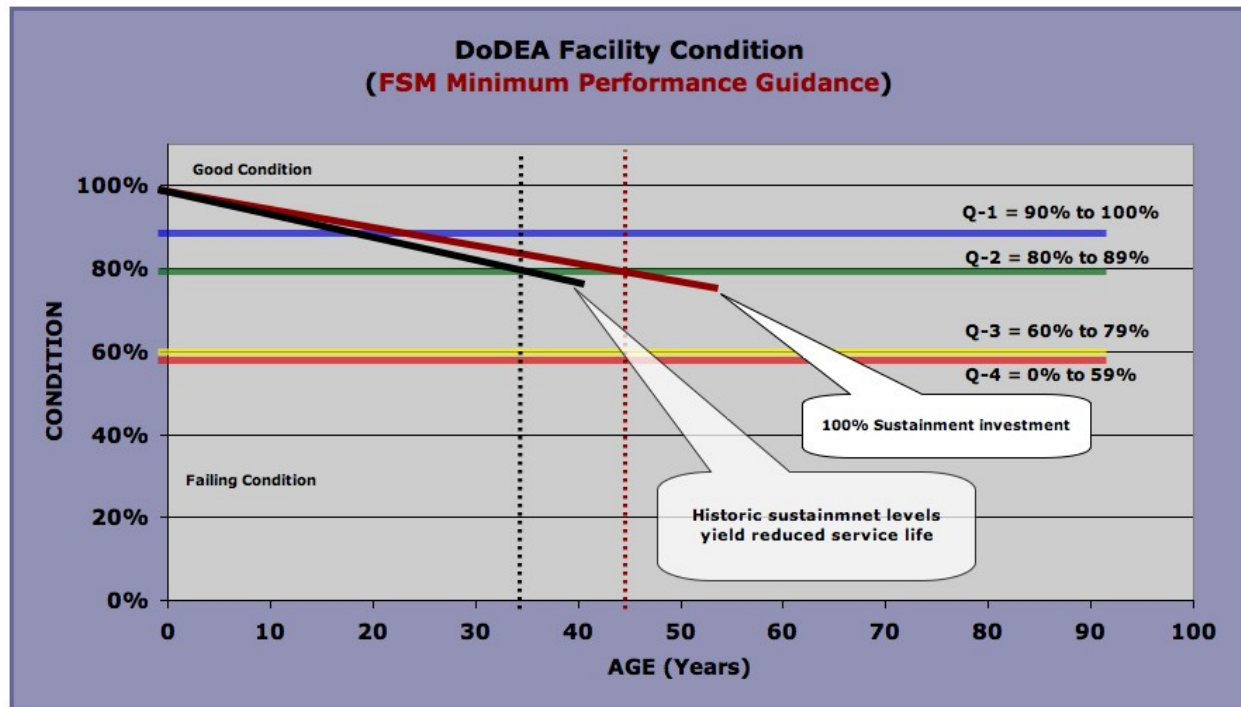


Figure 3: DoDEA Facility Condition Model Using FSM Minimum Performance Guidance

Figure 4 illustrates DoDEA's facility condition status ('red' line) in the context of the FSM. The average age of facilities is 31 years with an overall Q-3 rating.

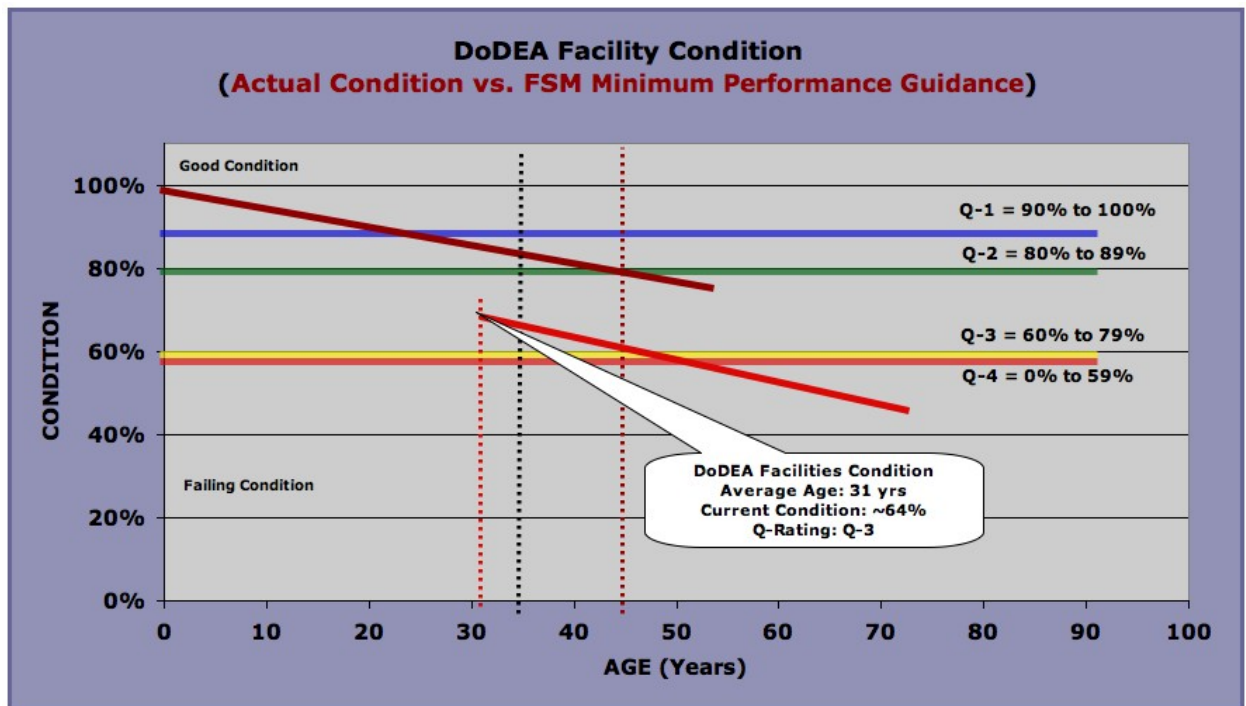


Figure 4: DoDEA Facility Condition - Actual Condition vs. FSM

2.3.2 Deficiency Summary

The Facility Condition Assessment (FCA) provides engineers and facility planners with the data needed to help make informed decisions on facility sustainment. The FCA is designed to support programming and budgeting for current and future capital renewal costs quickly and accurately.

A deficient condition exists when there is physical malfunction or state of deterioration beyond normal repair.

Deficiencies are reported in two groups, System/Sub-System (Level 1), and components (Level 2). Details of these deficiency levels are described on Section 4.0. Briefly, Level 1 deficiencies are generated by life cycle cost models upon field survey verification that a system/sub-system is deficient and should be replaced. Level 1 deficiencies only relate to state of 'physical condition'.

Level 2 deficiencies are documented from direct field inspection of deficient conditions of individual spaces, components, groups of similar components that do not constitute a sub-system. Level 2 deficiencies relate to either 'physical condition' and/or 'functional condition.'

The more common deficiency categories such as Architectural, Mechanical, Electrical, Plumbing (MEP), and Infrastructure (Site) include the following examples of typical systems and components.

Executive Summary

- Architectural
 - Roofs
 - Structure
 - Interior Finishes
 - Exterior Enclosure
- MEP
 - Lighting
 - Heating, Ventilation, and Air Conditioning (HVAC)
 - Bathroom Fixtures
 - Electrical Distribution
- Infrastructure (Site)
 - Parking Areas
 - Sidewalks
 - Site Utilities

The Deficiency Summary below shows total DoDEA condition deficiencies broken into Level 1 and Level 2 deficiency categories. While reducing the total of over \$1 Billion in backlog maintenance is impractical, this summary helps guide investment planning and project definition. School level project planning can use these breakouts to build projects.

DEFICIENCY SUMMARY		
LEVEL 1 (System Renewals)*		
	AMOUNT	Percent of Total
Total	\$1,432,443,165	85%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$46,149,166	2.7%
AHERA	\$7,401,235	0.4%
Architectural	\$38,635,428	2.3%
Infrastructure	\$20,697,595	1.2%
Life-safety	\$26,719,173	1.6%
MEP	\$83,465,391	4.9%
Playground	\$28,209,635	1.7%
Security	\$2,966,012	0.2%
L2 TOTAL	\$254,243,635	15%
L1 & L2 TOTAL	\$ 1,686,686,800	100%

* EFCI

Table 4: DoDEA Deficiency Summary

2.3.3 Investment Plan

The goal is to move the level of condition (Q-Rating) into conformance with OSD guidance to achieve minimum acceptable performance (Q-2) at the expected 45-year service life. As described earlier in Section 2.0, the chart below depicts improvements needed to achieve the required condition (\geq Q-2 at 45-year service life) of the DoDEA Schools portfolio.

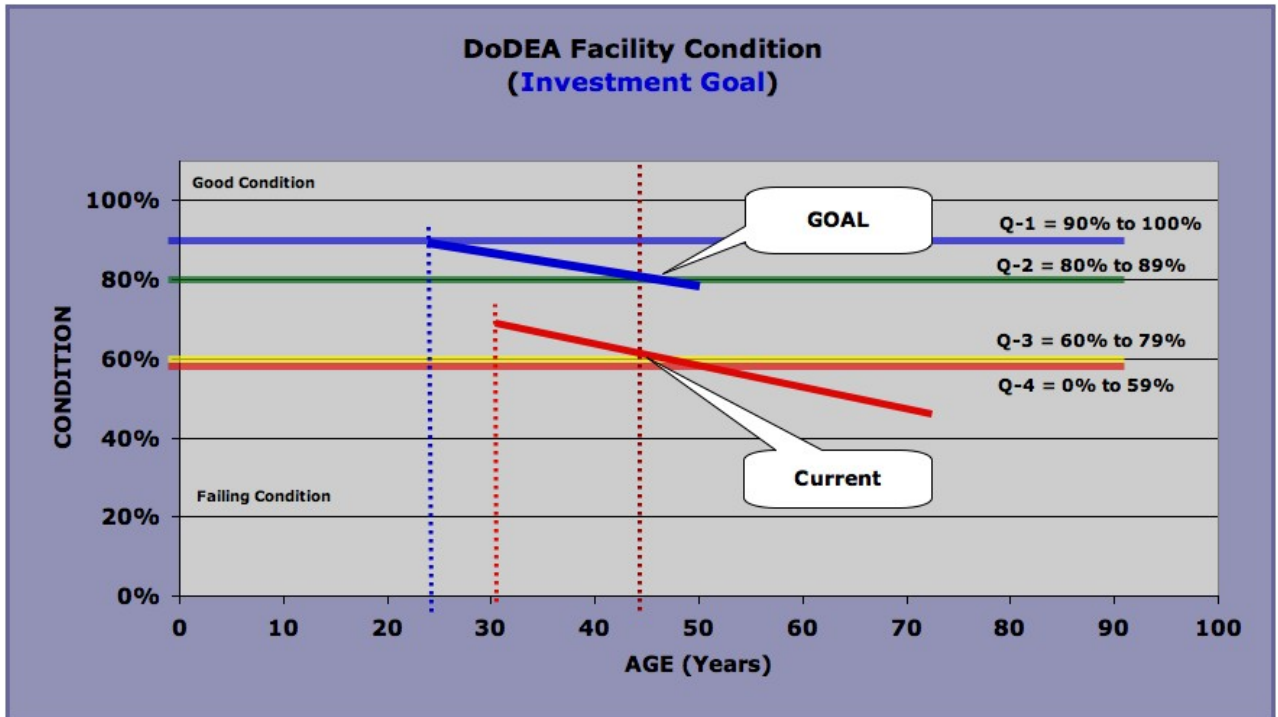


Figure 5: Investment Goal

DoDEA has been able to make significant strides in the use of web-based management tools. As a result, the field engineers have ready access to the most recent condition assessment data, which aides in project development and long range planning. Since some condition data was not available until the last few months, certain current projects listed in the existing planning documents have not yet captured all of the deficiencies noted by the survey teams. These facilities plans are considered "living documents" and are updated regularly. This may be evident while reviewing the individual school data sheets.

The chart above illustrates **Key Objectives** supporting this plan including:

1. Increase sustainment expenditure to levels consistent with Strategy (see below).
2. Retire and replace Q-4 buildings > 40 yrs old

Goals include:

1. Average building age reduced to 25 years.
2. All buildings Q-2 or Q-1
3. Average condition improves from Q-3 to Q-2.

Strategy

It will require a coordinated FSRM and MILCON Investment Strategy to achieve these goals. The following table indicates OSD Model funding levels will achieve the Q-Rating goal of Q-2 over a five-year period. Also shown for comparison are the DoDEA Budget Plan, DoDEA's current 5-Year Plan, and Survey Model. Details of these investment plans are shown in Section 4.3. Briefly, the Survey Model uses condition assessment, and life cycle cost model renewal forecasts of DoDEA facilities, and follows a distinct investment strategy. The Survey Model Investment Strategy is based upon grouping buildings by Age and Condition. Investment tactics are then crafted unique to each Group.

DoDEA FSM-FMM Survey Model Investment Plan Comparison						
(\$ Millions)						
	FY-08	FY-09	FY-10	FY-11	FY-12	5-yr Total
Sustainment						
OSD FSM	81.4	80.6	82.0	82.0	82.4	408.4
DoDEA Budget	52.8	72.6	73.8	73.8	74.1	347.1
DoDEA 5-yr Plan	70.7	103.4	111.6	102.3	113.9	501.9
Survey Model	98.3	98.2	96.7	99.7	97.6	490.4
Recapitalization - O&M						
OSD FMM	33.3	34.2	35.1	36.0	36.9	175.5
DoDEA Budget	13.1	13.4	19.9	20.7	21.2	88.3
DoDEA 5-yr Plan	18.5	28.2	21.6	31.1	28.5	127.9
Survey Model	91.1	91.1	91.1	91.1	91.1	455.5
Recapitalization - MILCON						
OSD FMM	77.7	79.8	81.9	84.0	86.2	409.6
DoDEA Budget	37.9	28.3	37.3	35.2	35.0	173.7
DoDEA 5-yr Plan	37.9	28.3	37.3	35.2	35.0	173.7
Survey Model	212.5	212.5	212.5	212.5	212.5	1,062.5
Total						
OSD FSM / FMM	192.4	194.6	199.0	202.0	205.5	993.5
DoDEA Budget	103.8	114.3	131.0	129.7	130.3	609.1
DoDEA 5-yr Plan	127.1	159.9	170.5	168.6	177.4	803.5
Survey Model	401.9	401.8	400.3	403.3	401.2	2,008.4
Condition						
OSD FSM / FMM	Q-3	Q-3	Q-3	Q-3	Q-2	
DoDEA Budget	Q-3	Q-3	Q-3	Q-3	Q-3	
DoDEA 5-yr Plan	Q-3	Q-3	Q-3	Q-3	Q-2	
Survey Model	Q-3	Q-3	Q-2	Q-2	Q-1	
DoDEA Budget Shortfall from OSD Model						
Required Funding	88.6	80.3	68.0	72.3	75.2	384.4

Table 5: DoDEA Survey Model Investment Plan

Requirements for New Schools over the Next Ten years

DoDEA periodically meets with the Military Services to coordinate the impact of their troop reorganization on our school communities. Only the Army and Marine Corps are restructuring significantly enough to impact our schools. The data below summarizes the coordination efforts made to date with the Military Services.

- U.S. Army: Resulting from the Army’s Residential Communities Initiative (RCI) and Grow the Army (GTA) programs, several schools have been programmed at our stateside locations. DoDEA is currently working with the Army to determine the total impact from GTA overseas.
- U.S. Marine Corps: Two main communities have been affected by the Marine Corps’ troop movements and restationing actions. The first is the result of a major housing privatization effort, known as Public Private Venture (PPV), currently programmed for Camp Lejeune, North Carolina. The Marine Corps has programmed three new schools and two additions over the next five years to support their PPV initiative. The second restationing type action that will impact DoDEA is the additional 8,000 troops relocating to Guam. DoDEA’s initial calculations projects six new schools are required to support this effort.

Community	Prgm	FY	Impact	\$M	Status
ARMY					
Ft Bragg, NC	RCI	2006	New ES	\$19.1	Construction complete For School Year 08/09
	RCI	2009	New ES	\$28.2	Design underway
	RCI	2009	New MS	\$22.4	Design underway
Ft Stewart, GA	RCI	2006	New ES	\$15.1	Construction complete
	GTA	2010	New ES	\$24.4	Included in Army’s Program
	GTA	2010	New ES	\$24.4	Included in Army’s Program
Ft Campbell, KY	RCI	2009	New ES	\$21.4	Design underway
Marine Corps					
Camp Lejeune, NC	PPV	2008	New ES	\$22.0	Included in USMC’s Program
	PPV	2009	New ES	\$22.5	Included in USMC’s Program
	PPV	2010	MS Addition	\$17.4	Included in USMC’s Program
	PPV	2011	HS Addition	\$20.6	Included in USMC’s Program
	PPV	2012	New ES	\$18.4	Included in USMC’s Program

2.4 Concluding Remarks

In summary, applying both of the OSD model criteria (FSM and FMM) to the DoDEA facilities, a quality level of Q-2 can be obtained within five years. That meets the Department's goal for quality. Starting in FY 2009, the Department increased DoDEA's sustainment funding to match the rest of the military service benchmarks (90% of FSM). As seen from the "Condition" segment in Table 5: DoDEA Survey Model Investment Plan, even with this increase in funding, the DoDEA facilities will remain at a Q-3 (Poor Condition) quality level without an additional \$384 million in Recapitalization.

DoDEA has taken the following actions to help resolve the funding shortfall.

- Program Objective Memorandum (POM) Submission: DoDEA has prepared a POM for the 2010-2015 submission that delineates the need for additional Military Construction funding.
- Alternative Construction Methodology Study: DoDEA has initiated a study to find alternate means to replace deficient facilities. Build-to-lease, MILCON Transformation and Privatization practices are some of the methods to be evaluated.
- Standard Designs: DoDEA has initiated an effort with the U.S. Army Corps of Engineers to develop standard designs for new schools. These designs and performance specifications will be flexible enough to adapt to various real estate availability and special community requirements. Standardization will save money and time in both the design and construction phases.

3.0 Standards

The following guidance is used by DoDEA in the planning and operation of safe, mission-capable facilities.

3.1 Asbestos Hazard Emergency Response Act of 1986, Pub. L. No. 99-519, as amended

ASHERA, Pub. L. 99-519, 15 U.S.C. 2601 note, a provision of the Toxic Substances Control Act, requires local educational agencies to inspect schools for asbestos-containing building materials and prepare plans that make recommendations for the reduction of asbestos hazards.

DoDEA Regulation 4800.2, Asbestos Management Program, May 23, 2007 delineates specific implementation requirements and replaces the initial DoDEA regulation established in 1987.¹

3.2 Condition

Condition standards include:

- OSD Q-Ratings
- Life Safety Building Codes
- ABA
- Federal Real Property Council Real Property Inventory²

3.2.1 OSD Q-Rating

Office of the Under Secretary of Defense, Installations Requirements and Management (IRM) facilitate a Working Group that has developed current Q-Rating guidance for determination and reporting. IRM's initiative is in response to compliance with Federal Real Property Council Guidance. The following is an excerpt from the **Facility Physical Quality ("Q") Rating Guidance**, dated September 5, 2007.³ The complete guidance is provided in Appendix 4.

DoDEA uses Q-Ratings as a standard or measure to assess the condition of all DoDEA schools including administrative and support facilities. A Q-Rating is calculated as the ratio of current maintenance and repair needs (requirements) to plant replacement value. The resulting percentages are then aligned against the OSD's Q-Rating guidance to determine the overall rating of the facility. DoDEA has been an active participant in the Q-Rating working group since its formation and has contracted independent A/E firms to assess school facilities since 2002. The table below provides the general description of Q-Rating levels.

¹ See Appendix A.2 Asbestos Standards; DoDEA Regulation 4800.2, May 23, 2007

² See Appendix A.4 Condition Standards; GSA Federal Real Property Council, 2006 Guidance For Real Inventory Reporting

³ See Appendix A.4 Condition Standards; 'Facility Physical Quality ("Q") Rating Guidance' September 5, 2007

“Q-Rating Bands: Bands allow OSD, Military Services, and Defense Agencies/Activities to group facilities by condition for the purposes of developing investment strategies. ”

Common interpretations relate Q-1 and Q-2 to acceptable, and Q-3 and Q-4 as unacceptable.

Q-Rating Descriptions		
Rating Band	Calculated Rating (Condition Index)	General Description
Q-1	100% to 90%	Facility new or well maintained (Good Condition)
Q-2	89% to 80%	Facility is satisfactorily maintained (Fair Condition)
Q-3	79% to 60%	Facility is under maintained (Poor Condition)
Q-4	59% to 0%	Facility should be considered for replacement (Failing Condition)

Table 6 : Q-Rating Descriptions

The following figure illustrates OSD Guidance on acceptable conditions. A Q-2 rating is the minimum performance level. The algorithm in the FSM begins with a new facility (100% Condition Index) and assumes linear deterioration, and 100% sustainment to the end of useful building service life. The OSD FSM useful service life for schools is 45 years.

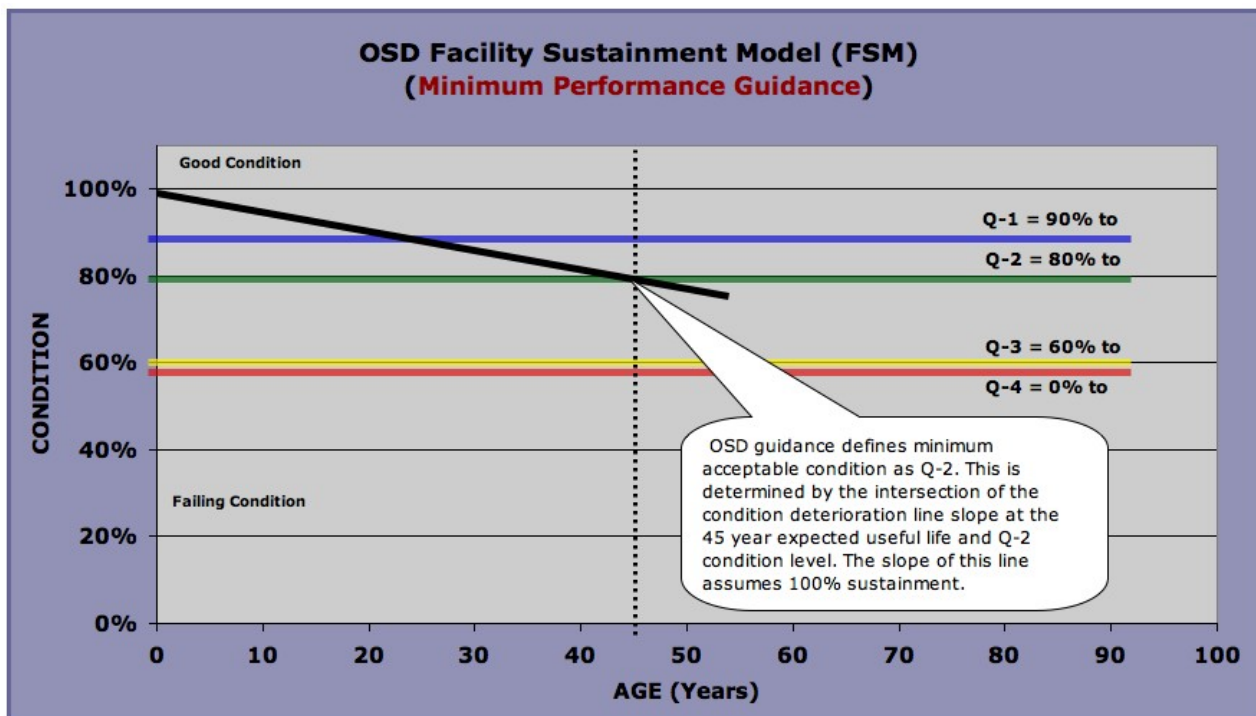


Figure 6: OSD Guidance on Acceptable Facility Conditions

If sustainment funding actually invested is less than 100%, the expected useful life will be less than 45 years and the Q-Rating (Condition) can be expected to be worse than Q-2 at some time during the service life. The impact on DoDEA schools of investing less than 100% of the sustainment requirement is shown in 'Section 2.3: Schools' of this summary

3.2.2 Life Safety Building Codes

The National Fire Protection Association (NFPA) develops and publishes consensus codes and standards intended to minimize the possibility of fire. DoDEA uses NFPA 101®, Life Safety Code®, intended to minimize danger to life from fire, including smoke, fumes, or panic. The code establishes minimum criteria for the design of egress facilities to allow prompt escape of occupants from buildings or, where desirable, into safe areas within buildings. Other Fire-Related Considerations recognize that life safety is more than a matter of egress. The code also addresses protective features and systems, building services, operating features, maintenance activities, and other provisions in recognition of the fact that achieving an acceptable degree of life safety depends on additional safeguards to provide adequate egress time or protection for people exposed to fire. The code also addresses other considerations not related to fire that, while important in fire conditions, provide an ongoing benefit in other conditions of use, including non-fire emergencies. The code does not address the following: (1) General fire prevention or building construction features that are normally a function of fire prevention codes and building codes (2) Prevention of injury incurred by an individual due to

that individual's failure to use reasonable care (3) Preservation of property from loss by fire.

3.2.3 Architectural Barriers Act (ABA)/Rehabilitation Act

DoDEA complies with the standards established by the Secretary of Defense under the Architectural Barriers Act of 1968, as amended (42 U.S.C. §§ 4151, et seq.), and section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794). These standards currently utilize the more stringent provisions of either the 1991 version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG)⁴ or the Uniform Federal Accessibility Standards (UFAS).

3.2.4 Federal Real Property Inventory

DoDEA follows guidance provided by the GSA Office of Government-wide Policy to collect, document and report all facility assets.

3.3 Functional

2006 Educational Facilities Specifications - The Ed Specs detail functional performance requirements and illustrate design concepts supporting the education mission and curriculum.⁵

As the DoDEA education program evolves, these specifications will help this agency address facility and classroom needs in all areas in the early part of the 21st Century. The reader needs to be aware that the concept layouts provided in these specifications are just that, concepts. While the size (net square footage) and allocation of a functional area, in some cases, is more rigid, the layout of a room is still open for design alterations.

A/E firms and school administrators still have the flexibility and creativity to arrange a functional area to best fit a situation. As the DoDEA educational and technology processes evolve, so will the facilities specifications. A periodic review will be coordinated to coincide with curriculum updates to ensure that facility requirements keep up with new standards.

3.4 Playground

U.S. Consumer Product Safety Commission Handbook for Playground Safety, Pub. No 325 - DoDEA uses the CPSC 'Handbook for Public Playground Safety' as the standard for design, construction, maintenance, and assessment of playground assets.⁶ This handbook presents playground equipment safety information in the form of guidelines intended for use by parks and recreation personnel, school officials, equipment purchasers, installers, and others interested in playground safety.

⁴ <http://www.usdoj.gov/crt/ada/stdspdf.htm>

⁵ <http://dodea.3di.com/DoDEAEdSpecs/dodeaedspecs/>; A.1 2006 Educational Facilities Specifications

⁶ <http://www.cpsc.gov/cpsc/pub/pubs/playpubs.html>;

ASTM F1487-05 Standard Consumer Safety Performance Specification for Playground Equipment for Public Use

- This consumer safety performance specification provides safety and performance standards for various types of public playground equipment.⁷ Its purpose is to reduce life-threatening and debilitating injuries. The range of users encompassed by this consumer safety performance specification is the 5th percentile 2-year-old through the 95th percentile 12-year-old. Home playground equipment, amusement rides, sports equipment, fitness equipment intended for users over the age of 12, public use play equipment for children 6 months to 24 months, and soft contained play equipment are not included in this specification. Products or materials (site furnishings) that are installed outside the equipment use zone, such as benches, tables, and borders, used to contain protective surfacing, are not considered playground equipment and are not included in this specification. This specification does not address accessibility, except as it pertains to safety issues.

ASTM F-2223-04: Standard Guide for ASTM Standards on Playground Surfacing

This guide covers standards for selecting and specifying surface systems under and around playground equipment. The guide describes how to apply existing ASTM standards to evaluate the impact attenuation, accessibility characteristics, and product characteristics when selecting surfacing systems for use under and around playground equipment.

3.5 Investment

OSD facility management-budgeting methodologies – OSD's Installations Requirements and Management provide models to identify funding requirements that support mission ready facilities as measured in part by Q-Ratings. The models are:

3.5.1 Facilities Sustainment Model

FSM provides resources for maintenance and repair activities necessary to keep an inventory of facilities in good working order over the 45-year service life. It includes regularly scheduled maintenance and major repairs or replacement of facility components that are expected to occur periodically throughout the life cycle of facilities.

3.5.2 Facilities Modernization Model

Restoration is defined as repair and replacement work to restore facilities damaged by excessive age, natural disaster, fire, accident, or other causes.

Modernization is defined as alterations of facilities solely to implement new or higher standards, to accommodate new functions, or to replace building components that typically last more than 45 years.

⁷ <http://www.astm.org/cgi-bin/SoftCart.exe/DATABASE.CART/HISTORICAL/F1487-05.htm>

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4.0 Processes

One of the ways DoDEA headquarters supports its organizations is by providing consistent tools and metrics of performance to assist them in their management of facility assets. This support is provided in two integrated processes of facility assessments and CAFM. These processes are continually updated to incorporate further integration with Area and District day-to-day facility management operations such as work order management and preventive maintenance. Harnessing the combined resources of the people, the data, information and knowledge DoDEA has on our facilities will continue to yield improved efficiency of operations and most importantly, the level of quality performance required in the schools. These standards of support also facilitate effective communications and collaboration with OSD and service branch personnel in the mutual pursuit of efficient and effective management of all DoD facilities.

Procedures and systems used by DoDEA to assess the current physical condition, renewal requirements, define projects and build investment plans are described in Section 4.0. Key processes include:

- 5 – Year Project Plans
- MILCON Prioritization
- Facility Assessment
- CAFM

4.1 AHERA and Environmental Assessments

Under AHERA, all Local Education Agencies (LEAs) are required to inspect and report on ACBM for all public and private schools. The LEA is required to prepare and implement an Asbestos Management Plan for each school.

Even though DoDEA is not an LEA, it has prepared AHERA studies, including Asbestos Management Plans for each of its facilities. All work is performed in accordance with the requirements of AHERA and 40 C.F.R. Part 763, Subpart E (Asbestos-Containing Materials in Schools). The AHERA studies consist of the following items of work:

4.1.1 AHERA Triennial Surveys

AHERA requires a triennial update of the asbestos inspections and management plans. Some sites have with new schools, renovated structures, or new temporary structures receive a complete AHERA survey before occupancy. The triennial surveys are contracted and combined with other required surveys where appropriate. AHERA accredited asbestos inspectors conduct the inspections. Prior to the initiation of inspection activities, the contractor prepares a Health and Safety Plan to ensure the safety of workers performing the inspections. For each area of a school building, the contractors perform the following tasks:

- a. Visually inspect and assess the condition of all friable ACBM.

- b. Visually inspect material that was previously considered non-friable ACBM and touch the material to determine if it has become friable since the last inspection.
- c. Identify any homogeneous areas with material that has become friable since the last inspection.
- d. Assess the condition of newly friable material.
- e. Reassess the condition of previously identified friable ACBM.
- f. Label, tag or identify the presence (in accordance with AHERA) asbestos found in mechanical, electrical/utility areas of the school and indicate the presence with signage approved by U.S. EPA and U.S. Occupational Safety and Health Administration (OSHA) as well as appropriate approved signage for the specific country and language where the school resides.
- g. As part of the triennial AHERA surveys, the following services and products are provided:

4.1.1.1 Data Collection

- a. Asbestos Inspection Data is collected on each sample of suspect material including location and quantity, sample numbers, and supporting field notes.
- b. Bulk Material Data for each sample collected documents material type, system, size, color, and location. Accessible suspect materials are sampled including water tank and pipe insulation, boiler jackets, air duct insulation, tile grout, acoustical surfacing materials, plasters, fireproofing, wall and ceiling tiles, vinyl floor tiles and mastic. Fire doors and 9-inch vinyl tile are assumed ACBM.
- c. Material Evaluation Data assesses the potential hazard of friable ACBM and categorizes the material type, condition, and damage potential in accordance with AHERA requirements. The inspector assesses each material and classifies it into one of seven Hazard Rank categories. This assessment is used by a management planner to identify the response action required for each confirmed or suspected ACBM.
- d. As a visual survey (destructive sampling is not required by AHERA), accessible areas are inspected, including occupied rooms, spaces above suspended ceilings, pipe chases, and mechanical rooms. The asbestos inspectors document every area and sample site inspected and notes whether any suspect material is present. Measurements of material are made by estimating length, width, height, and diameter. The inspectors also identify any known areas of the building that were not inspected and reasons they were not inspected.
- e. AHERA guidance is followed for the minimum number of samples collected for materials of homogeneous appearance.
- f. Samples are received, logged, and handled in a National Voluntary Laboratory Accreditation Program (NVLAP) and an American Industrial Hygiene Association (AIHA) accredited laboratory. All bulk samples are analyzed using Polarized Light Microscopy with Dispersion Staining (PLM/DS). In special cases, Transmission Electron Microscopy (TEM) is used.

4.1.1.2 Asbestos Inspection Report

A written report is prepared on the results of the asbestos inspection to serve as a comprehensive record of the procedures, locations, and results of the laboratory analysis. It also includes the following as a minimum:

- a. Completed building inspection forms, asbestos priority index calculations, and asbestos-containing material evaluation data.
- b. Data for each sample including identification number, location, sample appearance, analysis procedure and preparation used, quantity of material, and type and percent of asbestos present.
- c. Hazard Rankings.
- d. Cost estimates which include unit costs and total dollars for each type of material in each space. Additional information on material qualities will be included.
- e. Floor plans indicating sample locations. If no floor plans are available, a combination of sketches and inspection forms are used.
- f. Recommendations on abatement and management on a room-by-room basis.

4.1.1.3 Updated Asbestos Management Plans

The contractor updates the Asbestos Management Plan for each school in accordance with AHERA. The Asbestos Management Plans are updated and signed by an accredited AHERA asbestos management planner. The contractor incorporates policies previously written by or developed for the school. The Asbestos Management Plans include the following sections:

- a. Introduction
 - Purpose
 - Responsibilities
- b. Regulatory Requirements
- c. Asbestos Management Program
- d. Asbestos Inspection
- e. Operations and Maintenance Procedures
- f. Asbestos Hazard Assessment Determination Guideline
- g. Asbestos Abatement Plan
 - School Facility In-House Asbestos Team: Standard Operating Procedures
 - School Facility In-House Asbestos Team: Training Program

4.1.2 Other Environmental Visual Checks

During the course of contracted AHERA surveys, the contractor takes note of any significant concentration of fecal bird debris or roosting sites within the building and locations showing evidence of peeling paint that may pose health risks from dust or lead based paint. These areas are noted and the DoDEA point of contact is advised for DoDEA action.

4.1.3 Additional Environmental Services

In addition to the services described above, tasks that may be assigned to the contractor as required include the following:

1. Asbestos inspection prior to renovation or demolition (Pre-Design Surveys). These are more detailed than AHERA surveys and may include destructive sampling to find hidden ACBM.
2. Asbestos abatement design, including specifications and drawings.
3. Asbestos abatement oversight and air monitoring.
4. Lead-based paint surveys in accordance with Department of Housing and Urban Development Guidelines.
5. Other Hazardous Materials surveys.

4.1.4 AHERA Periodic Surveillance

Per AHERA, every six months each LEA conducts a periodic surveillance in each school building that contains ACBM. The triennial survey replaces one of the six-month periodic surveillance inspections.

4.2 Facility Condition Assessment

FCAs are conducted in unison with AHERA surveys. Contractors provide the combination of necessary qualified inspectors based upon site and building requirements. Using an integrated AHERA and FCA contractor survey team minimizes school-site schedule disruption and optimizes efficient, consistent, and timely facility survey results. FCAs can include several types of surveys and analyses, but typically include the following general types:

- ADAAG
- Facility Utilization Survey (FUS)
- Life Safety
- Physical condition
- Playground
- Security

The FCA provides engineers and facility planners with the data needed to help make informed decisions on facility sustainment. The FCA is designed to support programming and budgeting for current and future capital renewal costs quickly and accurately. The FCA provides a mathematical-parametric model, confirmed by site survey, of a facility's component building systems to determine its current and predicted conditions based on its components' planned life cycles. It is a strategic tool for programming and budgeting capital renewal costs - a macro view of facility status. Capital renewal is the future, systematic replacement of building component and utility systems to extend their useful life—for example; a roof system will age to its planned life in 15 years and will need replacement. The FCA records information related to these components, so that facility

engineers are aware of the remaining useful life of the various components, and of the costs associated with capital renewal.

The FCAs are generally conducted at three levels of detail - Level 1, Level 2 and Level 3. The 'Level' relates to the amount of detail describing conditions, and corrections. Longer term (> 18 months) facility project planning requires less detail (L-1) than condition information details need to support project definition for immediate correction (L2 and L3; 6 to 18 months).

Level 1 Assessments

1. Architectural
2. MEP
3. Site
4. Specialties

Level 2 and 3 assessment deficiencies are grouped into fifteen categories, eight under 'Condition' and seven under 'Functional'. These categories are shown in Table 1. Deficiency summaries are reported using the following eight categories. The Functional Adequacy (FA) assessment process is undergoing redevelopment at this time.

Level 2 and Level 3 Assessments

1. ADA
2. AHERA
3. Architectural
4. Infrastructure (site)
5. Life Safety
6. MEP
7. Playground
8. Security

4.2.1 Level 1 Assessment

Level 1 assessments are physical condition assessments in which deficiencies are categorized into four groups. Results include Rough Order of Magnitude (ROM) cost estimates to replace systems and, or sub-systems that are currently beyond expected useful service life, and future renewal requirements for systems and, or sub-systems with remaining service life. A district engineer can use this information to identify projects that may include repair or replacement of expired systems and sub-systems. In the case of currently expired systems the district engineer may use the ROM correction estimate for preliminary budgeting, The district engineer should then confirm the system or sub-systems are beyond are expired and no longer functioning adequately, and conduct a Level 3 assessment to determine specific scope and budget requirements for the project.

A Level 1 assessment predicts facility component life expirations using statistical guidelines developed by Building Owners and Managers Association (BOMA) and

endorsed by national facility management organizations such as the Council for Educational Facility Planners International and the Association for Higher Education Facility Officers (AHEFO). Also used is R.S. Means, a nationally recognized reference for cost data, to model component building systems' costs. Deficiency and renewal cost estimates are adjusted using DoD local area cost factors. While it is anticipated that DoDEA FCAs will be prepared at the level of detail described for Level 1 assessments, a more or less detailed assessment may be specified. The Level 1 FCA generally consists of:

Build Cost Models

Developing and updating cost models of the buildings to be studied by reviewing existing documents and interviewing maintenance staffs to determine types, age, and components of buildings, and the last renewal of each component. Each building component is then assigned a useful life according to BOMA standards, or local experience, and estimated replacement cost using cost per square foot data provided by DoD and R.S. Means. However, a system's actual life can vary significantly from BOMA standards under existing conditions—lack of routine maintenance, environmental conditions, inappropriate design, or poor installation shortens system and building useful lives. System life cycles are adjusted to fit a facility manager's actual experience.

For example, BOMA uses five years to estimate the useful life of exterior painting. If a facility manager's standards are to repaint every three years in lieu of the BOMA recommended five years, adjustment to the model's life cycle criteria for painting is added.

As another example, a four-ply built-up roof may have a current renewal value of \$2.09 per SF and a life expectancy of 25 years. If we find through records review or interviews that the existing roof is 30 years old in the example above, we know the roof is five years beyond its expected life. The result is an immediate need for capital renewal for the roof system using an area cost factor adjusted budget of \$2.09 per SF plus the renewal premiums to complete the replacement. Renewal-replacement premiums may include cost for items such as installing a new built-up roof on an existing building that requires removing the old roof—premium costs for demolition, dumpster charges, replacement difficulty, special requirements, and other anticipated costs are added to complete the roof replacement cost projection.

Confirm Cost Models

In this step, the contractor confirms the cost modeling developed in the preceding step. This is necessary because facilities upgrades and repairs are frequently not documented, and actual remaining life in a component may vary from manufacturers' guidelines. To confirm the cost model, the contractor surveys appropriate facility areas after developing the cost models to validate the data in the cost models. As an example, a component's record shows it to be expired, but

a field survey may find that it was already replaced and not documented. Cost models are changed to reflect actual conditions and records observed on site. They are then able to identify obvious deficiencies that are out of sequence with the component's useful life (i.e., roof leaks in a new roof, failed window gaskets, under- or over-conditioned air in building). Data collected includes digital photographs of each building to help record the facility condition. Photographs are linked to individual building reports within the cost modeling software and are a part of the overall database.

4.2.2 Level 2 Assessments

These assessments provide identification and ROM correction estimates of component and sub-system deficiencies. These descriptions include specific details of deficient conditions including photos, and technical non-performance characteristics. For example, a floor covering with damage such as a peeling or broken tile, or frayed, torn, or separated carpeting is a deficient condition that also compromises performance to the original designed use, and may pose a safety (tripping) hazard. The ROM estimate to correct this deficiency is based upon R.S. Means' benchmarks and the assessors' knowledge of local conditions.

A district engineer can use this information to identify projects that may include repair or replacement of components and sub-systems, and use the ROM correction estimate for preliminary budgeting. The district engineer should then confirm the component or sub-systems are deficient and no longer functioning adequately, and conduct a Level 3 assessment to determine specific scope and budget requirements for inclusion in a project. The following is a sample L2 deficiency description summary and ROM correction estimate.

Deficiency: [Print](#)

CSI: 09 Finishes Status: A [?](#)


Major Class: Stucco

Deficiency: Wall (ext. stucco): Damaged or failing

Building System: Exterior Walls

Category: Architectural

Note:



Correction:

Correction: Repair stucco Safety: 6 [?](#)

Quantity: 145

Units: SF

Priority: 3 [?](#)

Reason: Difficulty: 1 [?](#)

Associated Components: [Edit](#)

No components associated with deficiency.

Price:

Line Item Total:	\$4,338.40	Gross Area(S.F.): 0	
+ Adjust PCT:	0 %	Facility:	DoDEA\DoDDS-Europe\Kaiserslautern\Bitburg ES\Bitburg ES Bldg 87_L2 Deficiencies
- Discount PCT:	0 %	Project:	DoDEA\DoDDS-Europe
= Estimate:	\$4,338.40	Date Created:	Thursday, July 21, 2005 Ron Menke
+ Soft Cost:	\$1,274.41	Date Updated:	Wednesday, May 17, 2006 Ron Menke
Total:	\$5,612.81		

Type	CSI/Uniformat	Description	Qty	Unit	Unit Cost	Amount
U	022258400300	Walls & partitions demo, stucco wall 1" thick over mesh	1305	S.F.	\$0.64	\$835.20
U	099909000790	Surface preparation, exterior, siding, stucco	1305	S.F.	\$0.66	\$861.30
U	092202001000	Stucco, exterior stucco, with bonding agent, 3 coats, on walls, no mes	145	S.Y.	\$14.44	\$2,093.80
U	099107001600	Siding, stucco, rough, oil base, paint 2 coats, spray	1305	S.F.	\$0.42	\$548.10

Figure 7: Sample Level 2 Deficiency Description and ROM Correction Estimate

4.2.2.1 Americans with Disabilities Act

The contractor inspects existing school, administrative and operational facilities to determine the extent and location of deficient ADA conditions. The findings are summarized in a report, including floor and site plans showing where violations occur, a prioritized listing of violations and their severity, and schematic-level design details for projects to correct deficiencies, and budget-level estimates of corrections. Facilities studied may include, but are not limited to toilets, corridors, ingress and egress, exterior walkways, parking lots, drinking fountains, playgrounds and other recreational facilities, and classrooms.

The ADA assessment requires knowledge of the American with Disabilities Act code and ability to apply the code to DoDEA facilities. A Commercial Off-the-Shelf (COTS) tool (e.g. ADAAG Pro version 1.6) is used to generate reports that identify the deficiencies found. The procedure is as follows:

- Use a school roster that lists all room numbers and grades taught.
- Program the rooms that are required to be ADA accessible. Not all classrooms are required to be ADA accessible, just one of each discipline.
- Mark-up drawings to identify where these spaces are located.
- Programmed spaces are to include any rooms, corridors, stairwells, offices, etc, that a child, faculty member, visitor, or parent will enter. Janitor closets, mechanical rooms, roofs, and attics are not to be included in this ADA assessment.
- Pictures are taken of programmed spaces and all deficiencies found.
- Once the assessment is complete, the assessor then builds a deficiency list using ADAAG Pro v1.6 software.
- Once the survey is complete and printed, the assessor then uses the deficiencies generated to input the data into the CORRIDOR (DoDEA Facilities Management System) database.
- Pictures are resized, renamed (for example, Ansbach ES_ADA-LS_001_door hardware.jpg), placed into the correct folders within Condition Management Estimation Technology (COMET), and then attached to all applicable deficiencies.
- The narrative is completed and/or modified to complete the task of the ADA assessment.

4.2.2.2 Life Safety

Typically, ADA and Life Safety assessments are conducted together. The Life Safety code assessment requires knowledge of NFPA 101: Life Safety Code 2006 and be able to apply the code to DoDEA facilities. The general assessment procedure is as follows:

- Identify the fire evacuation route on the drawings.

- Identify where all fire extinguishers, exit signs, and pull stations are located.
- Elements to assess at all egress doors:
 - Measure handle height
 - Measure clear width (refer to code to see correct procedure)
 - Identify fire rating
 - Identify door closer
 - Measure force to open using fish scale or other measuring device.
- Check fire rating of all interior wall construction (i.e. window facing corridor)
- All interior exit doors should have a 2-hour rating, all other a minimum of 20 min with an installed sprinkler system.
- Xenon strobe emergency lights are to be installed at all egress locations to include classrooms, offices, libraries, cafeterias, gymnasiums, etc.
- Egress paths are to be clear of all combustible material and storage items.
- Wall coverings are not to have more than 20% of wall covered with student work without a fire sprinkler; 50% if there is a sprinkler.
- Calculate occupant load factors to see if rooms and spaces are within compliance.
- Stairwells elements to be assessed are as follows;
 - Handrails
 - Guards
 - Windows
 - Alarms
 - Improper storage
 - Compartmentalization
 - Steps
 - Width
 - Height
 - Slip resistant
- Data is entered in to CORRIDOR.
- Pictures are renamed (for example, Ansbach ES_ADA-LS_001_door hardware.jpg), and put into the correct folders within COMET and then attached to all applicable deficiencies.
- The narrative is completed and/or modified to complete the task of the Life Safety assessment

Site

Site issues are prevalent and require many photos to be taken. Site elements assessed are parking lots, site accessibility, all ramps on site, access to buildings,

stairs, and any site feature that may be seen as an attractive nuisance. Site issues are primarily related to ADA but in some cases can be Life Safety. All site changes are updated in FUS AutoCAD drawings.

Deficiency: [Print](#)

CSI: Accessibility **Status:** A [?](#)


Major Class: Parking

Deficiency: Parking (4.6.3): Sizing & configuration N/C

Building System: Site Improvements

Category: 10. ADA

Note:



Correction:

Correction: Provide Van parking **Safety:** 6 [?](#)

Quantity: 1

Units: LS

Priority: 4 [?](#)

Reason: **Difficulty:** 1 [?](#)

Associated Components: [Edit](#)

No components associated with deficiency.


Price:

Line Item Total:	\$1,206.14	Gross Area(S.F.):	0
+ Adjust PCT:	0 %	Facility:	DoDEA\DoDDS-Europe\Bavaria\Wilseck ES\Wilseck ES Site_L2 Deficiencies
- Discount PCT:	0 %	Project:	DoDEA\DoDDS-Europe
= Estimate:	\$1,206.14	Date Created:	Tuesday, October 04, 2005 Ross Ormond
+ Soft Cost:	\$354.30	Date Updated:	Wednesday, May 17, 2006 Ron Menke
Total:	\$1,560.44		

Type	CSI/Uniformat	Description	Qty	Unit	Unit Cost	Amount
U	027665500800	Lines on pvmt, parking stall, paint, white, 4" wide	1	Stall	\$9.69	\$9.69
U	023104401020	Fine grade, fine grade, for large parking lots	1	S.Y.	\$0.90	\$0.90
U	033102404530	Concrete in place, handicap ramp w/6" curb/rails both sides, 3' wide	1	L.F.	\$522.00	\$522.00
U	027501000505	Concrete paving, minimum labor/equipment charge	1	Job	\$440.80	\$440.80
U	027501000700	Concrete pavement, finishing, small areas, broom finish	1	S.Y.	\$6.90	\$6.90
U	022208754100	Site demo, sidewalk removal, concrete, plain, 4" thick	1	S.Y.	\$8.93	\$8.93
U	022208754290	Site demo, sidewalk min labr/equip chg	1	Job	\$216.92	\$216.92

Figure 8: Sample ADA Deficiency and ROM Correction Estimate

Deficiency: Print

CSI: Life-safety	Status: A ?	
Major Class: Means of Egress Comp (Doors)		
Deficiency: Doors (7.2.1.7): Panic hardware N/C		
Building System: Functional Adequacy		
Category: 1. Life-safety		
Note:		

Correction:

Correction: Replace panic hardware	Safety: 1 ?
Quantity: 2	
Units: Ea.	
Priority: 2 ?	
Reason:	Difficulty: 1 ?

Associated Components: Edit

No components associated with deficiency.

Price:

Line Item Total:	\$1,579.34	Gross Area(S.F.): 36	
+ Adjust PCT:	0 %	Facility: DoDEA\DoDDS-Europe\Bavaria\Wilsack ES\Wilsack ES Bldg 2232\Spaces\Floor 1\C1	
- Discount PCT:	0 %	Project: DoDEA\DoDDS-Europe	
= Estimate:	\$1,579.34	Date Created: Wednesday, October 12, 2005 Ross Ormond	
+ Soft Cost:	\$463.93	Date Updated: Tuesday, May 08, 2007 Virgil Haygood	
Total:	\$2,043.27		

Type	CSI/Uniformat	Description	Qty	Unit	Unit Cost	Amount
U	087107500700	Panic device, for rim locks, sgl dr, touch bar & vert rod, exit only	2	Ea.	\$771.40	\$1,542.80
U	022253409000	Door demo, min labor/equip chg	0.3	Job	\$121.80	\$36.54

Figure 9: Sample Life Safety Deficiency and ROM Correction Estimate

4.2.2.3 Facility Utilization Survey

The FUS provides an accurate graphic and non-graphic record of real property data and CADD floor and site plans. The graphic files are compatible with AutoDesk AutoCAD or other agreed upon software. The non-graphic files are compatible with Microsoft Access 2002 database. All general floor plan and site drawing files are available in CORRIDOR. The FUS also includes tasks to identify, and support correction of discrepancies in square footages in use by DoDEA and real property inventory square footage records. The FUS generally consists of:

1. *Data Collection.* Collecting specified data by field observations varies by site but typically includes field measurements to verify dimensions and layout of the facilities. Facilities studied include all buildings, as well as site features, such as sports facilities, courts, play surfaces, fences, walls, playgrounds, lighting, monuments/memorials, flag poles, above ground utilities, streets, sidewalks,

parking lots, and hydraulic facilities. Data collected includes owner of the facility, tenant organization occupying the facility, use per room, capacity, and size.

2. *Information Processing.* Verification of existing data, including taking on-site measurements of facilities and identifying existing usage in accordance with Real Property Inventory Requirements (RPIR).

3. *Computer Database Files.* Providing and updating both graphic, Computer Aided Drafting and Design (CADD), and non-graphic computer database files. The components of these files include:

- a. *Site.* Site maps show all facilities, roads, parking areas, sidewalks, recreation areas, sports fields, walls, fences, topographic features, building numbers, courts, play surfaces, playgrounds, lighting, monuments/memorials, flagpoles, and other facilities in the immediate vicinity of the installation boundaries. Site maps will show different pavement types and playground surfaces, e.g., asphalt, concrete, paving stone, grass, safety tile, etc. Site maps are annotated to show all facilities and deletions. Building exteriors are measured where there are apparent inconsistencies in building footprints.
- b. *Facilities.* Facility plans show floor layout, walls, permanent or semi-permanent partitions, location of doors and windows, the net square footage of each divided space, its category code, Unit Identification Code (UIC) and unit description. Facility plans show room numbers. All room numbers within a building are identified and verified against existing drawings. Where room numbers do not exist and the user has not assigned a number, a number is assigned to the room using a logical sequence. Area sizes are verified by calculating net and gross areas from as-built drawings wherever possible, but where there are inconsistencies between the as-built drawings and the existing structure, field measurements are made.
- c. *Real Property Records.* The Real Property Inventory is reviewed and comparison made with the field data gathered to ensure that the information included in the database is correctly recorded. The database structure is compatible with most other RPIR systems such as the Integrated Facility System (IFS) and OSD RPIR. Additional information that is specifically applicable to DoDEA facilities is also included in the CORRIDOR FUS database (such as the Department of Defense Activity Address Code (DODAAC) number, teaching stations and danger codes).
- d. *Real Property Inventory (RPI) Reconciliation.* Concluding reviews of the real property records and reviews of the assets found on site we meet with local real property action officers and present our findings with the intent to correct/reconcile the records. The review is not limited to just buildings; it also includes facilities and site improvements that are considered real property. Responses, requests, and agreements for data change from the installation real property representative are monitored and tracked using a Real Property Inventory Reconciliation Tool (RPIRT) in CORRIDOR.

4.2.2.4 Functional Assessment

The purpose for rating the functional adequacy of facilities is to more accurately identify and develop options to resolve functional deficiencies to improve mission fitness of our facilities. These methods are under development and will be applied to each school in conjunction with upcoming triennial AHERA and FCA surveys.

These methods will prioritize and accurately evaluate classroom characteristics and components such as size and the importance of area, bathrooms, sinks, cabinets, and other components according to the needs of each classroom. The importance level or weighted value of each component will be strictly determined in respect to the impact each classroom component has on the learning environment of the students. These weightings and priorities are being developed in collaboration with DoDEA stakeholders and industry advisors who specialize in the facility environments of Elementary Education. It is important to note that the importance level or weighted value is not influenced by the cost or worth of a particular classroom component. The functional adequacy ratings of these classrooms will aid in the decisions pertaining to the target areas, quantities, and duration times of funding efforts toward elementary schools.

A recent DoDEA study analyzed current processes and provides options to continue improving the method of assessment, analysis, planning, and implementation of projects to improve functional adequacy of our facilities.⁸ A copy of this study report is included in Appendix A.1. While the study focused primarily on Elementary Schools, the processes identified for interpretation of Ed Spec standards for field assessment application, data analysis, scoring and cost estimating to improve functional adequacy are applicable to all school grade level facilities.

We are proceeding with the implementation of many of the procedures described in the study because it will make better use of existing data on space sizes, improve collection efficiencies and analysis of data thereby enabling more expedient and cost effective implementation of investment-project improvement plans.

The Figure below is a sample from the DoDEA study illustrating sufficient space for a storage closet and file cabinet in the minimum area for an Elementary School general purpose classroom.

⁸ 'The Functional Adequacy Ratings of Classroom Components in an Elementary School' June 13, 2007

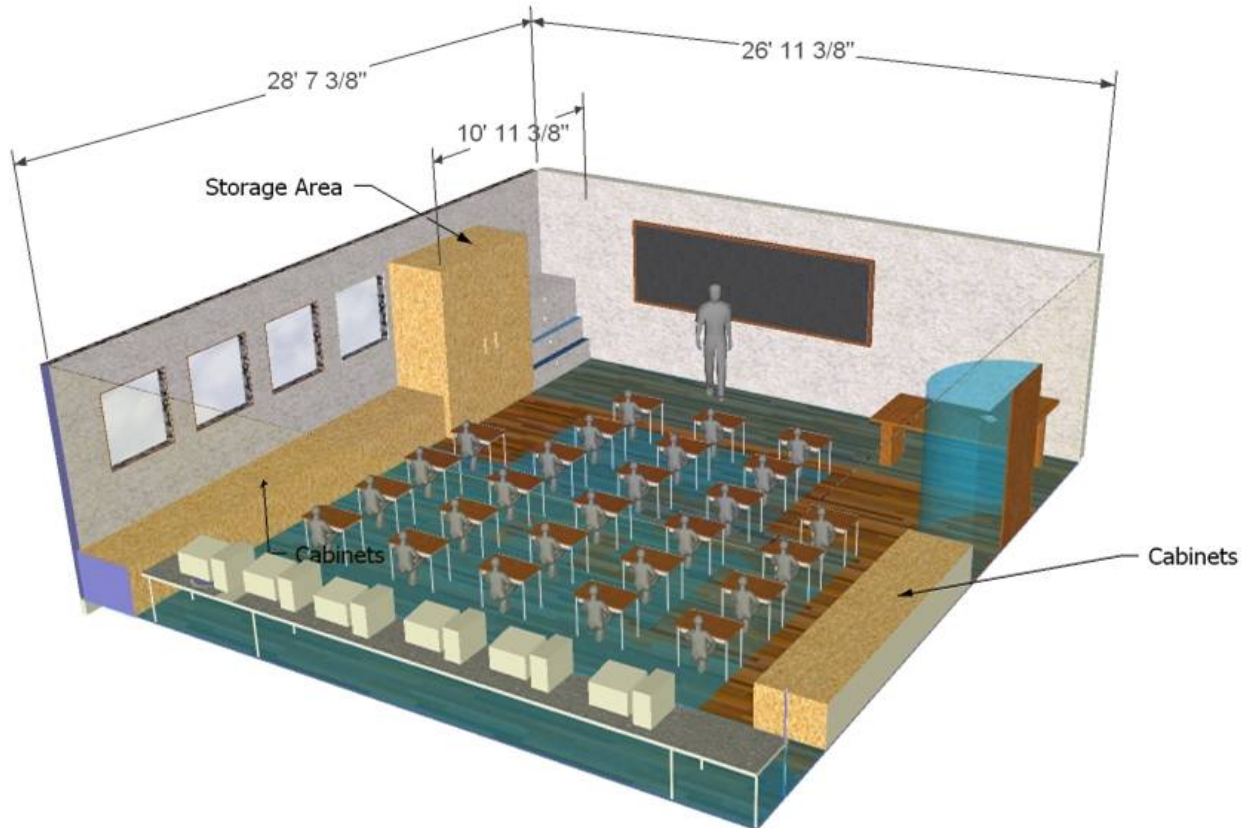


Figure 10: Sufficient storage space is included in the minimum area specifications.

The rating method incorporates both a letter 'Grade' and dollar value estimate to improve functional performance. The letter grade provides an intuitive means for room/school/campus/district/area space adequacies, and the dollar value estimate allows functional adequacy condition to be included in OSD Q-Rating calculations. Methods for incorporating FAA data into Q-Rating calculations are described in detail in this section. The following table shows an example of how room space(s) size will be graded.

<59%	F	Inadequate: Classroom does not provide a proper learning environment for the students therein.
60% - 69 %	+ - D	Adequate: Classroom is adequate to supply the needs of the students therein.
70% - 79%	+ - C	Good: Classroom adequacy is above what is needed for proper learning environment.
80% - 89%	+ - B	Very Good: Classroom is closer to ideal classroom standards than the minimum.
90% - 100%	+ - A	Exceptional: Classroom is close to ideal standards and contains the best learning environment.

Table 7: Room Space Grading Criteria

The percentages shown in the table above represent the percentage of existing space compared to ideal space indicating how well the existing space sizes compare to 'minimum' and 'ideal' space size requirements. The ideal space size(s) are documented in the Ed Specs (Appendix A.1) and the minimum requirements are determined by DoDEA facilities personnel in collaboration with other DoDEA stakeholders. For example, a classroom at the size defined in Ed Spec (100%) would be 'ideal' and given an 'A+'. A classroom less than minimum size would, as defined by 60 percent of the ideal size would be an 'F'. This grading method assumes a linear relationship

Room size grades are converted to dollar values when the Area Percentage is less than 60 percent. At this level of space deficiency the cost of replacing the space is determined using the DoD pricing guide (\$/Square Foot (SF)) to build replacement space(s).

Additional details of space and other functional adequacy parameters are provide in the DoDEA study in Appendix A.1.

4.2.2.5 Playground Assessment

Facility survey teams use the U.S. CPSC 'Handbook for Public Playground Safety' as the standard for design, construction, maintenance, and assessment of playground assets. This handbook presents playground equipment safety information in the form of guidelines intended for use by parks and recreation personnel, school officials, equipment purchasers, installers, and others interested in playground safety. These guidelines provide assessors a basis to assess many characteristics of playground equipment to detect conditions that may pose unreasonable risks of serious injury or death from the use of playground equipment assets.

Common problems observed include:

- Routine and preventive maintenance generally not being performed
- Protective surfacing often not adequate based on the fall height of the installed equipment
- Some equipment is very old and in poor condition
- Some relatively new equipment is not compliant (generally equipment that was manufactured outside of the U.S.)
- Many instances of openings that can trap (entrapments), protrusions, and entanglements
- Single-axis swing chain spacing often not compliant
- Risk management signs not installed

Isolated problems observed include:

- Equipment had been modified, which in turn created other compliance problems
- Equipment that had been relocated and was not re-installed properly
- Equipment that was not age-appropriate (for example, equipment designed for use by school-age children was being used by pre-school age children)
- Too much equipment, much of which was very old or not compliant
- Adult exercise equipment co-mingled with playground equipment
- Metal slides located in open sun
- Fencing not installed to separate play areas from vehicular traffic or other hazards such as forested areas and waterways
- Use zones inadequate

In addition to items addressed above, a few other issues merit discussion. First, playground equipment fall height dictates the critical height rating of the protective surfacing. Consequently, it might be possible to reduce the cost associated with protective surfacing by purchasing equipment with a relatively low fall height. For example, wood mulch is readily accessible and relatively inexpensive, but has a critical height rating of only 7 feet (9 inches compressed depth). Options for protective surfacing are greatly reduced and substantially more expensive when equipment fall height is greater than 10 feet.

Second, not all protective surfacing is created equal. For example, although loose fill materials such as wood mulch, engineered wood fibers, and wood chips are readily accessible and relatively inexpensive, they degrade over time. On the other hand, shredded rubber tire surfacing does not degrade as quickly as wood products but the cost is greater. All loose fill protective surfacing must be maintained on a routine basis, sometimes daily, to maintain the surfacing at the appropriate depth

and to keep the material free from animal feces and other dangerous objects such as glass and stones. Another option, a unitary material such as rubber tiles is very expensive and must be installed on a prepared base. Although the initial cost for rubber tiles and other unitary surfacing materials is greater than for loose fill surfacing, day-to-day maintenance is greatly reduced.

Third, multi-axis swings have often been taken out of service due to numerous injuries from their use as reported by school administration.

Fourth, occasionally there are instances where playground equipment / repair services had been donated to schools. Donations included freestanding equipment, equipment installation, and equipment repair. In most instances, the donated equipment or repair services were not appropriate for public playgrounds.

Finally, there are at least four components for a safe playground to exist. Those components are:

- Playgrounds must be properly designed
- Playground equipment must be properly installed
- Playground equipment and protective surfacing must be properly maintained
- Playgrounds must be properly supervised

Recommendations:

- Develop a table of allowance for playground equipment at schools based on some unit of measure such as enrollment, grade levels present at a school, or school size (i.e. small, medium, or large)
- It may be prudent to limit the list of equipment available for procurement in order to make the equipment easier to inspect and maintain
- Develop a playground safety and maintenance program. The program might include elements such as:
 - Training program for managers, administrators, and equipment maintainers
 - Formalized inspection and maintenance procedures
 - Equipment replacement strategy
 - Equipment installation records
 - Equipment inventory
 - Fencing requirements
 - Maintenance records
 - Plans for taking equipment out of service in the event of equipment failure
 - Ensure an adequate budget is prepared to implement the program


- Consider fall height when making playground equipment purchase decisions to minimize cost of protective surfacing
- Based on equipment fall height, consider using wood chips or shredded rubber tires whenever possible
 - Sand is generally a poor choice because it attracts some animals and has a critical height rating of 5 feet (for 9 inches compressed depth)
 - Unitary material such as rubber tile may be appropriate in instances of heavy use or when maintenance costs are concerns
- Ensure playground equipment installers are qualified. Include a provision in the contract for a follow-up visit by installers 30 to 90 days after initial installation to check for loose bolts and overall compliance with U.S. Consumer Product Commission and ASTM guidelines
- Ensure play areas are well drained and water is not trapped in or under protective surfacing
- Consider placing certain types of equipment such as multi-axis swings and metal slides on a “do not buy” list
- Remove excess equipment from playgrounds
- Excess equipment places an unnecessary burden on inspection and maintenance personnel / budgets

Sample report excerpts in the following figures illustrate some of the findings and reports from playground assessments.

Playground Equipment Inventory – Ansbach ES

Equipment ID	Equipment Type	Recommendation	Play Group	Comments
 SL1	Slide (School-age)	Replace	1	Surfacing: Rubber tiles (45mm) FH: 12" <ul style="list-style-type: none"> • Metal slide located in open sun • Protrusions at slide platform
 S1	Swing (School-age)	Retain	1	Surfacing: Rubber tiles (45mm) FH: 80" <ul style="list-style-type: none"> • Surfacing inadequate • Splinters / cracks • Chain spacing • Use zone overlaps use zone for C1 (92" separation)

Playground Equipment Inventory – Ansbach ES

Equipment ID	Equipment Type	Recommendation	Play Group	Comments
 PH1	Play House (Pre-school age)	Retain	2	Surfacing: Rubber tiles (45mm) FH: 24"

Summary: Playground equipment located at Ansbach ES is separated into 2 play groups; 1 play group for pre-school age children and 1 play group for school-age children. During our assessment we found that most, if not all, protective surfacing consisted of rubber tiles approximately 45mm thick, which is inadequate for some of the equipment. Data contained in the table below was provided to us by personnel at the DoDDS-E Area Service Center. The "Comments" column above shows the fall height of each piece of equipment and the bullets indicate areas of non-compliance with the U.S. Consumer Products Safety Commission, Publication Number 325, Handbook for Public Playground Safety.

Tile Thickness	Fall Height
30mm / 1.181"	1000mm / 39.37"
45mm / 1.772"	1500mm / 59.06"
60mm / 2.362"	2000mm / 78.74"
70mm / 2.756"	2500mm / 98.43"
90mm / 3.543"	3000mm / 118.1"

Figure 11: Sample Playground Assessment Report

4.2.3 Level 3 Assessments

These assessments address specific design and cost considerations to address one, or several deficient conditions, and may include restoration and modernization scope. The district engineer may use Level 1 and Level 2 assessment results to define ROM scope and budget requirements. This reduces the need to investigate basic parameters of deficient conditions, because the nature and ROM correction costs already exist from which the engineer can develop a more detailed correction and design.

4.2.4 Condition Data Analyses

In DoDEA's multiple building and widespread geographic portfolio, it is important to know how building conditions compare. The CORRIDOR cost modeling and deficiency correction estimate tools are applied to develop the OSD Q-Ratings as a gauge of capital renewal in a building.

CORRDIOR calculates Q-Ratings following guidelines shown in the excerpt below taken directly from the Department of Defense Facility Quality-Rating guidance dated 5 September 2007.

Condition Index (CI) - A measure of the constructed asset's condition at a specific point in time with respect to physical condition and ability to support the current occupant or mission. CI is calculated as the ratio of estimated cost of maintenance and repair requirements to Plant Replacement Value (PRV). Maintenance and repair requirements consist of that work necessary to ensure that a constructed asset is restored to a condition substantially equivalent to the originally intended and designed capacity, efficiency or capability.

Facility Physical Quality Rating – Real Property Inventory data field that captures the CI rating.

Facilities Restoration and Modernization – Restoration means the restoration of real property to such a condition that it may be used for its designated purpose. Restoration includes repair or replacement work to restore facilities damaged, excessive age, natural disaster, fire, accident, or other causes. Modernization means the alteration or replacement of facilities solely to implement new or higher standards, to accommodate new functions, or to replace building components that typically last more than 50 years (such as the framework or foundation) (DoD Financial Management Regulation (FMR) Vol. 2B, Chapter 8, paragraph 080105). R&M projects are programmed as non-recurring repair and minor construction generally budgeted and funded in Operations and Maintenance Program Element ***76. R&M also includes projects programmed as Military Construction. Other R&M fund sources include Military Family Housing (MFH) and Nonappropriated Funds (NAF) as applicable to those programs.

Facilities Sustainment - Maintenance and repair activities necessary to keep an inventory of facilities in good working order. It includes regularly scheduled adjustments and inspections, preventive maintenance tasks, and emergency response and service calls for minor repairs. It also includes major repairs or replacement of facility components that are expected to occur periodically throughout the life cycle of facilities. This work includes regular roof replacement, refinishing of wall surfaces, repairing and replacement of building service systems (i.e. heating and cooling systems), replacing tile and carpeting, and similar types of work. It does not include environmental compliance costs, facility leases, or other tasks associated with facilities operations (such as custodial services, grounds services, waste disposal, and the provision of central utilities - DoD FMR Vol. 2B, Chapter 8, paragraph 080105). Sustainment projects are programmed as Maintenance or recurring repair work and is generally budgeted and funded in Operations and Maintenance Program Element ***78. MFH Sustainment is budgeted in house appropriations.

“New Footprint” Construction – Construction that adds to an existing facility, or does not replace an existing facility that has reached its service life, or is beyond economical repair. New footprint Military Construction results in growth of the installation’s real property inventory.

Plant Replacement Value – Cost of replacing the existing constructed asset at today’s standards, adjusted for location. Includes overhead costs such as planning and design (P&D), supervision, inspection and overhead (SIOH), and other construction overhead costs (reference United Facilities Criteria (UFC) 3-701-06, para 3-2.2.) From the FMR, the formula for PRV is:

***Plant Replacement Value* = facility quantity x construction cost factor x location factor x P&D factor x historical factor x contingency factor x SIOH factor x inflation factor**

(FMR Vol. 2B, Chapter 8, paragraph 080105)

Rated Asset – Per Federal Real Property Council (FRPC) 2007 Guidance for Real Inventory Reporting, all buildings and structures are to be rated.

Requirements (for Q-Rating Calculations) – Per FRPC, “repair needs” (numerator in the calculation) is “the amount necessary to ensure that a constructed asset is restored to a condition substantially equivalent to the originally intended and designed capacity, efficiency, or capability.” (FRPC 2007 Guidance for Real Inventory Reporting, page 10, paragraph 11) DoD Q-Rating calculations equate to work required to correct existing facility deficiencies through sustainment, restoration, and modernization, or replacement to achieve a fully serviceable condition fully able to support the current mission or function of the facility. The table below provides a quick reference for work to be “included” in the condition assessment formula numerator for computing Q-Ratings for existing assets. Also

shown is work “excluded” from condition assessments for calculating Q-Ratings. Work is excluded when it is specifically required to convert a facility to another use; or when the result is new footprint construction (regardless of fund source, e.g. O&M, NAF, MILCON, etc.)

Formula Numerator	Facilities Sustainment	Facilities Restoration and Modernization
Included	Sustainment requirements that at present are materially degrading the condition of a facility	Repair requirements to restore or replace facility components, services systems, or meet codes or mission needs (except conversion)
Excluded	Regularly scheduled adjustments and inspections; preventive maintenance tasks	Conversion and “new footprint” construction

Q-Rating Formula: $Q = \frac{(1 - \text{Requirements})}{\text{PRV}} \times 100$

Q-Rating Bands: Bands allow OSD, Military Services, and Defense Agencies/Activities to group facilities by condition for the purposes of developing investment strategies.

The combination of Q-Ratings and building age are the basis of the DoDEA investment strategy (Section 2.3.4) which is comprised of annually developed 5-Year Plans. The FSRM projects in the 5-Year Plans are defined and prioritized using facility deficiencies occurring (actual and forecast) with the 5-year planning period. This process permits more accurate plans, technically and fiscally. If only current year deficiencies are used to defined 5-year projects, then there would be projects defined that do not take into account facility systems and sub-systems with life expectancies due to expire within the 5-year planning window. Considering 5-year renewal requirements, along with reducing maintenance backlog and new current deficiencies, can result in increased planning efficiencies and longer term sustainable facilities.

In consideration of this, DoDEA combines current year and current year net present value of forecast 5-year renewal needs into the ‘Requirements’ factor in the Q-Rating formula. This results in an extended condition index. This value is used to determine the Q-Rating for DoDEA facilities.

4.3 Investment Analyses

The goal is to move the level of condition (Q-Rating) into conformance with OSD guidance to achieve minimum acceptable performance (Q-2) at the expected 45-year service life. As described earlier in the report (Section 2.0) the chart below depicts improvements needed to achieve the required condition (\geq Q-2 at 45 year service life) of the DoDEA Schools portfolio.

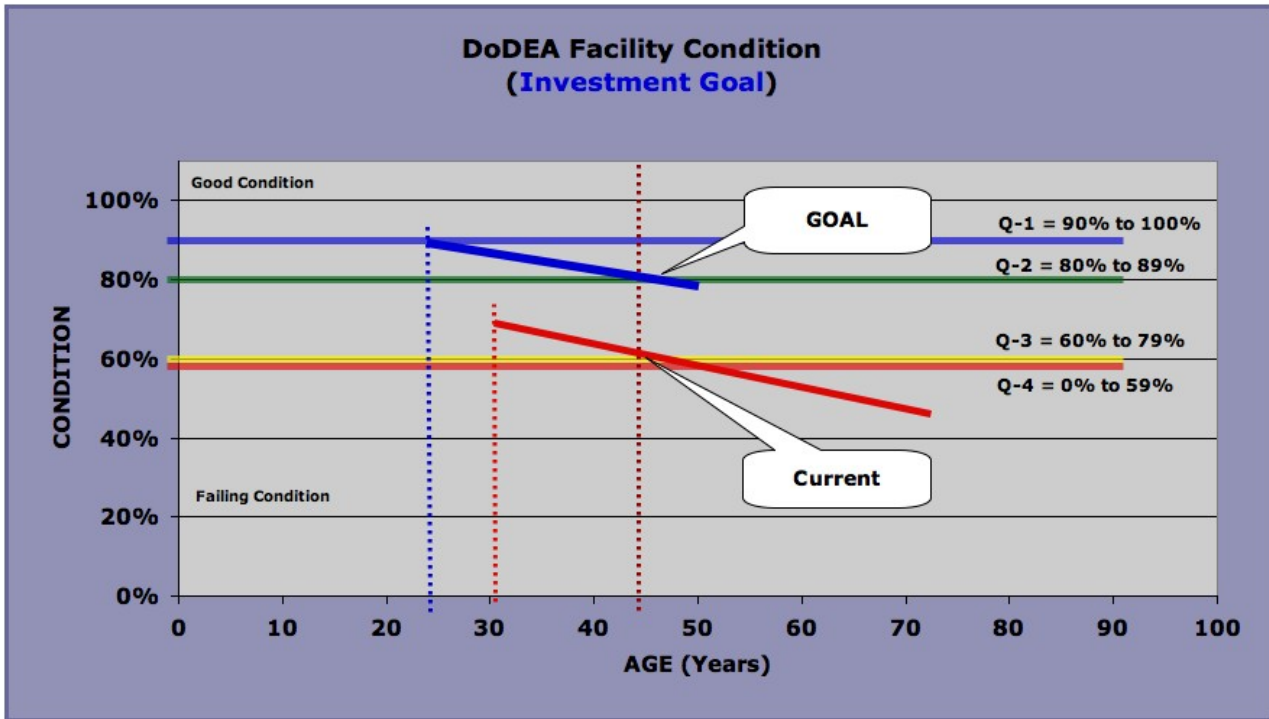


Figure 12: Investment Goal

The chart above illustrates **Key Objectives** supporting this goal including:

- Increase sustainment expenditure to levels consistent with Strategy (see below)
- Retire and replace Q-4 buildings > 45 yrs old

Goals include:

- Average building age reduced to 25 years
- All buildings Q-2 or Q-1
- Average condition improves from Q-3 to Q-2

Strategy – Survey Model

It will require a coordinated FSRM and MILCON Investment Strategy to achieve these goals. Tactics will include sustainment funding both above and below requirements. FSRM and MILCON investments will be coordinated around building age and Q-Rating.

Buildings are classified into nine (9) Groups according to Age and Q-Rating. While many factors can influence actual FSRM or MILCON investments the combination of current Age and Q-Rating can be used as a primary indicator of how to invest in buildings. The table below summarizes these Groupings and investment strategies.

INVESTMENT STRATEGY GROUPINGS		
GROUP	AGE	MILCON STRATEGIES
Q-3 and Q-4		
I	> 40 yrs	Immediate Replacement
II	30 – 40 yrs	Additions as necessary and Replacement in 10-15 years
III	15 – 30 yrs	Additions as necessary and Replacement in 15-30 years
IV	< 15 yrs	Additions as necessary
Q-1 and Q-2		
V	> 40 yrs	Additions as necessary and Replacement in 5-10 years
VI	30 – 40 yrs	Additions as necessary and Replacement in 10-15 years
VII	15 – 30 yrs	Additions as necessary and Replacement in 15-30 years
VIII	< 15 yrs	Additions as necessary
TEMPORARY BUILDINGS		
IX	All	Program replacement within 5-years of expected useful life. Immediate replacement if service life is expired.

Sustainment Strategy: Buildings < 40 yrs old replacement of components at the end of its useful service life, unless the remaining service life of the building is less than half of the component's designed service life.

Table 8: Investment Strategy Groupings

Specifically, the objectives are:

1. For Q-3 and Q-4 buildings either at or beyond 40 years old, limit sustainment investment to levels necessary to support safe operation, and make these buildings primary candidates for replacement - priority MILCON investment. (Group I)
2. Match and optimize FSRM investments to the projected remaining useful life, Q-Rating and actual physical performance-condition, and MILCON priority investments based upon forecast building useful-life expirations. (Groups II – VIII)
3. Restrict sustainment investment to maintenance levels necessary to support safe operation, and program MILCON replacement of all Temporary building educational spaces. Determine level of sustainment using the average construction cost of all temporary buildings. (Group IX).

The following table indicates OSD Model funding levels will achieve the Q-Rating goal of Q-2 over a five-year period. Also shown for comparison are the DoDEA Budget Plan, DoDEA's current 5-Year Plan, and Survey Model. Details of these investment plans are shown for each of the four models in Tables 10, 11, 12, and 13.

Briefly, the Survey Model uses condition assessment, and life cycle cost model renewal forecasts of DoDEA facilities, and follows a distinct investment strategy. The Survey Model Investment Strategy is based upon grouping buildings by Age and Condition. Investment tactics are then crafted unique to each Group.

DoDEA FSM-FMM Survey Model Investment Plan Comparison						
(\$ Millions)						
	FY-08	FY-09	FY-10	FY-11	FY-12	5-yr Total
Sustainment						
OSD FSM	81.4	80.6	82.0	82.0	82.4	408.4
DoDEA Budget	52.8	72.6	73.8	73.8	74.1	347.1
DoDEA 5-yr Plan	70.7	103.4	111.6	102.3	113.9	501.9
Survey Model	98.3	98.2	96.7	99.7	97.6	490.4
Recapitalization - O&M						
OSD FMM	33.3	34.2	35.1	36.0	36.9	175.5
DoDEA Budget	13.1	13.4	19.9	20.7	21.2	88.3
DoDEA 5-yr Plan	18.5	28.2	21.6	31.1	28.5	127.9
Survey Model	91.1	91.1	91.1	91.1	91.1	455.5
Recapitalization - MILCON						
OSD FMM	77.7	79.8	81.9	84.0	86.2	409.6
DoDEA Budget	37.9	28.3	37.3	35.2	35.0	173.7
DoDEA 5-yr Plan	37.9	28.3	37.3	35.2	35.0	173.7
Survey Model	212.5	212.5	212.5	212.5	212.5	1,062.5
Total						
OSD FSM / FMM	192.4	194.6	199.0	202.0	205.5	993.5
DoDEA Budget	103.8	114.3	131.0	129.7	130.3	609.1
DoDEA 5-yr Plan	127.1	159.9	170.5	168.6	177.4	803.5
Survey Model	401.9	401.8	400.3	403.3	401.2	2,008.4
Condition						
OSD FSM / FMM	Q-3	Q-3	Q-3	Q-3	Q-2	
DoDEA Budget	Q-3	Q-3	Q-3	Q-3	Q-3	
DoDEA 5-yr Plan	Q-3	Q-3	Q-3	Q-3	Q-2	
Survey Model	Q-3	Q-3	Q-2	Q-2	Q-1	
DoDEA Budget Shortfall from OSD Model						
Required Funding	88.6	80.3	68.0	72.3	75.2	384.4

Table 9: DoDEA Survey Model Investment Plan

Processes

OSD MODEL - INVESTMENT PLAN						
Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Sustainment (FSM)	\$81,400,000	\$80,600,000	\$82,000,000	\$82,000,000	\$82,400,000	
Recapitalization O&M (FMM, 30% of total MILCON)	\$33,300,000	\$34,200,000	\$35,100,000	\$36,000,000	\$36,900,000	
SRM / Recap O&M Total	\$114,700,000	\$114,800,000	\$117,100,000	\$118,000,000	\$119,300,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Recapitalization MILCON (FMM, 70% of total MILCON)	\$77,700,000	\$79,800,000	\$81,900,000	\$84,000,000	\$86,200,000	
MILCON Total*	\$77,700,000	\$79,800,000	\$81,900,000	\$84,000,000	\$86,200,000	
SRM & MILCON Total*	\$192,400,000	\$194,600,000	\$199,000,000	\$202,000,000	\$205,500,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$77,700,000	\$79,800,000	\$81,900,000	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	63.6%	66.2%	68.8%	73.3%	77.9%	82.5%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Table 10: OSD Model

DoDEA 5-YEAR - INVESTMENT PLAN						
Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Sustainment	\$70,703,419	\$103,436,234	\$111,580,465	\$102,291,370	\$113,851,469	
Recapitalization O&M	\$18,532,020	\$28,206,799	\$21,585,087	\$31,046,405	\$28,538,669	
SRM / Recap O&M Total	\$89,235,439	\$131,643,033	\$133,165,552	\$133,337,775	\$142,390,138	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Recapitalization MILCON	\$37,900,000	\$28,300,000	\$37,300,000	\$35,200,000	\$35,000,000	
MILCON Total*	\$37,900,000	\$28,300,000	\$37,300,000	\$35,200,000	\$35,000,000	
SRM & MILCON Total*	\$127,135,439	\$159,943,033	\$170,465,552	\$168,537,775	\$177,390,138	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$64,030,000	\$92,955,000	\$37,900,000	\$28,300,000	\$37,300,000	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	63.6%	67.1%	72.3%	72.6%	79.9%	84.0%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Table 11: DoDEA 5 Year Plan

DoDEA BUDGET - INVESTMENT PLAN						
Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Sustainment	\$52,800,000	\$72,600,000	\$73,800,000	\$73,800,000	\$74,100,000	
Recapitalization O&M	\$13,100,000	\$13,400,000	\$19,900,000	\$20,700,000	\$21,200,000	
SRM / Recap O&M Total	\$65,900,000	\$86,000,000	\$93,700,000	\$94,500,000	\$95,300,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Recapitalization MILCON	\$37,900,000	\$28,300,000	\$37,300,000	\$35,200,000	\$35,000,000	
MILCON Total*	\$37,900,000	\$28,300,000	\$37,300,000	\$35,200,000	\$35,000,000	
SRM & MILCON Total*	\$103,800,000	\$114,300,000	\$131,000,000	\$129,700,000	\$130,300,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$37,900,000	\$28,300,000	\$37,300,000	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	63.6%	65.1%	67.1%	70.1%	72.9%	76.0%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Table 12: DoDEA Budget

SURVEY MODEL INVESTMENT ANALYSIS

Group Breakdown Analysis										\$3.57/sf	\$206.00/sf
Q-Ratings	BUILDING GROUP	Total Buildings (Admin & Schools)	Current Average Age	Total SF	PRV (\$)	Total Current Deficiencies (\$)	Total 5-yr Renewal Deficiencies (estimated \$)	5-YR Average% Sus of Req	Total 5-yr Total Sustainment	R&M	
Q3 & Q4	GROUP 1	262	51	7,004,078	1,593,941,585	549,164,486	323,173,923	30%	\$37,506,838	\$1,442,840,068	
	GROUP 2	70	35	1,723,554	407,239,597	137,303,750	80,800,912	204%	\$62,761,495		
	GROUP 3	212	21	4,392,300	1,037,657,699	257,953,742	151,801,373	272%	\$213,254,950		
	GROUP 4	25	11	277,459	81,246,425	4,025,184	2,368,752	129%	\$6,388,910		
Q1 & Q2	GROUP 5	30	54	372,910	76,031,378	5,983,451	3,521,159	143%	\$9,518,714	\$0	
	GROUP 6	15	36	169,306	38,525,812	3,496,176	2,057,440	184%	\$5,560,686		
	GROUP 7	50	21	505,598	110,158,980	7,464,460	4,392,707	132%	\$11,912,900		
	GROUP 8	151	7	3,458,039	906,587,060	21,224,973	12,490,534	100%	\$61,725,996		
	Sub Totals:	815	30	17,903,244	4,251,388,535	986,616,221	580,606,800		\$408,630,489	\$1,442,840,068	
Q3 & Q4	GROUP 9	167	19	364,341	54,266,134	17,077,501	0	24%	\$1,560,837	\$75,054,246	
Q1 & Q2	GROUP 9	76	8	308,450	45,761,729	927,387	0	24%	\$1,321,400		
	Sub Totals:	243	14	672,791	100,027,862	18,004,889	0		\$2,882,237	\$75,054,246	
	TOTAL	1,058		18,576,035	4,351,416,397	1,004,621,110	580,606,800		\$411,512,726	\$1,517,894,314	
	NEW BUILDINGS			7,368,419	1,517,894,314	-	-	60%	\$78,915,767		
GRAND TOTAL									\$490,428,493		
5-YR Average									\$98,085,699		

SURVEY MODEL SUSTAINMENT INVESTMENTS

BUILDING GROUP	Total EFCI Def's by Group	FY-08		FY-09		FY-10		FY-11		FY-12		Total EFCI Def Balance	Total EFCI Def Balance
		Sustainment Level	Sustainment Investment	Sustainment Level	Sustainment Investment	Sustainment Level	Sustainment Investment	Sustainment Level	Sustainment Investment	Sustainment Level	Sustainment Investment		
GROUP 1	872,338,408	60%	15,002,735	60%	15,002,735	30%	7,501,368	0%	0	0%	0	0	0
GROUP 2	218,104,662	250%	15,382,719	250%	15,382,719	200%	12,306,176	170%	10,460,249	150%	9,229,632	155,343,167	155,343,167
GROUP 3	409,755,115	300%	47,041,533	300%	47,041,533	200%	31,361,022	280%	43,905,431	280%	43,905,431	196,500,165	196,500,165
GROUP 4	6,393,936	140%	1,386,740	130%	1,287,687	130%	1,287,687	125%	1,238,161	120%	1,188,634	5,026	5,026
GROUP 5	9,504,610	150%	1,996,933	150%	1,996,933	150%	1,996,933	150%	1,996,933	115%	1,530,982	-14,104	-14,104
GROUP 6	5,553,616	190%	1,148,403	190%	1,148,403	180%	1,087,960	180%	1,087,960	180%	1,087,960	-7,071	-7,071
GROUP 7	11,857,167	140%	2,526,979	140%	2,526,979	140%	2,526,979	130%	2,346,480	110%	1,985,483	-55,733	-55,733
GROUP 8	33,715,507	100%	12,345,199	100%	12,345,199	100%	12,345,199	100%	12,345,199	100%	12,345,199	-28,010,489	-28,010,489
Sub Totals:	1,567,223,021		96,831,241		96,732,188		70,413,324		73,380,414		71,273,322	323,760,962	323,760,962
GROUP 9 (Q3/Q4)	17,077,501	60%	780,418	60%	780,418	0%	0	0%	0	0%	0	0	0
GROUP 9 (Q1/Q2)	927,387	60%	660,700	60%	660,700	0%	0	0%	0	0%	0	0	0
Sub Totals:	18,004,889		1,441,118		1,441,118		0		0		0	0	0
TOTAL	1,585,227,910		98,272,360		98,173,307		70,413,324		73,380,414		71,273,322	323,760,962	323,760,962
NEW BUILDINGS	GSF 7,368,419	0%	0	0%	0	100%	26,305,256	100%	26,305,256	100%	26,305,256		
TOTAL SUSTAINMENT			\$98,272,360		\$98,173,307		\$96,718,580		\$99,685,670		\$97,578,578		
			98.3		98.2		96.7		99.7		97.6		

Q-RATING IMPACT

	FY-08	FY-09	FY-10	FY-11	FY-12	Total
Sustainment	\$98,272,360	\$98,173,307	\$96,718,580	\$99,685,670	\$97,578,578	\$490,428,493
Recap O&M (30%)	\$91,073,659	\$91,073,659	\$91,073,659	\$91,073,659	\$91,073,659	\$455,368,294
Recap - MILCON (70%)	\$212,505,204	\$212,505,204	\$212,505,204	\$212,505,204	\$212,505,204	\$1,062,526,020
Replacement - Backlog Def Reduction			\$527,174,312			\$527,174,312
Replacement - Renewal Reduction			\$129,269,569			\$129,269,569
Sustainment Reduction	\$98,272,360	\$98,173,307	\$96,718,580	\$99,685,670	\$97,578,578	
CURRENT	FY-08	FY-09	FY-10	FY-11	FY-12	
FCI	23%	21%	19%	1%	-3%	
EFCI	36%	34%	32%	15%	10%	
Condition Index (CI)*	63.6%	65.8%	68.1%	85.4%	87.7%	89.9%
Q-RATING	Q-3	Q-3	Q-3	Q-2	Q-2	Q-1

*EFCI based CI

Table 13: Survey Model

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5.0 School Reports

Roll-up reports are presented for DoDEA headquarters, and each Area followed by individual school reports organized by District.

DoDEA Headquarters

DODEA HEADQUARTERS SUMMARY	
GSF	80,000
Condition	91%
Average Q-Rating	Q-1

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
3955	Permanent	1963	80,000	91%	Q1	\$17,120,000
Total			80,000	91%	Q-1	\$17,120,000

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$1,556,529	100%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$0	0.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$0	0.0%
MEP	\$0	0.0%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$0	0%
L1 & L2 TOTAL	\$ 1,556,529	100%

* EFCI

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5.1 DoDDS Europe Roll-Up Report

Q-RATING & BUILDING COUNT			
Q-Rating	PERMANENT	TEMPORARY	TOTAL
1	52	31	83
2	32	0	32
3	67	0	67
4	149	63	212
Total	300	94	394
AVG Q-Rating %	64%	52%	62%
AVG Q-Rating	Q-3	Q-4	Q-3
AVG Age (yr)	35	15	30

Table 14: DoDDS Europe Roll-Up Q-Rating and Building Count

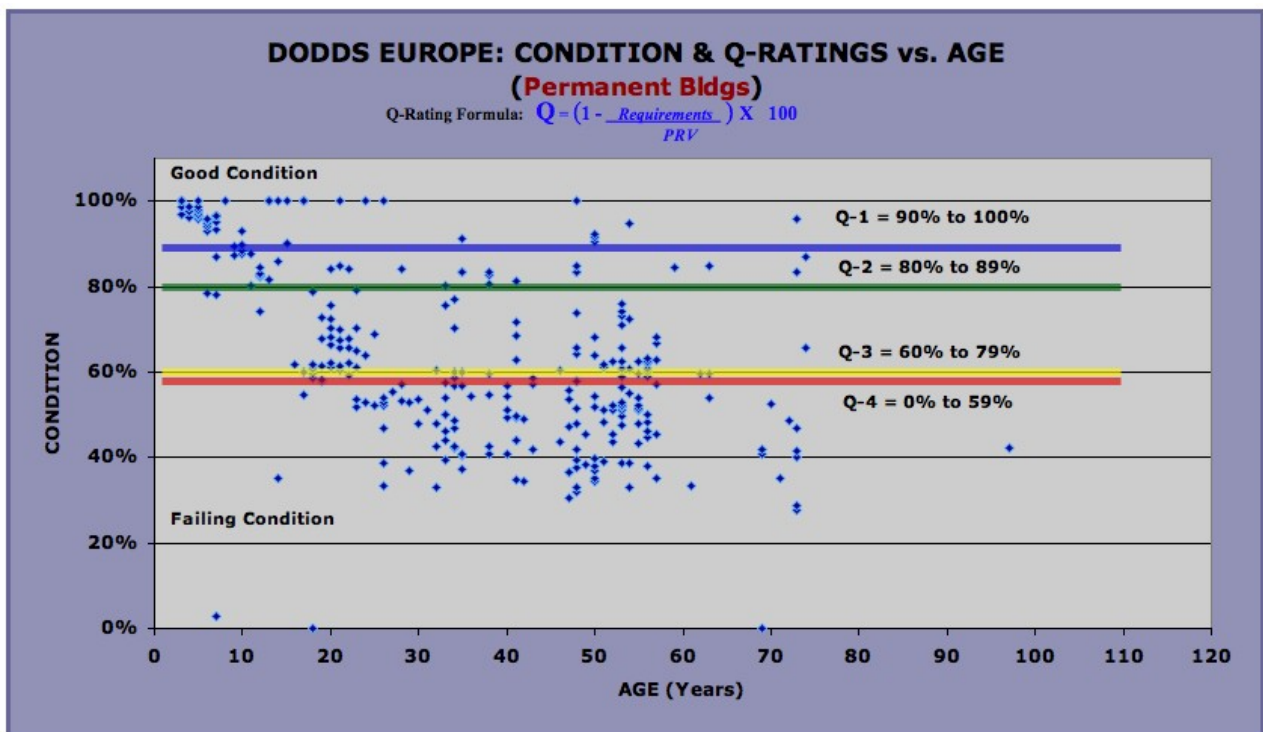


Figure 13: DoDDS Europe Condition and Q-Ratings vs. Building Age

School Reports

DODDS EUROPE 5-YEAR - INVESTMENT PLAN						
Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Sustainment	\$32,936,381	\$48,824,295	\$50,726,713	\$48,371,076	\$49,452,556	
Recapitalization O&M	\$12,542,665	\$23,348,436	\$14,747,742	\$20,260,441	\$11,641,785	
SRM / Recap O&M Total	\$45,479,046	\$72,172,731	\$65,474,455	\$68,631,517	\$61,094,341	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Recapitalization MILCON	\$31,857,000	\$0	\$12,382,000	\$0	\$13,157,000	
MILCON Total*	\$31,857,000	\$0	\$12,382,000	\$0	\$13,157,000	
SRM & MILCON Total*	\$77,336,046	\$72,172,731	\$77,856,455	\$68,631,517	\$74,251,341	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$15,702,000	\$70,258,000	\$31,857,000	\$0	\$12,382,000	
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	64.8%	67.5%	73.5%	74.0%	80.6%	83.7%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCL based CI

The DoDDS Europe Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

DoDDS – Europe Support Facilities

SUPPORT FACILITY SUMMARY	
GSF	95,330
Condition	76%
Average Q-Rating	Q-3

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
4003	Permanent	1949	41,162	84%	Q2	\$10,218,467
4504	Permanent	1945	13,502	85%	Q2	\$923,537
5401	Permanent	1951	40,666	67%	Q3	\$9,480,871
Total			95,330	76%	Q-3	\$20,622,875

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,836,890	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$22,666	0.5%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$13,076	0.3%
MEP	\$57,007	1.2%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$92,750	2%
L1 & L2 TOTAL	\$ 4,929,639	100%

* EFCI

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5.1.1 Bavaria

Bavaria District Superintendent's Office
Ansbach Elementary School
Ansbach Middle School/High School
Bamberg Elementary School
Bamberg High School
Boeblingen Elementary School/Middle School
Garmish Elementary School
Grafenwoeher Elementary School
Hohenfels Elementary School
Hohenfels Middle School/High School
Illesheim Elementary School
Netzaberg Elementary School/Middle School
Patch Elementary School
Patch High School
Rainbow Elementary School
Robinson Barracks Elementary School/Middle School
Schweinfurt Elementary School
Schweinfurt Middle School
Vilseck Elementary School
Vilseck Middle School/High School
Wuerzburg Elementary School/Middle School (Closing September 2008)
Wuerzburg High School (Closing September 2008)

Bavaria District Superintendent's Office

Bavaria DSO was moved to Ansbach in 2007 and currently no data is available.

Ansbach Elementary School

SCHOOL SUMMARY	
Current Enrollment*	250
Maximum Capacity	295
GSF	42,190
Condition	62%
Average Q-Rating	Q-3

* as of Sep 2007

Ansbach Elementary School is located at Katterbach Kaserne. The site is located off Von-Stueben Strasse near the Katterback Village Military Family Housing Area and includes hard surface play area and playground equipment located on soft surfaces.

The school has a parking capacity of approximately 39. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The building rests on a continuous concrete foundation. Structural systems include concrete columns and beams with masonry infill and brick veneer. The roof in the multi-purpose room is supported by wood trusses. The roof is constructed using metal panels. Exterior doors are generally hollow metal with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted plaster and painted masonry. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with metal slats in corridors and restrooms. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is a combination of resilient and ceramic tile while carpet is used in most classrooms and offices.

Heating is provided by a central plant to a heat exchanger and is distributed by 2-pipe system to radiators and air handling units. The heating system appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system that is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs

School Reports

appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by a combination of heat exchanger and electric. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
5507	Permanent	1986	42,190	62%	Q3	\$9,836,989
Total			42,190	62%	Q-3	\$9,836,989

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$3,540,932	85%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$65,694	1.6%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$5,368	0.1%
Life-safety	\$118,218	2.8%
MEP	\$35,158	0.8%
Playground	\$414,836	9.9%
Security	\$0	0.0%
L2 TOTAL	\$639,275	15%
L1 & L2 TOTAL	\$ 4,180,207	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Floor Covering	\$120,000					
Renovate Exterior Multipurpose Court and Playground	\$150,000					
Replace Roof Covering	\$525,000					
Replace Playground		\$181,442				
Replace Exterior Windows and Rolladin		\$365,138				
Replace Branch Electrical Distribution Circuits			\$437,649			
Install New Lightitng			\$345,138			
Install Emergency Lighting, Exit Lights, Security Lighting				\$121,420		
Paint Interior				\$200,000		
Install Built-in Cabinetry						\$320,000
SRM Total	\$795,000	\$546,580	\$782,787	\$321,420		\$320,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$795,000	\$546,580	\$782,787	\$321,420		\$320,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	62.1%	70%	76%	84%	87%	90%
Q-Rating	Q-3	Q-3	Q-3	Q-2	Q-2	Q-1

*Assumes MILCON projects will replace existitng faciities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Ansbach American Middle/High School



SCHOOL SUMMARY	
Current Enrollment*	402
Maximum Capacity	450
GSF	100,156
Condition	60%
Average Q-Rating	Q-3

* as of Sep 2007

Ansbach American Middle/High School is located at Katterbach Kasern. The site is located off Von-Stueben Strasse near the Katterbach Village Military Family Housing Area and includes a football field, running track, tennis courts, and practice fields.

The school has a parking capacity of approximately 21. Parking surfaces are constructed of asphalt and are generally in fair condition. Sidewalks are constructed using a combination of pavers and asphalt and are generally in fair condition. Landscaped areas include grass, shrubs, and trees.

The building rests on continuous concrete foundation that is showing no signs of damage or settlement. Structural systems include concrete columns and beams with precast concrete panels. The roof in the gymnasium is supported by steel trusses. Roofs are generally modified bitumen over the supply area. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interiors partition walls are generally painted masonry with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with metal slats ceilings in corridors and restrooms. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically terrazzo while carpet is used in most classrooms and offices.

Heating is provided by a central plant to a heat exchanger and is distributed by 2-pipe system to radiators in most areas and to air handling units in areas such as the gymnasium. The heating system appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system that is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs

appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded; however, piping appears to be original. Domestic hot water is provided by a heat exchanger. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
5924	Permanent	1973	99,820	60%	Q4	\$24,779,317
Pressbox	Modular	2000	336	100%	Q1	\$208,280
Total			100,156	60%	Q-3	\$24,987,596

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$9,720,425	95%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$101,943	1.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$208,515	2.0%
Life-safety	\$104,020	1.0%
MEP	\$53,661	0.5%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$468,139	5%
L1 & L2 TOTAL	\$ 10,188,565	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install Scoreboard at Gray Stadium	\$40,000					
Repair Door Panic Hardware	\$125,000					
Install Visual Attenuator Fire Alarms & Strobe Lights	\$38,500					
Systems		\$2,274,813				
Repair/resurface existing walkway		\$34,500				
Replace exterior doors			\$130,000			
Replace Existing Flat Roof			\$2,089,911			
Renew floor finishes				\$700,000		
Install Built-in Cabinetry				\$133,000		
Renew wall finishes					\$380,000	
SRM Total	\$203,500	\$2,309,313	\$2,219,911	\$833,000	\$380,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$203,500	\$2,309,313	\$2,219,911	\$833,000	\$380,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	60.3%	61%	70%	79%	83%	84%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Bamberg Elementary School

SCHOOL SUMMARY	
Current Enrollment*	618
Maximum Capacity	650
GSF	97,255
Condition	53%
Average Q-Rating	Q-4

* as of Sep 2007

Bamberg Elementary School is located at Warner Barracks. The site is located off Chestnut Road near the Warner Barracks Military Family Housing Area and includes a hard surface play area, playground equipment on soft surfaces, and a play field.

The school has a parking capacity of approximately 102. Parking surfaces are constructed of a combination of pavers and asphalt and are generally in good condition. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The building typically rests on a continuous concrete foundation that is showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls and precast concrete architectural panels. Roofs are a combination of single ply flexible membrane. Exterior doors are a combination of aluminum and hollow metal with single- and double-pane glazing. Windows are typically single-pane units with wood frames. Aluminum storm windows are affixed to exterior faces of the wood windows.

The interiors partition walls are generally painted plaster with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall in restrooms. The ceiling in the multi-purpose room is acoustical tile. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a central plant to a heat exchanger and is distributed by 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Although some radiators appear to have been replaced, the heating piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

School Reports

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system that is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded; however, piping appears to be original. Domestic hot water is provided by a heat exchanger. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
7732	Permanent	1978	97,255	53%	Q4	\$22,674,896
Total			97,255	53%	Q-4	\$22,674,896

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$10,505,003	95%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$53,544	0.5%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$117,166	1.1%
Life-safety	\$16,708	0.2%
MEP	\$32,213	0.3%
Playground	\$293,714	2.7%
Security	\$0	0.0%
L2 TOTAL	\$513,346	5%
L1 & L2 TOTAL	\$ 11,018,349	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Acoustic Panel MPR	\$60,000					
Repair air exhaust and cubicles in bathrooms	\$75,000					
Install Playground	\$293,714					
Install Cork Strips		\$30,000				
Install Rolladin @ Media Center		\$75,000				
Install LAN drops		\$32,000				
Replace smoke detectors		\$18,000				
Replace Hallway Flooring		\$375,000				
Renovate Staff Bathroom		\$37,000				
Repaint Exterior			\$150,000			
Replace Exterior Sidewalks			\$85,000			
Copy of Replace Branch Electrical Circuits and Distribution Systems			\$1,808,947			
Install New Exterior Windows				\$314,822		
Renovate MPR Stage/PA/Lightng/floor/tables				\$220,000		
Improve Employee Parking Lot					\$140,000	
Construct Gymnasium					\$700,000	
Replace Suspended Ceiling/Light					\$365,000	
SRM Total	\$428,714	\$567,000	\$2,043,947	\$534,822	\$1,205,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$428,714	\$567,000	\$2,043,947	\$534,822	\$1,205,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	53.5%	55%	58%	67%	69%	75%
Q-Rating	Q-4	Q-4	Q-4	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Bamberg High School



SCHOOL SUMMARY	
Current Enrollment*	298
Maximum Capacity	400
GSF	123,359
Condition	57%
Average Q-Rating	Q-4

* as of Sep 2007

Bamberg High School is located at Warner Barracks. The site is located off Elm Street near the Warner Barracks Military Family Housing Area. The campus has no outdoor sports facilities but uses facilities owned by the post.

The school has no on-site parking and uses parking located at adjacent facilities. Sidewalks are constructed using a combination of pavers and asphalt and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with a combination of cast in place concrete and masonry walls. Roofs are a combination of clay tile, modified bitumen, and corrugated fiber panels. Exterior doors are a combination of aluminum and hollow metal with double-pane glazing. Windows are typically double-pane units with aluminum frames with a small number of double-pane units with wood frames.

The interior partition walls are generally laminated panels with some painted drywall and plaster. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is acoustical panels. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a central plant to a heat exchanger and is distributed by 2-pipe system to radiators in most areas and to air handling units in areas such as the gymnasium. Although some radiators appear to have been replaced, the heating piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system that is activated by smoke

sensors, heat detectors, and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded; however, piping appears to be original. Domestic hot water is provided by a combination of heat exchanger and electric water heaters. Some campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition *	Q-Rating*	Plant Replacement Value
7024	Permanent	1935	10,323	47%	Q4	\$2,562,582
7289	Permanent	1984	18,288	64%	Q3	\$3,783,056
7643	Permanent	1951	93,725	57%	Q4	\$23,267,231
7023	Permanent	1935	1,023	96%	Q1	\$253,950
Total			123,359	57%	Q-4	\$29,866,818

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$12,603,285	99%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$61,995	0.5%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$14,927	0.1%
MEP	\$47,142	0.4%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$124,063	1%
L1 & L2 TOTAL	\$ 12,727,348	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Renovate Hallways/Classroom	\$300,000					
Construct TV Production Lab	\$100,000					
Replace carpets with PVC in classrooms and hallways	\$144,000					
Design/Construct Sports Field	\$100,000					
Replace Branch Electrical Circuits and Distribution Systems		\$2,061,899				
Install Handicap Ramp Room 115		\$15,000				
Install Monach Hardware 6 HOT		\$28,000				
Install Satellite Receiver System		\$4,000				
Install Toilet in Nurse's Room		\$20,000				
Renovate Counselor, Class, & AT Office		\$30,000				
Replace Handrails (ADAG)		\$85,000				
Replace Heating and Plumbing Piping and Fixtures			\$1,633,717			
Repaint Middle School Area			\$50,000			
Repaint Exterior Bldgs. 7643, 7289, 7024				\$330,000		
Replace Rolladen Operator with Electric				\$85,000		
Replace Student Lockers					\$200,000	
Renovate Locker Rooms #7289					\$120,000	
SRM Total	\$644,000	\$2,243,899	\$1,683,717	\$415,000	\$320,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$644,000	\$2,243,899	\$1,683,717	\$415,000	\$320,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	57.4%	60%	67%	73%	74%	75%
Q-Rating	Q-4	Q-4	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existng facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Boeblingen Elementary School

SCHOOL SUMMARY	
Current Enrollment *	516
Maximum Capacity	520
GSF	86,585
Condition	54%
Average Q-Rating	Q-4

* as of Sep 2007

Boeblingen Elementary School is located at Panzer Kaserne. The site is located off Cramer Weg (Way) near the commercial center of the caserne and includes play areas on soft surfaces, a hard surface play court, and a play field.

The school has a parking capacity of approximately 27. Parking surfaces are constructed of pavers and are generally in good condition. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with masonry infill. The roof structure for the main classroom building is timber frame while the roof structure for the gymnasium is laminated wood beams with a wood deck. Roofs are a combination of clay tile and modified bitumen. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted plaster. Wall finishes within restrooms are typically ceramic tile and painted plaster. Ceilings in classroom and office areas are generally suspended acoustical tile with painted plaster ceilings in restrooms. The ceiling in the gymnasium is acoustical panel while ceilings in corridors are metal slats. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a central heating plant to a heat exchanger and is distributed by 2-pipe system to convection radiators in most areas and to air handling units in areas such as the gymnasium. Radiators are manually controlled by a temperature differential control valves. There is little controllable ventilation making indoor air quality difficult to monitor or control.

School Reports

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures and piping appear to have been replaced. Domestic hot water is provided by a heat exchanger and some electric water heaters. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
2917	Permanent	1957	8,471	62%	Q3	\$1,987,974
2918	Permanent	1938	78,114	53%	Q4	\$18,213,060
Total			86,585	54%	Q-4	\$20,201,035

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$9,282,633	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$47,719	0.5%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$29,264	0.3%
Life-safety	\$29,494	0.3%
MEP	\$24,637	0.3%
Playground	\$175,751	1.8%
Security	\$0	0.0%
L2 TOTAL	\$306,865	3%
L1 & L2 TOTAL	\$ 9,589,498	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace floor covering rooms 125 and 207	\$11,000					
Design Locker Rooms for MS	\$30,000					
Construct Locker Rooms for MS	\$345,000					
Replace AC unit in room 408 PWR 015-018	\$7,760					
Renovate Hallway Second Floor		\$75,000				
Replace Floor Covering Phase 1		\$185,000				
Gym exterior paint & plaster		\$20,000				
Expand Cafeteria, add storage, for Middle School use		\$185,000				
Systems		\$2,521,593				
Replace Playground			\$170,611			
Replace Floor Covering Phase 2			\$305,000			
Paint Interior			\$418,500			
Renovate Stairs			\$51,600			
Replace Heating Distribution System				\$1,854,697		
Replace Exterior Windows						\$981,355
Install Sprinkler System						\$325,000
SRM Total	\$393,760	\$2,986,593	\$945,711	\$1,854,697		\$1,306,355
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$393,760	\$2,986,593	\$945,711	\$1,854,697		\$1,306,355
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	FY-08	FY-09	FY-10	FY-11	FY-12
	Current	53.6%	56%	70%	75%	84%
% Condition**		53.6%	56%	70%	75%	84%
Q-Rating		Q-4	Q-4	Q-3	Q-3	Q-2
						Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Garmisch Elementary School



SCHOOL SUMMARY	
Current Enrollment*	111
Maximum Capacity	165
GSF	29,375
Condition	61%
Average Q-Rating	Q-3

* as of Sep 2007

Garmisch Elementary School is located at Artillery Kaserne. The site is located off Herrgottschofen Strasse near the Breitenau Military Family Housing Area and includes a hard surface play area, playground equipment on soft surfaces, and play fields.

The school has a parking capacity of approximately 24. Parking surfaces are constructed of asphalt and are generally in fair condition. Sidewalks are constructed using a combination of pavers and asphalt and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The permanent building rests on a continuous concrete foundation that is showing no signs of damage or settlement. Structural systems include masonry bearing walls with a timber frame roof structure. Roofs are a combination of clay tile, built-up, glass, and metal panels. Exterior doors are generally wood with double-pane glazing. Windows are typically double-pane units with wood frames.

The interiors partition walls are generally painted plaster. Ceilings in classroom and office areas are generally suspended acoustical tile with metal slats in restrooms. Flooring in high traffic areas is typically ceramic tile while carpet is used in most classrooms and offices.

Heating is provided by a central plant to a heat exchanger and is distributed by 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Although some radiators appear to have been replaced, the heating piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required

locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by a heat exchanger. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
716	Permanent	1952	29,375	61%	Q3	\$6,848,570
Total			29,375	61%	Q-3	\$6,848,570

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,665,277	89%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$32,652	1.1%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$20,463	0.7%
Life-safety	\$11,737	0.4%
MEP	\$4,202	0.1%
Playground	\$256,337	8.6%
Security	\$0	0.0%
L2 TOTAL	\$325,391	11%
L1 & L2 TOTAL	\$ 2,990,668	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Design Gym Addition	\$65,000					
Replace/Upgrade Telephone/Intercom System	\$45,000					
Renovate the 2 Sets of Bathrooms	\$50,000					
Repair/Replace Playground Equipment & Tiles		\$356,088				
Replace Flooring			\$78,000			
Replace Heating and Plumbing Systems				\$968,764		
Install New Exterior Windows and Doors						\$216,220
SRM Total	\$160,000	\$356,088	\$78,000	\$968,764		\$216,220
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$160,000	\$356,088	\$78,000	\$968,764		\$216,220
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	60.6%	63%	68%	69%	83%	87%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Grafenwoehr Elementary School

SCHOOL SUMMARY	
Current Enrollment*	561
Maximum Capacity	550
GSF	54,177
Condition	59%
Average Q-Rating	Q-4

* as of Sep 2007

Grafenwoehr Elementary School is located at the Grafenwoehr Training Area. The site is located near the Grafenwoehr Military Family Housing Area and includes soft surface playgrounds, a hard surface play area, and play fields.

The school has a parking capacity of approximately 32. Parking surfaces are constructed of pavers and are generally in good condition. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with masonry infill and stucco veneer or precast concrete panels. Roofs are a combination of flat roofs with single ply flexible membrane and pitched roofs with modified bitumen, clay tile, and metal tile roofing. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interiors partition walls are generally painted plaster with some ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted plaster ceilings in restrooms. Flooring in high traffic areas is typically carpet while carpet and resilient is used in most classrooms and offices.

Heating is provided by a central heating plant to a heat exchanger and is distributed by 2-pipe system to convection radiators in most areas and to air handling units in areas such as the multi-purpose room. Radiators are manually controlled by a temperature differential control valve. Although some radiators appear to have been replaced, heating piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke

School Reports

sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures and piping have been partially upgraded. Domestic hot water is provided by a heat exchanger. Some campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
124	Permanent	1946	46,161	60%	Q4	\$8,688,956
125	Permanent	1911	2,691	42%	Q4	\$600,362
251	Permanent	1960	678	83%	Q2	\$44,368
124B	Permanent	1961	1,005	36%	Q4	\$224,216
124C	Permanent	1961	1,005	36%	Q4	\$224,216
126	Portable	1998	2,637	94%	Q1	\$295,212
Total			54,177	59%	Q-4	\$10,077,330

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,035,098	92%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$102,194	2.3%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$6,617	0.2%
Life-safety	\$30,005	0.7%
MEP	\$26,646	0.6%
Playground	\$189,403	4.3%
Security	\$0	0.0%
L2 TOTAL	\$354,866	8%
L1 & L2 TOTAL	\$ 4,389,963	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Heating and Water Lines - Davidson Hall	\$175,000					
Replace Flooring	\$321,400					
Install Classroom/MPR Shelving		\$45,000				
Install Built-in Cabinetry		\$177,886				
Replace Roof Covering		\$450,000				
Replace/Add Exit Lights Visual attenuators			\$29,832			
Replace Branch Electrical Circuits and Distribution Systems			\$699,025			
Replace Heating and Plumbing Systems						\$1,257,600
SRM Total	\$496,400	\$672,886	\$728,857	\$0		\$1,257,600
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$496,400	\$672,886	\$728,857	\$0		\$1,257,600
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	58.7%	64%	70%	78%	78%	90%
Q-Rating	Q-4	Q-3	Q-3	Q-3	Q-3	Q-1

*Assumes MILCON projects will replace existings facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Hohenfels Elementary School



SCHOOL SUMMARY	
Current Enrollment*	443
Maximum Capacity	461
GSF	87,191
Condition	75%
Average Q-Rating	Q-3

* as of Sep 2007

Hohenfels Elementary School is located at the Hohenfels Combat Maneuver Training Center. The site is located near the main Hohenfels Military Family Housing Area and includes playgrounds and a hard surface play area.

The school has no dedicated parking. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with masonry infill with a combination of stucco veneer and exterior finish and insulation system. Roofs are typically pitched with clay tile roofing. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls in classrooms and offices are generally painted plaster and painted drywall. Wall finishes in the kitchen area, corridors, and restrooms are typically ceramic tile. Wall finishes in the multi-purpose room are brick. Ceilings in classrooms, office areas, and corridors are generally suspended acoustical tile. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a central heating plant to a heat exchanger and is distributed by 2-pipe system to convection radiators in most areas and to air handling units in areas such as the multi-purpose room. Although some radiators appear to have been replaced, heating piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school does not have a functional intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all

required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a heat exchanger and some electric hot water heaters. Some campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
5B	Permanent	1991	4,869	55%	Q4	\$1,086,274
5	Permanent	1995	62,056	81%	Q2	\$13,844,694
5G	Permanent	1956	13,185	44%	Q4	\$2,941,574
5C	Permanent	1993	3,384	90%	Q1	\$754,970
5F	Permanent	1994	3,012	100%	Q1	\$337,193
5D	Storage Garage	1994	582	100%	Q1	\$49,423
5E	Permanent	1994	103	100%	Q1	\$11,531
Total			87,191	75%	Q-3	\$19,025,659

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,503,919	86%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$146,224	2.8%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$3,945	0.1%
Life-safety	\$71,066	1.3%
MEP	\$191,988	3.6%
Playground	\$347,917	6.6%
Security	\$0	0.0%
L2 TOTAL	\$761,140	14%
L1 & L2 TOTAL	\$ 5,265,059	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Hallway Flooring Bldg 5	\$60,000					
Install water and sink/cabinet at Admin Area	\$5,000					
Repair Roof Coverings	\$410,000					
Replace exterior doors		\$76,000				
Install Additional Lighting Rm 184 & 185		\$10,000				
Install Cable to Bldg 5B/C and HS Rm 170-188		\$5,000				
Install Interior ADAG Door Signage		\$10,000				
Resurface KND Playgroud		\$80,000				
Renovate Admin/Main Offices + Video ATRP		\$85,000				
Replace Branch Electrical Circuits and Distribution Systems			\$436,251			
Paint Interior				\$300,000		
Replace Flooring					\$800,000	
Repair/Replace Built-in Cabinetry					\$137,322	
SRM Total	\$475,000	\$266,000	\$436,251	\$300,000	\$937,322	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$475,000	\$266,000	\$436,251	\$300,000	\$937,322	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	74.8%	77%	79%	81%	83%	88%
Q-Rating	Q-3	Q-3	Q-3	Q-2	Q-2	Q-2

*Assumes MILCON projects will replace existng faciities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Hohenfels Middle/High School

SCHOOL SUMMARY	
Current Enrollment*	289
Maximum Capacity	310
GSF	91,974
Condition	96%
Average Q-Rating	Q-1

* as of Sep 2007

Hohenfels Middle/High School is located at the Hohenfels Combat Maneuver Training Center. The site is located near the main post support area and includes two tennis courts and a basketball court. The school uses a base-owned football field.

The school has a parking capacity of approximately 57. Parking surfaces are constructed of pavers and are generally in good condition. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls with a combination of brick, stucco, and metal panel finishes. Roofs are supported by steel structures and roofing is mostly metal panels with some use of glass. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted plaster. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with metal slats ceilings in restrooms. Flooring in high traffic areas is typically terrazzo while carpet is used in most classrooms and offices.

Heating is provided by a central plant to a heat exchanger and is distributed by 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Ventilation in restrooms is generally adequate. The campus does not have central air conditioning except for the computer classrooms and media center that is provided by air-cooled chillers to the appropriate air-handling units.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system but does not have a remote handset for use during fire drills or other practice facility evacuations. The campus has a fire alarm system that is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire

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department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus has a limited security system consisting of cameras.

Restroom fixtures are typically wall-mounted water closets with manual flush valves. Lavatories are wall-mounted. Domestic hot water is provided by a heat exchanger. Some campus facilities have a limited fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
780	Permanent	2003	71,316	96%	Q1	\$16,940,403
781	Permanent	2003	18,520	99%	Q1	\$3,666,034
H780	Permanent	2003	271	97%	Q1	\$17,734
780A	Permanent	2003	540	97%	Q1	\$35,338
1302	Permanent	1985	374	0%	Q4	\$41,869
GAR4A	Storage Garage	1995	565	100%	Q1	\$47,980
GAR14	Storage Garage	1991	194	100%	Q1	\$16,474
GAR15	Storage Garage	1991	194	100%	Q1	\$16,474
Total			91,974	96%	Q-1	\$20,782,307

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$752,362	92%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$27,222	3.3%
AHERA	\$0	0.0%
Architectural	\$253	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$9,382	1.2%
MEP	\$26,025	3.2%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$62,882	8%
L1 & L2 TOTAL	\$ 815,244	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Repair Door Hardware	\$16,715					
Install Vertical Blinds	\$28,000					
Upgrade electrical	\$7,000					
Repair Exterior Finishes		\$350,000				
Repair Interior Wall Surfaces			\$321,267			
SRM Total	\$51,715	\$350,000	\$321,267	\$0	\$0	\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$51,715	\$350,000	\$321,267	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	96.1%	96%	98%	100%	100%	100%
Q-Rating	Q-1	Q-1	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Illesheim Elementary School



SCHOOL SUMMARY	
Current Enrollment*	291
Maximum Capacity	315
GSF	59,886
Condition	49%
Average Q-Rating	Q-4

* as of Sep 2007

Illesheim Elementary School is located at Storck Barracks. The site is located near the Illesheim Village Military Family Housing Area and includes playgrounds and a hard surface play area.

The school has a parking capacity of approximately 27. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The building typically rests on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with masonry infill and exterior finish and insulation system veneer. Roofs are typically flat with modified bitumen roofing. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted plaster with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile with painted plaster and drywall ceilings in corridors and metal slats in restrooms. Flooring in high traffic areas is a combination of resilient and terrazzo while carpet is used in most classrooms and offices.

Heating is provided by a central plant and is distributed by 2-pipe system to convection radiators in most areas and to convection radiators in areas such as the multi-purpose room. Radiators are manually controlled by a temperature differential control valve. Although some radiators appear to have been replaced, heating piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke

sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a heat exchanger. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
6621	Permanent	1966	59,886	49%	Q4	\$13,963,020
Total			59,886	49%	Q-4	\$13,963,020

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$7,082,332	96%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$23,764	0.3%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$11,170	0.2%
Life-safety	\$17,888	0.2%
MEP	\$52,362	0.7%
Playground	\$223,526	3.0%
Security	\$0	0.0%
L2 TOTAL	\$328,710	4%
L1 & L2 TOTAL	\$ 7,411,042	100%

*EFCI

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INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Clock/Intercom System	\$160,000					
Renovate Stage Area, Add Lighting and Curtain Multipurpose Room (MPR)	\$75,000					
Replace Playgrounds	\$150,000					
Renovate Information Center		\$90,000				
Replace Branch Electrical Circuits and Distribution Systems		\$1,525,851				
Replace exterior doors			\$70,000			
Replace Cabinetry in Science Room and Art Room			\$35,000			
Install Built-in Cabinetry			\$107,536			
Replace Suspended Ceiling/Lighting, Paint Hallways			\$225,000			
Replace Heating and Plumbing Systems				\$1,909,588		
Paint/Repair Exterior						\$410,000
SRM Total	\$385,000	\$1,615,851	\$437,536	\$1,909,588		\$410,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$385,000	\$1,615,851	\$437,536	\$1,909,588		\$410,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	48.9%	52%	63%	66%	80%	83%
O-Rating	O-4	O-3	O-3	O-2	O-2	O-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve O-Rating
 **EFCI based CI

Netzaberg Elementary School/Middle School

Netzaberg Elementary School/Middle School is a brand new school. Therefore, it has no School Summary, Facilities Summary, Deficiency Summary, or Investment Plan data.

Patch Elementary School



SCHOOL SUMMARY	
Current Enrollment*	602
Maximum Capacity	520
GSF	78,886
Condition	53%
Average Q-Rating	Q-4

* as of Sep 2007

Alexander M. Patch Elementary School is located at Patch Barracks. The site is located adjacent to Alexander M. Patch High School and the military family housing area and includes playgrounds with soft surfaces and a hard surface play area.

The school shares approximately 46 parking spaces with the high school. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using pavers and concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The building rests on continuous concrete foundations that are showing no signs of settlement. Structural systems include concrete columns and beams. Corridors and stairwells are constructed using steel and wood columns with steel beams. Exterior walls are a combination of cast-in-place concrete, masonry with brick veneer, and glass and metal panels. Roofing over at corridors is primarily glass. Exterior doors are predominately anodized aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition wall types are a combination painted drywall, brick, and concrete. Ceilings in most classrooms and offices are suspended acoustical tile while vertical baffles are used in most corridors. Ceilings in the multipurpose room are exposed structure. Flooring in high traffic areas is typically quarry tile while a combination of carpet and vinyl is used in most classrooms and offices.

Heating hot water is supplied from a boiler in the high school building 2388. There are no discernable temperature settings such as are available from control thermostats. Some of the radiators appear to have been replaced during renovations but the hot water piping is original. There is no measurable or controllable ventilation in the classrooms or administrative offices. Therefore, indoor air quality is impossible to monitor or control.

Lighting is mostly fluorescent type and is approaching its expected useful life. The intercom system appears to be fairly new and in good condition. The fire alarm systems are activated by smoke sensors and pull-stations at the egress points. The system automatically reports to the fire department upon alarm activation.

The plumbing system is generally functional. Most plumbing fixtures have been upgraded during restroom renovations. All plumbing piping appears to be original. Domestic hot water is heated via a water-to-water heat exchanger. The building has no sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
2387	Permanent	1980	78,886	53%	Q4	\$18,580,753
Total			78,886	53%	Q-4	\$18,580,753

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$8,655,012	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$15,958	0.2%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$14,246	0.2%
MEP	\$40,671	0.5%
Playground	\$195,564	2.2%
Security	\$0	0.0%
L2 TOTAL	\$266,439	3%
L1 & L2 TOTAL	\$ 8,921,451	100%

*EFCI

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INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Roof Covering	\$560,000					
Repair water line	\$42,627					
Relocate Playground	\$250,000					
Replace Floor Tile Both ES & HS	\$750,000					
Upgrade fire annunciation in hallways		\$135,000				
Renovate Toilets		\$49,500				
Replace Emergency Lighting System		\$325,000				
Renovate Media Center		\$115,000				
Pad MPR Walls			\$10,000			
Clean, Repair, and Seal Exterior Brick Surfaces			\$60,000			
Repair/replace Window Roof			\$50,000			
Replace Heating and Plumbing Systems			\$1,900,500			
Replace Exterior Windows				\$525,000		
Replace Branch Circuits and Electrical Distribution Systems				\$1,305,915		
Replace Interior Doors						\$280,000
Install Fire Sprinklers						\$325,000
Repair/replace Cabinetry						\$24,000
Replace Exterior Doors						\$125,000
SRM Total	\$1,602,627	\$624,500	\$2,020,500	\$1,830,915		\$754,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$1,602,627	\$624,500	\$2,020,500	\$1,830,915		\$754,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
% Condition**	Current	FY-08	FY-09	FY-10	FY-11	FY-12
	53.1%	62%	65%	76%	86%	90%
Q-Rating	Q-4	Q-3	Q-3	Q-3	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Patch High School

SCHOOL SUMMARY	
Current Enrollment*	439
Maximum Capacity	460
GSF	104,589
Condition	52%
Average Q-Rating	Q-4

* as of Sep 2007

Alexander M. Patch High School is located at Patch Barracks. The site is located adjacent to Alexander M. Patch Elementary School and the military family housing area and includes tennis courts and a practice football field. The school uses football and track facilities owned by the local military community.

The school shares approximately 46 parking spaces with the elementary school. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using pavers and concrete and are generally in poor condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of settlement. Structural systems include concrete columns and beams with a concrete roof deck and second floor. The gym, multipurpose, and main entry areas are constructed using steel columns and beams. Exterior walls are a combination of cast-in-place concrete, masonry with brick veneer, and glass and metal panels. Roofing is a combination of built-up with gravel and standing seam metal. Roofing at corridors connecting the main part of the building with the multipurpose rooms is primarily glass. Exterior doors are predominately anodized aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition wall types are primarily masonry bearing walls with painted drywall or brick. Ceilings in most classrooms and offices are suspended acoustical tile while vertical baffles are used in most corridors. Flooring in high traffic areas is typically quarry tile while a combination of carpet and vinyl is used in most classrooms and offices.

Facility heating is a two-pipe industrial hot water distribution system to convection radiators providing perimeter heating to most of building and air handling units for the gymnasium and multi purpose room (cafeteria). Some of the radiators appear to have been replaced during renovations but the hot water piping appears to be original. There

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is no measurable or controllable ventilation in the classrooms or administrative offices. Therefore, indoor air quality is impossible to monitor or control.

The majority of the lighting is fluorescent type and is approaching its expected useful life. The intercom system is old but functioning. The fire alarm systems are activated by smoke sensors and pull-stations at the egress points. The system automatically reports to the fire department upon alarm activation.

The plumbing system is generally functional. Most plumbing fixtures have been upgraded during restroom renovations. All plumbing piping appears to be original. Domestic hot water is heated via a water-to-water heat exchanger. The building has no sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
2388	Permanent	1977	79,371	51%	Q4	\$19,703,851
2389	Permanent	1980	16,081	57%	Q4	\$3,326,516
2312	Permanent	1945	9,137	54%	Q4	\$2,268,169
Total			104,589	52%	Q-4	\$25,298,535

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$11,348,011	92%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$48,072	0.4%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$104,278	0.8%
Life-safety	\$758,134	6.2%
MEP	\$41,566	0.3%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$952,049	8%
L1 & L2 TOTAL	\$ 12,300,060	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Ceramic Tile Flooring	\$300,000					
Install Escape Stairs at Lower Level	\$65,000					
Replace Lighting in Multi Purpose Room (MPR)		\$25,000				
Repair Wall Joint at Gym		\$50,000				
Structural Survey of Patch HS & ES		\$60,000				
Replace Branch Electrical Circuits and Distribution Systems		\$2,567,381				
Replace Exterior Doors			\$425,000			
Repair Roof Coverings			\$320,000			
Renovate Heating and Plumbing Systems				\$3,284,395		
Install Fire Sprinklers						\$475,000
SRM Total	\$365,000	\$2,702,381	\$745,000	\$3,284,395	\$475,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$365,000	\$2,702,381	\$745,000	\$3,284,395	\$475,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	52.0%	53%	64%	67%	80%	82%
O-Rating	Q-4	Q-4	Q-3	Q-3	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve O-Rating

**EFCI based CI

Rainbow Elementary School



SCHOOL SUMMARY	
Current Enrollment*	250
Maximum Capacity	360
GSF	61,979
Condition	59%
Average Q-Rating	Q-4

* as of Sep 2007

Rainbow Elementary School is located at Barton Barracks. The site is located off Meinhardtswindener Strasse and includes hard surface play area and playground equipment located on soft surfaces.

The school has a parking capacity of approximately 57. Parking surfaces are constructed of pavers and are generally in good condition. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate with the exception of a small area adjacent to the entry door at the rear of the facility.

The building rests on a continuous concrete foundation that is showing no signs of damage or settlement. Structural systems include concrete columns and beams with masonry infill and brick veneer. The roof in the multi-purpose room is supported by steel trusses while other roof areas are supported by a timber structure. Roofs are metal panels. Exterior doors are generally hollow metal with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are a combination of painted concrete and painted masonry. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with metal slats in corridors and restrooms. Flooring in high traffic areas is typically ceramic tile while carpet is used in most classrooms and offices. Floor and ceiling finishes were replaced in the multi-purpose room in 1998.

Heating is provided by a central plant to a heat exchanger and is distributed by 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Although some radiators appear to have been replaced, the heating piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system that is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by a heat exchanger. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
5308	Permanent	1986	61,979	59%	Q4	\$14,451,024
Total			61,979	59%	Q-4	\$14,451,024

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$5,870,610	96%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$2,376	0.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$2,061	0.0%
Life-safety	\$21,895	0.4%
MEP	\$27,076	0.4%
Playground	\$161,172	2.6%
Security	\$0	0.0%
L2 TOTAL	\$214,581	4%
L1 & L2 TOTAL	\$ 6,085,191	100%

* EFCI

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INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install Fence at Sure Start Area	\$8,350					
Replace Media Center Lights	\$43,000					
Remove Heat Tape and Repair Gutters and Downspouts	\$300,000					
Repair fire damage	\$345,000					
Renovate Sports Field - Replace Playground Equipment		\$265,000				
Replace Flooring		\$856,780				
Paint Interior			\$312,800			
Replace Branch Electrical Circuits and Distribution Systems				\$1,328,405		
Replace Exterior Windows						\$558,231
SRM Total	\$696,350	\$1,121,780	\$312,800	\$1,328,405		\$558,231
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$696,350	\$1,121,780	\$312,800	\$1,328,405		\$558,231
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	59.2%	64%	72%	74%	83%	87%
Q-Rating	Q-4	Q-3	Q-3	Q-3	Q-2	Q-2

*Assumes MILCON projects will replace existng faciities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Robinson Barracks Elementary School

SCHOOL SUMMARY	
Current Enrollment*	352
Maximum Capacity	680
GSF	143,610
Condition	63%
Average Q-Rating	Q-3

* as of Sep 2007

Robinson Barracks Elementary School is located at Robinson Barracks. The site is located near the post gymnasium and includes play areas on soft surfaces and hard surface play areas.

The school has a parking capacity of approximately 25. Parking surfaces are constructed of pavers and are generally in good condition. Sidewalks are constructed using a combination of concrete pavers and asphalt and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with masonry infill. Roofs are a combination of clay tile, metal panels, single-ply flexible membrane, and modified bitumen. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames, except for the gymnasium, which has some single-pane units.

The interior partition walls are generally painted plaster. Ceilings in classroom and office areas are generally suspended acoustical tile with painted plaster and drywall in restrooms and the kitchen. Flooring in high traffic areas is typically carpet while a combination of resilient and carpet is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by 2-pipe system to convection radiators in most areas and to air handling units in areas such as the gymnasium. Radiators are manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting

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appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by heat exchangers. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
147	Permanent	1952	53,959	59%	Q4	\$12,581,080
148	Permanent	1934	74,033	66%	Q3	\$17,261,534
150	Permanent	1953	15,618	60%	Q4	\$3,665,232
Total			143,610	63%	Q-3	\$33,507,847

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$12,488,231	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$38,822	0.3%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$7,940	0.1%
Life-safety	\$47,268	0.4%
MEP	\$59,001	0.5%
Playground	\$177,877	1.4%
Security	\$0	0.0%
L2 TOTAL	\$330,908	3%
L1 & L2 TOTAL	\$ 12,819,138	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Ren/Expand Cafeteria, Entryway, ConstStorage	\$268,887					
Replace Exterior Windows	\$720,000					
Install Roof Coverings		\$1,500,000				
Replace Gym Ceiling Tile		\$25,000				
Sound Absorbing Panels_ Gym		\$10,000				
Install School Wide Clock System		\$120,000				
Replace Floor Covering Bldgs 147 & 148 Phase I, II & III			\$70,000			
Replace Floor Covering Bldgs 147 & 148 Phase I, II & III			\$70,000			
Replace Floor Covering Bldgs 147 & 148 Phase I, II & III			\$50,000			
Replace Branch Electrical Circuits and Distribution Systems				\$3,056,968		
Install Fire Sprinklers					\$525,000	
Install Exterior Doors					\$320,000	
SRM Total	\$988,887	\$1,655,000	\$190,000	\$3,056,968	\$845,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$988,887	\$1,655,000	\$190,000	\$3,056,968	\$845,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	62.5%	65%	70%	71%	80%	83%
Q-Rating	Q-3	Q-3	Q-3	Q-2	Q-2	

*Assumes MILCON projects will replace existng facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Schweinfurt Elementary School



SCHOOL SUMMARY	
Current Enrollment*	733
Maximum Capacity	710
GSF	120,201
Condition	52%
Average Q-Rating	Q-4

* as of Sep 2007

Schweinfurt Elementary School is located near Ledward Barracks. The site is located within the Askren Manors Military Family Housing area and includes playgrounds with soft surfaces and a hard surface play area.

The school has a parking capacity of approximately 51. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of settlement. Structural systems include concrete columns and beams with pre-cast concrete wall panels or masonry walls with stucco veneer. Roofs are typically pitched with modified bitumen roofing. Exterior doors are predominately anodized aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition wall types are generally painted plaster over masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile with drywall and plaster ceilings in corridors and restrooms. Flooring in high traffic areas is typically carpet or resilient while carpet is used in most classrooms and offices.

Heating is provided by hot water from a central heating plant and is distributed by 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Although some radiators appear to have been replaced, the heating piping appears to be original. There is some controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a heat exchanger and electric water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
572	Portable	1984	366	0%	Q4	\$35,110
505	Permanent	1955	60,816	48%	Q4	\$14,178,642
509	Permanent	1978	44,509	48%	Q4	\$10,376,828
565	Permanent	2002	12,099	96%	Q1	\$2,820,761
506	Portable	1994	2,411	0%	Q4	\$231,287
Total			120,201	52%	Q-4	\$27,642,629

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$12,894,429	92%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$199,356	1.4%
AHERA	\$0	0.0%
Architectural	\$1,006	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$93,474	0.7%
MEP	\$137,663	1.0%
Playground	\$641,460	4.6%
Security	\$0	0.0%
L2 TOTAL	\$1,072,958	8%
L1 & L2 TOTAL	\$ 13,967,387	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Repair glass roof of Bldg 565	\$13,000					
Install A/C Units in computer labs	\$28,500					
Replace all Chalkboards	\$360,000					
Install Roof Covering	\$625,000					
Replace Sewer System		\$48,750				
Replace Sewer System		\$600,000				
Replace Heating and plumbing system(s)			\$2,800,000			
Repair Exterior Wall				\$118,000		
Replace Interior Doors				\$254,000		
Distribution Systems				\$1,795,589		
Install Fire Sprinkler						\$600,000
SRM Total	\$1,026,500	\$648,750	\$2,800,000	\$2,167,589		\$600,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$1,026,500	\$648,750	\$2,800,000	\$2,167,589		\$600,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	52.0%	56%	58%	68%	76%	78%
Q-Rating	Q-4	Q-4	Q-4	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Schweinfurt Middle School

SCHOOL SUMMARY	
Current Enrollment*	252
Maximum Capacity	286
GSF	56,392
Condition	62%
Average Q-Rating	Q-3

* as of Sep 2007

Schweinfurt Middle School is located near Ledward Barracks. The site is located within the Yorktown Military Family Housing area off Brandywine Road and includes a hard surface play area, a playground, and a play field.

The school has a parking capacity of approximately 43. Parking surfaces are constructed of asphalt and are in good condition. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The building rests on continuous concrete foundations that are showing no signs of settlement. Structural systems include concrete columns and beams with masonry walls and brick veneer. Roofs are pitched with tile roofing. Exterior doors are anodized aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition wall types are generally painted plaster over masonry with brick in some areas. Wall finishes within restrooms are typically ceramic tile. Ceilings are generally suspended acoustical tile with some exposed concrete structure and metal panels. Flooring in high traffic areas is typically terrazzo or resilient while carpet is used in most classrooms and offices. Resilient flooring is used in the multipurpose room and selected classrooms.

Heating is provided by hot water from a central heating plant and is distributed by 2-pipe system to radiators in most areas and to air handling units in areas such as the multipurpose room. Although some radiators appear to have been replaced, the heating piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

School Reports

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a heat exchanger and electric water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
458	Permanent	1990	56,392	62%	Q3	\$13,279,188
Total			56,392	62%	Q-3	\$13,279,188

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,932,627	95%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$96,544	1.9%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$74,355	1.4%
MEP	\$18,345	0.4%
Playground	\$86,284	1.7%
Security	\$0	0.0%
L2 TOTAL	\$275,528	5%
L1 & L2 TOTAL	\$ 5,208,155	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Flooring	\$820,000					
Replace Locker Doors in Hallways	\$17,500					
Resurface Main Gym Floor		\$83,000				
Install Metal Grate Cover		\$63,000				
Repair/Replace Rolladen Systems		\$51,000				
Replace Exterior Doors				\$121,678		
Paint All Classrooms						\$280,000
SRM Total	\$837,500	\$197,000	\$1,226,294	\$121,678		\$280,000
MILCON Project Title						
	FY-08	FY-09	FY-10	FY-11	FY-12	
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$837,500	\$197,000	\$1,226,294	\$121,678		\$280,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	61.8%	68%	70%	79%	80%	82%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Vilseck Elementary School



SCHOOL SUMMARY	
Current Enrollment*	711
Maximum Capacity	720
GSF	85,037
Condition	63%
Average Q-Rating	Q-3

* as of Sep 2007

Vilseck Elementary School is located off Blue Ridge Way at Rose Barracks. The site is located adjacent to the Grunwald Military Family Housing area.

The school has a parking capacity of approximately 70. Parking surfaces are constructed of concrete pavers with asphalt roadways and are generally in good condition. Sidewalks are generally constructed using concrete pavers and they are in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of settlement. Structural systems are typically concrete columns and beams with masonry bearing walls and brick veneer. Roofs are typically tile with minor areas of built-up standing seam metal. All roofs appear to be original construction. Exterior doors are typically anodized aluminum with double-pane glazing. Windows are typically double-pane units with anodized aluminum frames.

The interior partition wall types are generally painted plaster over masonry in classrooms with ceramic tile over masonry in restrooms. Ceilings in most areas are suspended acoustical tile with plaster, drywall, or metal slats in some areas. Flooring in high traffic areas is typically vinyl with limited use of terrazzo in stairwells while a combination of carpet and vinyl is used in classrooms and offices.

Facility heating is a two-pipe industrial hot water distribution system to convection radiators and air handling units (AHU) for the cafeteria and gymnasium. Radiators are manually controlled by a temperature differential control valves. Indoor air quality would be difficult to monitor or control.

Lighting is mostly fluorescent type. The school has an intercom system. The fire alarm system is activated by smoke sensors and pull-stations at the egress points. The system automatically reports to the fire department upon alarm activation.

Domestic hot water is heated via heat exchangers. Plumbing piping and fixtures appear to be original. Building 2232 has a sprinkler system in the main entry/lobby on the first and second floors.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
2240	Storage Garage	1998	355	93%	Q1	\$31,503
2231	Permanent	1988	11,690	61%	Q3	\$2,452,328
2233	Permanent	1988	7,373	72%	Q3	\$1,718,941
2238	Permanent	1988	1,961	68%	Q3	\$457,188
2232	Permanent	1988	63,658	62%	Q3	\$14,842,499
Total			85,037	63%	Q-3	\$19,502,459

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$7,035,480	91%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$67,493	0.9%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$29,164	0.4%
Life-safety	\$112,331	1.5%
MEP	\$48,604	0.6%
Playground	\$446,371	5.8%
Security	\$0	0.0%
L2 TOTAL	\$703,964	9%
L1 & L2 TOTAL	\$ 7,739,444	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Repair Fire Access Road	\$150,000					
Install Ceiling Fans	\$140,000					
Install Acoustic Panels in Multipurpose room	\$75,000					
Elevator repair	\$8,209					
Install Interior Signage		\$10,500				
Install Exterior Doors		\$135,000				
Replace MPR Floor		\$175,000				
Replace Multipurpose Room Floor		\$165,000				
Install Fire Attenuation System			\$48,000			
Interior Painting			300000			
Install new Flooring in Classrooms				\$890,000		
Repair/Renovate Krystal Lounge						\$85,000
Enclose Walkway from 2232 to MPR						\$145,000
Replace Branch Electrical Circuits and Distribution Systems						\$1,811,879
SRM Total	\$373,209	\$485,500	\$348,000	\$890,000		\$2,041,879
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$373,209	\$485,500	\$348,000	\$890,000		\$2,041,879
		INVESTMENT PLAN IMPACT ON PROJECTED CONDITION				
MILCON Impact on Condition	\$2,300,000	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	63.0%	77%	79%	81%	88%	96%
Q-Rating	Q-3	Q-3	Q-3	Q-2	Q-2	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Vilseck Middle/High School

SCHOOL SUMMARY	
Current Enrollment*	414
Maximum Capacity	450
GSF	118,906
Condition	51%
Average Q-Rating	Q-4

* as of Sep 2007

Vilseck Middle/High School is located off Rio Grande Street at Rose Barracks. The Middle School is located temporarily in portable classrooms near Grafenwoehr ES until permanent facilities are completed at Netzaberg. The site is located adjacent to the Langenbruck Military Family Housing area and includes tennis courts, practice fields, a running track/football field complex, and a hard surface play area with basketball goals.

The school has a parking capacity of approximately 75. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are generally constructed using concrete pavers and minor areas of asphalt and they are in good condition with the exception of a small area adjacent to the tennis courts. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The permanent buildings rest on continuous concrete foundations that show no signs of settlement. Structural systems are concrete columns and beams with precast concrete tilt-up slabs or stucco. Roofs are a combination of built-up and tile. Although access to the high roof area of Building 1803 was not possible, it appears the roof may be metal standing seam. Dates of roof replacement are generally unknown. Exterior doors are typically anodized aluminum with double-pane glazing. Windows are typically double-pane units with anodized aluminum frames.

Interior partition wall types are generally painted plaster over masonry with minor areas of painted drywall and ceramic tile. Interior walls in the gymnasium portion of Building 1802 have brick finished surface over masonry bearing walls. Ceilings in most areas are suspended acoustical tile with plaster, drywall, or slats in some areas. Flooring in high traffic areas is typically quarry tile or resilient while carpet is used in most classrooms and offices.

Heating is provided by a central heating plant to a heat exchanger and is distributed by a 2-pipe system to convection radiators in most areas and to air handling units in areas such as the multi-purpose room. Radiators are manually controlled by a temperature

School Reports

differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is mostly fluorescent type. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull-stations. The fire alarm system automatically reports to the fire department upon activation.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by heat exchangers or electric hot water heaters. There are no fire sprinkler systems.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition *	Q-Rating*	Plant Replacement Value
1801	Permanent	1956	55,391	52%	Q4	\$13,750,816
1802	Permanent	1983	10,796	52%	Q4	\$2,233,261
1803	Permanent	1975	18,589	39%	Q4	\$3,899,600
1804	Permanent	1975	22,098	50%	Q4	\$5,203,637
1808	Permanent	1992	3,552	62%	Q3	\$881,748
1806	Storage Garage	1987	384	100%	Q1	\$34,076
Press Box	Modular	2005	151	100%	Q1	\$93,602
Total			110,961	50%	Q-4	\$26,096,740

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$12,818,768	94%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$222,262	1.6%
AHERA	\$0	0.0%
Architectural	\$2,224	0.0%
Infrastructure	\$358,403	2.6%
Life-safety	\$100,332	0.7%
MEP	\$104,557	0.8%
Playground	\$34,462	0.3%
Security	\$0	0.0%
L2 TOTAL	\$822,240	6%
L1 & L2 TOTAL	\$ 13,641,007	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Renovate/Repair Sports Practice Field	\$130,000					
Renovate Bathrooms at Sports Field	\$35,000					
Resurface Tennis/Basket Ball Courts	\$190,000					
Repair fire alarm	\$35,245					
Repair Pedestrian Safety Lighting at Sport Field		\$17,500				
Increase ground water drainage		\$5,000				
Repair Retaining Wall Below Basketball Court			\$45,000			
Renovate Concession Area						\$6,500
SRM Total	\$390,245	\$22,500	\$45,000	\$0		\$6,500
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$390,245	\$22,500	\$45,000	\$0		\$6,500
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	50.3%	52%	52%	52%	52%	52%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-4

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Wuerzburg Elementary School/Middle School (Closing September 2008)



SCHOOL SUMMARY	
Current Enrollment*	166
Maximum Capacity	595
GSF	121,662
Condition	68%
Average Q-Rating	Q-3

* as of Sep 2007

Wuerzburg Elementary School/Middle School (Closing September 2008) is located at Leighton Barracks. The site is located within the Skyline Military Family Housing Area and includes soft surface playgrounds and hard surface play areas.

The school has a parking capacity of approximately 78. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The building rests on grade beams supported by footings that are showing signs of damage or settlement. Structural systems include concrete columns and beams with masonry infill and stucco veneer. Roofs are a combination of flat with ballasted and non-ballasted single ply flexible membrane and pitched with asphalt shingles. The new additions currently under construction have metal roofs. Exterior doors are generally hollow metal with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are generally painted plaster. Ceilings in classroom and office areas are generally suspended acoustical tile with painted plaster and drywall in some areas. Flooring in high traffic areas is typically a combination of resilient and terrazzo while carpet is used in most classrooms and offices.

Heating is provided by a central heating plant to a heat exchanger and is distributed by 2-pipe system to convection radiators in most areas and to air handling units in areas such as the multi-purpose room. Radiators are manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke

sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation.

Domestic hot water is provided by a heat exchanger. Plumbing fixtures have been partially upgraded and piping appears to be original. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
100	Permanent	1951	120,403	68%	Q3	\$28,080,657
152	Portable	1985	1,259	0	Q4	\$147,303
Total			121,662	68%	Q-3	\$28,227,960

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$9,008,744	95%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$54,302	0.6%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$20,485	0.2%
MEP	\$113,179	1.2%
Playground	\$326,356	3.4%
Security	\$0	0.0%
L2 TOTAL	\$514,322	5%
L1 & L2 TOTAL	\$ 9,523,066	100%

*EFCI

Wuerzburg High School (Closing September 2008)



SCHOOL SUMMARY	
Current Enrollment*	226
Maximum Capacity	722
GSF	125,356
Condition	43%
Average Q-Rating	Q-4

* as of Sep 2007

Wuerzburg High School (Closing September 2008) is located at Leighton Barracks. The site is located within the Skyline Military Family Housing Area and includes a football field, baseball field, and tennis courts.

The school has a parking capacity of approximately 125. Parking surfaces are constructed of asphalt or pavers and are generally in good condition. Sidewalks are constructed using asphalt or pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on grade beams supported by footings that are showing no signs of damage or settlement. Structural systems include with masonry infill and stucco veneer. Roofs are a combination of flat roofs with ballasted and non-ballasted single ply flexible membrane and pitched with tile roofing. Exterior doors are generally hollow metal with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior walls are generally painted plaster. Ceilings in classroom and office areas are generally suspended acoustical tile with painted plaster and drywall ceilings in some areas. Flooring in high traffic areas is typically a combination of resilient and terrazzo while carpet is used in most classrooms and offices.

Heating is provided by a central heating plant to a heat exchanger and is distributed by 2-pipe distribution system to convection radiators in most areas and to air handling units in areas such as the multi-purpose room. Radiators are manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school does not have a functional intercom system. The campus has a fire alarm system. The fire alarm system is activated by smoke sensors and pull stations and automatically reports to the fire department upon alarm activation.

Domestic hot water is provided by a heat exchanger and electric water heaters. Plumbing fixtures have been partially upgraded and piping has been partially upgraded. Some campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
Pressbox	Press Box	2003	54	100%	Q1	\$33,474
Restroom	Portable	2001	192	100%	Q1	\$22,464
134	Permanent	1962	113,097	44%	Q4	\$28,076,092
148	Permanent	1973	2,723	40%	Q4	\$628,359
173	Portable	1985	5,264	0%	Q4	\$504,976
180	Permanent	1947	4,026	33%	Q4	\$999,414
Total			125,356	43%	Q-4	\$30,264,778

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$17,064,334	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$45,436	0.3%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$52,232	0.3%
Life-safety	\$78,025	0.4%
MEP	\$197,947	1.1%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$373,639	2%
L1 & L2 TOTAL	\$ 17,437,973	100%

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5.1.2 Heidelberg

Heidelberg District Superintendent's Office
Argonner Elementary School (Closing July 2008)
Aukamm Elementary School
Darmstadt Elementary/Middle School (Closing July 2008)
Dexheim Elementary School (Closing July 2008)
Hainerberg Elementary School
Hanau Middle School and High School (Closing July 2008)
Heidelberg High School
Heidelberg Middle School
Mannheim Elementary School
Mannheim High School
Mannheim Middle School
Mark Twain Elementary School
Patrick Henry Elementary School
Wiesbaden (Arnold) High School
Wiesbaden American Middle School

Heidelberg District Superintendent's Office

The list below shows DSO Administration buildings and is not a representation of all buildings in the district.

DSO SUMMARY	
GSF	15,063
Condition	54%
Average Q-Rating	Q-4

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
4493	Permanent	1957	9,138	48%	Q4	\$2,130,433
4517	Permanent	1955	5,925	62%	Q3	\$1,381,473
Total			15,063	54%	Q-4	\$3,511,906

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$1,472,717	90%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$120,507	7.4%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$13,018	0.8%
MEP	\$27,430	1.7%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$160,955	10%
L1 & L2 TOTAL	\$ 1,633,672	100%

* EFCI

Argonner Elementary School (Closing July 2008)

SCHOOL SUMMARY	
Current Enrollment*	253
Maximum Capacity	650
GSF	120,706
Condition	63%
Average Q-Rating	Q-3

* as of Sep 2007

Argonner Elementary School (Closing July 2008) is located at the Old Argonner Housing Area. The site is located within the Old Argonner Military Family Housing Area and includes hard surface play areas, soft surface playgrounds, an outdoor basketball court, and a soccer field.

The school has a parking capacity of approximately 62; 25 of which are unpaved. Parking surfaces are constructed of concrete pavers and are generally in good condition. Sidewalks are constructed of masonry pavers or concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate although there are a few areas of standing water.

The building rests on a continuous concrete foundation that is showing no signs of damage or settlement. Structural systems include concrete columns and beams with masonry walls. The 1951 construction has a sloped tiled roof while the 2002 addition has a standing seam metal roof. Exterior doors are anodized aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are typically masonry with painted plaster with ceramic tile in the restrooms. Ceilings in most areas are suspended acoustical tile with plaster, drywall, or slats. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by hot water from a central heating plant and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the gymnasium. Most radiators and heating piping appear to have been replaced. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The building does not have a fire sprinkler system. The campus

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has a fire alarm system which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus has a limited security system.

Plumbing fixtures and piping appear to have been replaced. Domestic hot water is provided by a heat exchanger.

The campus is generally ADA compliant. The parking area contains the required number of accessible parking spaces. Exterior routes of travel are not ADA compliant. The building has an accessible entrance.

Playground equipment consists of seven composite structures, five single-axis swings, one slide, and other miscellaneous pieces. Most playground equipment is installed on protective surfacing.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
414	Permanent	1951	120,706	63%	Q3	\$28,143,659
Total			120,706	63%	Q-3	\$28,143,659

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$10,461,769	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$47,207	0.4%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$40,546	0.4%
Life-safety	\$18,213	0.2%
MEP	\$57,270	0.5%
Playground	\$202,001	1.9%
Security	\$0	0.0%
L2 TOTAL	\$365,238	3%
L1 & L2 TOTAL	\$ 10,827,007	100%

*EFCI

Aukamm Elementary School



SCHOOL SUMMARY	
Current Enrollment*	142
Maximum Capacity	384
GSF	49,221
Condition	58%
Average Q-Rating	Q-4

* as of Sep 2007

Aukamm Elementary School is located near Wiesbaden Army Air Field. The site is located within the Aukamm Military Family Housing Area and includes soft surface playgrounds, a hard surface play area, and play fields.

The school has a parking capacity of approximately 12. Parking surfaces are constructed of concrete and are generally in fair condition. Sidewalks are constructed using a combination of pavers and asphalt and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate with the exception of an area between the playgrounds and the main building.

The buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with masonry infill and stucco, brick, and metal storefront veneers. Roofs are a combination of modified bitumen, corrugated fiber, and asphalt shingle. Exterior doors are generally aluminum with single-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted plaster with some ceramic tile. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom areas are generally painted plaster with suspended acoustical tile in office areas. The ceiling in the gymnasium is metal slats. Flooring in high traffic areas is typically a combination of resilient and terrazzo while carpet and resilient is used in most classrooms and offices.

Heating is provided by a central plant to a heat exchanger and is distributed by a 2-pipe system to convention radiators. Radiators are manually controlled by a temperature differential control valve. Although some radiators appear to have been replaced, the heating piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

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Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. None of the buildings have fire sprinkler systems. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting is not present at all required locations. Exit signs are not present at all required locations. The campus has a limited security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by heat exchangers.

The campus is not generally ADA compliant. The parking area does not contain the required number of accessible parking spaces. Exterior routes of travel are not ADA compliant. The building does not have an accessible entrance.

Playground equipment consists of three composite structures and other miscellaneous pieces. All playground equipment is installed on protective surfacing.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
7267	Permanent	1961	46,220	56%	Q4	\$10,776,476
7314	Permanent	2004	3,001	96%	Q1	\$699,653
Total			49,221	58%	Q-4	\$11,476,130

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,651,166	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$36,753	0.8%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$4,452	0.1%
Life-safety	\$46,712	1.0%
MEP	\$16,232	0.3%
Playground	\$49,137	1.0%
Security	\$0	0.0%
L2 TOTAL	\$153,285	3%
L1 & L2 TOTAL	\$ 4,804,451	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Renovate Classrooms and Hallways Ground Floor.	\$280,000					
Renovate stairwells to NFPA	\$220,000					
Paint interior of school		\$150,000				
Design Utility Upgrade		\$25,000				
EPA Copper / Lead Water Filtration System		\$65,000				
Renovate Fire Alarm System		\$125,000				
Renovate Toilets 2nd Floor			\$55,000			
Upgrade Intercom/Central Clocks & Bells			\$90,000			
Renovate Offices			\$110,000			
Renovate Toilets			\$127,500			
Utility Upgrade			\$285,000			
Replace ceilings			\$300,000			
Install Acoustic Panels in Multipurpose room			\$55,000			
Replace flooring				\$400,000		
Upgrade heating system				\$600,000		
Electrical Upgrade				\$185,000		
Exterior Improvements				\$42,500		
Renovate Media Center				\$427,500		
Renovate Multipurpose Room				\$175,000		
Replace lighting						\$350,000
SRM Total	\$500,000	\$365,000	\$1,022,500	\$1,830,000	\$350,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$500,000	\$365,000	\$1,022,500	\$1,830,000	\$350,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	58.2%	63%	66%	75%	91%	94%
Q-Rating	Q-4	Q-3	Q-3	Q-3	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
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Darmstadt Elementary School and Middle School (Closing July 2008)



SCHOOL SUMMARY	
Current Enrollment*	371
Maximum Capacity	560
GSF	85,681
Condition	66%
Average Q-Rating	Q-3

* as of Sep 2007

Darmstadt Elementary School (Closing July 2008) is located at Lincoln Village. The site is located near the Lincoln Village Military Family Housing Area and includes playgrounds, a hard surface play area, and basketball courts.

The school has a parking capacity of approximately 55. Parking surfaces are constructed of pavers and are generally in good condition. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete. Structural systems include concrete columns and beams with masonry infill and stucco. Roofs are built-up. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally a combination of glazed block and painted plaster. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with metal slats in restrooms. The ceiling in the gymnasium is metal slat. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Heating is provided by a central heating plant to a heat exchanger and is distributed by 2-pipe system to radiators and air handling units for the gymnasium, music room, and cafeteria. Radiators are manually controlled by a temperature differential control valve. There are local controls that monitor outside air temperature and regulate the flow and temperature of space heating hot water accordingly. The radiators and heating piping appear to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent and reportedly is original. The school has an intercom system. The campus has a fire alarm system, which is

activated by pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting does not appear to present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by a heat exchanger. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
4450	Permanent	1986	60,353	66%	Q3	\$14,071,905
4485	Permanent	1986	15,866	68%	Q3	\$3,698,999
4492	Storage Shed	1986	77	0%	Q4	\$7,387
4493	Modular	1986	1,733	0%	Q4	\$202,761
4495	Modular	1986	1,733	0%	Q4	\$202,761
4497	Permanent	1998	4,628	90%	Q2	\$1,078,972
4497A	Permanent	2004	1,291	98%	Q1	\$300,984
Total			85,681	66%	Q-3	\$19,563,769

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$6,441,500	96%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$47,639	0.7%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$48,748	0.7%
MEP	\$25,039	0.4%
Playground	\$163,623	2.4%
Security	\$0	0.0%
L2 TOTAL	\$285,049	4%
L1 & L2 TOTAL	\$ 6,726,548	100%

*EFCI

Dexheim Elementary School (Closing July 2008)



SCHOOL SUMMARY	
Current Enrollment*	88
Maximum Capacity	250
GSF	30,829
Condition	62%
Average Q-Rating	Q-3

* as of Sep 2007

Dexheim Elementary School (Closing July 2008) is located at Anderson Barracks. The site is located near the Dexheim Military Family Housing Area and includes playgrounds with soft surfaces, a hard surface play area, and play fields.

The school has a parking capacity of approximately 33. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete pavers and asphalt and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The building rests on a continuous concrete foundation. Structural systems include concrete columns and beams with masonry bearing walls and stucco veneer. Roofs are a combination of built-up and pitched with metal panels. Exterior doors are generally metal with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted plaster in classrooms and offices with brick in corridors. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with metal slats ceilings in restrooms. The ceiling in the multi-purpose room is acoustical panels. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Heating is provided by a central plant to a heat exchanger and is distributed by a 2-pipe system to radiators in most areas and to convention radiators in areas such as the multi-purpose room. Although some radiators appear to have been replaced, heating piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system but does not have a remote handset for use during fire drills or

emergency evacuations. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus has a limited security system.

Plumbing fixtures and piping appear to be original in the 1989 portion of the facility. While in the 1953 portion of the facility, plumbing fixtures have been upgraded and piping appears to be original. Domestic hot water is provided by a combination of a heat exchanger and electric water heaters. The building does not have a fire sprinkler system.

The campus is not generally ADA compliant. The parking area does not contain the required number of accessible parking spaces. Exterior routes of travel are not ADA compliant. The building has an accessible entrance.

Playground equipment consists of five composite structures, one single-axis swing, six spring rockers, and other miscellaneous pieces. All playground equipment is installed on protective surfacing.

Facilities Summary						
Building No. #	Permanent or Other* *	Year Built	Gross Square Feet	Condition *	Q-Rating*	Plant Replacement Value
6460	Permanent	1953	30,829	62%	Q3	\$7,188,090
Total			30,829	62%	Q-3	\$7,188,090

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,638,541	93%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$54,272	1.9%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$461	0.0%
Life-safety	\$14,201	0.5%
MEP	\$21,456	0.8%
Playground	\$110,918	3.9%
Security	\$0	0.0%
L2 TOTAL	\$201,308	7%
L1 & L2 TOTAL	\$ 2,839,849	100%

* EFCI

Hainerberg Elementary School



SCHOOL SUMMARY	
Current Enrollment*	654
Maximum Capacity	710
GSF	215,378
Condition	48%
Average Q-Rating	Q-4

* as of Sep 2007

Hainerberg Elementary School is located near Wiesbaden Army Airfield. The site is located within the Hainerberg Military Family Housing Area and includes playgrounds with soft surfaces and a hard surface play area.

The school does not have dedicated parking and shares on street parking with housing occupants. Sidewalks are constructed using concrete pavers and asphalt and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The building rests on continuous concrete foundations. Structural systems include concrete columns and beams with masonry infill and pre-cast concrete and brick veneer. Roofs are a combination of built-up and metal. Exterior doors are generally hollow metal with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted plaster with painted brick in the corridors of the original building. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with metal slats in restrooms. The ceiling in the gymnasium is wood baffles. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Heating is provided by a central heating plant to a heat exchanger and is distributed by 2-pipe system to convection. Radiators are manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are not properly labeled. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears

to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by an electric hot water heater. The campus has a partial fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
7778	Permanent	1953	213,570	48%	Q4	\$49,795,838
7882	Portable	1983	1,808	0%	Q4	\$173,441
Total			215,378	48%	Q-4	\$49,969,279

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$25,445,866	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$264,502	1.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$233,851	0.9%
MEP	\$200,943	0.8%
Playground	\$59,959	0.2%
Security	\$0	0.0%
L2 TOTAL	\$759,256	3%
L1 & L2 TOTAL	\$ 26,205,121	100%

*EFCI

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INVESTMENT PLAN						
SRM Project Title		FY-08	FY-09	FY-10	FY-11	FY-12
Exterior Improvements		\$80,000				
Replace ceiling and lights in corridors first floor		\$190,000				
Design Utility Upgrades		\$90,000				
flooring		\$245,000				
Renovate Fire Alarm System			\$200,000			
Utility Upgrade			\$645,000			
Install Acoustic Panels in Multipurpose room.			\$85,000			
Renovate 1st Floor to NFPA Stds. Old Wing			\$650,000			
EPA Copper/Lead Water Filtration System			\$80,000			
Electrical Upgrade				\$250,000		
Renovate 2nd Floor to NFPA Stds. Old Wing				\$670,000		
Renovate 2nd Floor New to NFPA Stds.				\$450,000		
Renovate 2nd Floor New Wing				\$300,000		
Replace plumbing piping				\$900,000		
Renovate Stairwells to NFPA Std.				\$215,000		
Renovate Multipurpose Room				\$267,000		
Replace windows					\$700,000	
Replace lighting in classrooms						\$900,000
	SRM Total	\$605,000	\$1,660,000	\$3,052,000	\$700,000	\$900,000
MILCON Project Title						
	MILCON Major	FY-08	FY-09	FY-10	FY-11	FY-12
Constr Multipurpose Room and Renovations		\$5,093,000				
	MILCON Total*	\$5,093,000	\$0	\$0	\$0	\$0
	SRM & MILCON Total*	\$5,698,000	\$1,660,000	\$3,052,000	\$700,000	\$900,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$5,093,000	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**		47.7%	49%	52%	69%	70%
Q-Rating		Q-4	Q-4	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Hanau Middle School and High School (Closing July 2008)

SCHOOL SUMMARY	
Current Enrollment*	152
Maximum Capacity	520
GSF	113,043
Condition	47%
Average Q-Rating	Q-4

* as of Sep 2007

Hanau Middle School and High School (Closing July 2008) is located near Pioneer Kaserne in Hanau, Germany. The site is located near the New Argonner Military Family Housing Area and includes a picnic area, tennis courts, basketball court, running track/football field, soccer field and softball field.

The school has a parking capacity of approximately 93. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are a combination of concrete and concrete pavers and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with tilt-wall exterior construction. The roof consists of modified bitumen. Exterior doors are anodized aluminum with double-pane glazing. Windows are typically single-pane units with aluminum frames.

The interior partition walls are generally painted concrete. Wall finishes within restrooms are typically ceramic tile. Ceilings in most areas are generally suspended acoustical tile with metal slats ceilings in some areas. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by hot water from a central heating plant and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the gymnasium. Although some radiators appear to have been replaced, the heating piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire

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department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus has a limited security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by two heat exchangers. None of the buildings have fire sprinkler systems.

The campus is not generally ADA compliant. The parking area does not contain the required number of accessible parking spaces. Exterior routes of travel are not ADA compliant. The building does not have an accessible entrance.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
248	Portable	1984	2,336	0%	Q4	\$224,092
251	Permanent	1974	108,974	47%	Q4	\$27,052,796
253	Permanent	1974	1,539	77%	Q3	\$105,268
251A	Permanent	1990	194	79%	Q3	\$38,389
Total			113,043	47%	Q-4	\$27,420,544

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$14,545,803	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$119,478	0.8%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$80,664	0.5%
Life-safety	\$9,045	0.1%
MEP	\$32,688	0.2%
Playground	\$12,352	0.1%
Security	\$0	0.0%
L2 TOTAL	\$254,226	2%
L1 & L2 TOTAL	\$ 14,800,029	100%

*EFCI

Heidelberg High School

SCHOOL SUMMARY	
Current Enrollment*	694
Maximum Capacity	874
GSF	154,352
Condition	44%
Average Q-Rating	Q-4

* as of Sep 2007

Heidelberg High School is located in Mark Twain Village. The site is located in the Heidelberg Military Family Housing Area and includes an outdoor basketball court, a soccer field, and a running track/football.

The school has a parking capacity of approximately 100. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include grass, and shrubs. Site drainage appears to be adequate.

Buildings typically rest on continuous concrete foundations. Structural systems consist of concrete columns and beams with masonry exterior construction. The sloped roof of the school is covered by barrel clay tiles. Exterior doors are anodized aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are typically masonry with ceramic tile finish. Ceilings in most areas are suspended acoustical tile with drywall, or exposed structure in some areas. Flooring in high traffic areas is resilient while carpet is used in the classrooms and offices.

Heating is provided by a two pipe, hot water distribution system to convection radiators providing perimeter heating. Space heating hot water is supplied by a district heating system from the city of Heidelberg. Each radiator is manually controlled by a temperature differential control valve. There are no discernable temperature settings such as are available from control thermostats. Therefore, indoor air quality is impossible to monitor or control.

The interior lighting is fluorescent type but is approaching its expected useful life. Some lighting fixture upgrades have been made but most are aged. Exterior lighting is inadequate. The fire alarm system is the older, non-addressable type. The intercom is by cordless telephone and an aging speaker system. The central clock system has been

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upgraded. There are security monitoring cameras at the front and rear doors of the main building but they are only partially monitored and there is no alarm system.

The plumbing system is original but functional. Domestic hot water is supplied from heat exchangers located in the basement mechanical room. There is no fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
3744	Permanent	1951	141,057	45%	Q4	\$35,017,400
3793	Portable	1985	4,629	0%	Q4	\$541,593
3852	Permanent	1937	5,971	35%	Q4	\$1,377,868
4484	Storage Garage	1982	387	100%	Q1	\$34,342
4487	Permanent	1958	2,086	64%	Q3	\$188,136
4492	Portable	1982	141	0%	Q4	\$13,526
Press Box	Press Box	1995	81	100%	Q1	\$50,210
Total			154,352	44%	Q-4	\$37,223,076

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$20,340,399	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$82,189	0.4%
AHERA	\$0	0.0%
Architectural	\$5,558	0.0%
Infrastructure	\$18,378	0.1%
Life-safety	\$148,017	0.7%
MEP	\$106,036	0.5%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$360,179	2%
L1 & L2 TOTAL	\$ 20,700,578	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace main entrance doors	\$90,000					
Paint interior of school		\$425,000				
Replace classroom doors		\$450,000				
Renovate Plumbing Systems		\$1,300,000				
Security Fence Sports Field		\$95,000				
Renovate Cafeteria		\$50,000				
ADA Signage		\$35,000				
Accessibility Improvements		\$42,000				
Renovate Classroom Bldg 3793		\$45,000				
Renovate Auditorium			\$120,000			
Renovate Bldg 4487			\$75,000			
Replace roof coverings			\$1,100,000			
Replace heating system			\$1,500,000			
SRM Total	\$90,000	\$2,442,000	\$2,795,000	\$0	\$0	\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$90,000	\$2,442,000	\$2,795,000	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	44.5%	45%	51%	59%	59%	59%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-4

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Heidelberg Middle School



SCHOOL SUMMARY	
Current Enrollment*	561
Maximum Capacity	730
GSF	100,223
Condition	48%
Average Q-Rating	Q-4

* as of Sep 2007

Heidelberg Middle School is located at Patton Barracks. The site is located within the Patton Barracks Military Family Housing Area and includes a hard surface play area.

The school has a parking capacity of 50. Parking surfaces are constructed of asphalt and are generally in poor condition. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass and trees. Site drainage is generally adequate.

The building typically rests on a continuous concrete foundation. Structural systems include concrete columns and beams with pre-cast concrete panels. Roofs are built-up. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted plaster with some ceramic tile. Wall finishes within restrooms and corridors are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with metal slats in restrooms. Flooring in high traffic areas is typically terrazzo while carpet and resilient is used in most classrooms and offices.

Heating is provided by central heating system to heat exchangers and is distributed by 2-pipe system to radiators and air handling. Radiators are manually controlled by a temperature differential control valve. There are local controls that monitor outside air temperature and regulate the flow and temperature of space heating hot water accordingly. The radiators and heating piping appear to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent and is reportedly original. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting and exit signs do not appear to be present at all required locations. The campus does not have a security system.

Some plumbing fixtures have been replaced but piping appears to be original. Domestic hot water is provided by a heat exchanger. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
4460	Permanent	1976	94,604	48%	Q4	\$22,277,350
4461	Portable	1996	1,830	0%	Q4	\$175,552
4816	Portable	2000	3,789	100%	Q1	\$443,313
Total			100,223	48%	Q-4	\$22,896,215

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$11,587,358	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$118,702	1.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$35,435	0.3%
MEP	\$53,293	0.5%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$207,430	2%
L1 & L2 TOTAL	\$ 11,794,788	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Renovate Guidance/Nurse's Office	\$56,000					
Renovate Temp Classrooms		\$35,000				
Renovate Toilets		\$175,000				
Replace Student Lockers		\$95,000				
Renovate Elevator		\$70,000				
ADA Signage		\$24,000				
ADA Improvements		\$55,000				
Renovate Front Entrance		\$52,000				
Renovate Music/Art Classrooms		\$90,000				
Renovate Main Office		\$25,000				
Renovate Intercom/Clocks/Bells		\$135,000				
Replace Suspended Ceiling/Lighting, Paint Hallways 2nd floor		\$125,000				
Renovate Small Gym			\$80,000			
Renovate Boy's/Girl's Locker Rooms			\$85,000			
Renovate Large Gym			\$150,000			
Renovate Fire Alarm System			\$200,000			
SRM Total	\$56,000	\$881,000	\$515,000	\$0	\$0	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$56,000	\$881,000	\$515,000	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	48.5%	49%	53%	55%	55%	55%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-4

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Mannheim Elementary School

SCHOOL SUMMARY	
Current Enrollment*	885
Maximum Capacity	990
GSF	180,396
Condition	51%
Average Q-Rating	Q-4

* as of Sep 2007

Mannheim Elementary School is located in Benjamin Franklin Village. The site is located in the Mannheim Military Family Housing Area and includes a playground, outdoor basketball courts, and a soccer field.

The school has a parking capacity of approximately 63. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage appears to be adequate.

Buildings rest on continuous concrete foundations. Structural systems consist of concrete columns and beams with masonry exterior construction. Roofing on the original part of the building is a single-ply flexible membrane system. The addition has a sloped standing seam metal roof. Exterior doors are anodized aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are typically painted masonry with ceramic tile. Ceilings in most areas are slats with drywall in a few areas. Flooring in high traffic areas is resilient while carpet is used in the classrooms and offices.

The mechanical system consists of a two pipe, hot water distribution system to convection radiators in most areas providing perimeter heating. Space heating hot water is supplied by a district heating system from the adjoining Base. Each radiator is manually controlled by a temperature differential control valve. There are no discernable temperature settings such as are available from control thermostats. There is no measurable or controllable ventilation in the classrooms or administrative offices. Therefore, indoor air quality is impossible to monitor or control.

The interior lighting is fluorescent type and was upgraded in 1989. Exterior lighting is inadequate. The fire alarm system is the older, non-addressable type. There are smoke sensors at fire doors only in addition to pull stations. The intercom is by wireless

School Reports

telephones, wall mounted, dial type communicators and an aging speaker system. There is no security monitoring or alarm system.

The plumbing system is original and functional. Domestic hot water is supplied from heat exchangers and storage tanks and electric water heaters in the restrooms. There is no fire sprinkler system but there is a standpipe system with hose stations.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
697	Permanent	1955	155,369	50%	Q4	\$36,225,836
697B	Permanent	1987	12,680	61%	Q3	\$2,956,215
697C	Portable	1984	3,003	0%	Q4	\$351,351
697D	Portable	1984	2,336	0%	Q4	\$273,312
697E	Portable	1993	2,336	100%	Q1	\$273,312
697F	Portable	1993	2,336	100%	Q1	\$273,312
697G	Portable	1993	2,336	100%	Q1	\$273,312
Total			180,396	51%	Q-4	\$40,626,650

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$19,707,463	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$141,775	0.7%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$112,161	0.6%
MEP	\$99,624	0.5%
Playground	\$35,214	0.2%
Security	\$0	0.0%
L2 TOTAL	\$388,774	2%
L1 & L2 TOTAL	\$ 20,096,237	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Repair and paint exterior	\$185,000					
Replace ceilings in classrooms		\$900,000				
Replace exit lights		\$100,000				
Replace plumbing piping		\$1,300,000				
Replace exterior doors		\$200,000				
Upgrade heating system			\$1,200,000			
Replace intercom system			\$250,000			
Upgrade fire alarm system			\$225,000			
Replace intercom				\$250,000		
Replace roof coverings				\$1,200,000		
Replace interior doors				\$850,000		
SRM Total	\$185,000	\$2,500,000	\$1,675,000	\$2,300,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$185,000	\$2,500,000	\$1,675,000	\$2,300,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	50.9%	51%	58%	62%	67%	67%
Q-Rating	Q-4	Q-4	Q-4	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existitng faciities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Mannheim High School



SCHOOL SUMMARY	
Current Enrollment*	312
Maximum Capacity	390
GSF	93,952
Condition	52%
Average Q-Rating	Q-4

* as of Sep 2007

Mannheim American High School is located near Sullivan Barracks. The site is located within the Benjamin Franklin Village Military Housing Area. The school uses football, track, and gymnasium facilities owned by the local military community.

The school does not have any dedicated parking at this time and faculty and visitors use parking spaces designated for residents of the housing area. Sidewalks are constructed using pavers and asphalt and range from good to poor condition. Landscaped areas include grass, shrubs, trees, and a hardscape courtyard. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with a concrete roof deck and intermediate floors in addition to some steel columns and beams. Exterior walls are masonry with stucco finish. Roofing is modified bitumen with minor areas of single-ply flexible membrane. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition wall types are primarily masonry with painted plaster with some drywall partitions. Restroom walls typically have a ceramic tile finish. Ceilings in most classrooms and offices are suspended acoustical tile while slats are used in most corridors. Flooring in high traffic areas is typically vinyl while carpet is used in most classrooms and offices.

Facility heating is provided by a two-pipe industrial hot water distribution system to convection radiators and air handling units. Radiators are manually controlled by a temperature differential control valves. There are no discernable temperature settings such as are available from control thermostats. As a result, temperature is erratic and controlled by opening and closing windows. Therefore, indoor air quality would be difficult to monitor or control

Lighting is mostly fluorescent type. The school has an intercom system. The fire alarm system is activated by smoke sensors and pull-stations at the egress points. The system automatically reports to the fire department upon alarm activation.

Plumbing fixtures have been upgraded during restroom renovations, but most piping is original. Domestic hot water is heated via a heat exchanger. There is no fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
286	Permanent	1952	76,590	45%	Q4	\$19,013,468
740	Permanent	1954	1,647	95%	Q1	\$325,908
746	Permanent	1973	12,088	91%	Q1	\$2,789,427
286C	Modular	1995	3,627	97%	Q1	\$424,359
Total			93,952	52%	Q-4	\$22,553,162

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$10,513,330	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$152,390	1.4%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$22,084	0.2%
Life-safety	\$49,890	0.5%
MEP	\$67,950	0.6%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$292,314	3%
L1 & L2 TOTAL	\$ 10,805,644	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace toilet partitions	\$52,000					
Repair and paint exterior building	\$90,000					
Replace AC's in server rooms	\$15,000					
Replace cabinets and install fire suppression hoods	\$150,000					
Wall Finishes		\$240,000				
Replace GPC Flooring in classrooms		\$150,000				
Replace PA System at woods Field		\$55,000				
Electrical Distribution System			\$280,000			
Upgrade lighting				\$550,000		
SRM Total	\$307,000	\$445,000	\$280,000	\$550,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0		\$0
MILCON Total*	\$0	\$0	\$0	\$0		\$0
SRM & MILCON Total*	\$307,000	\$445,000	\$280,000	\$550,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	52.3%	54%	56%	57%	59%	59%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-4

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Mannheim Middle School

SCHOOL SUMMARY	
Current Enrollment*	324
Maximum Capacity	550
GSF	82,387
Condition	54%
Average Q-Rating	Q-4

* as of Sep 2007

Mannheim Middle School is located at Benjamin Franklin Village. The site is located within the Patrick Henry Military Family Housing Area and includes a hard surface play area.

The school has a parking capacity of approximately 44. Parking surfaces are constructed of asphalt and are generally in poor condition. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass and trees. Site drainage is generally adequate.

The building rests on a continuous concrete foundation. Structural systems include concrete columns and beams with masonry infill and stucco. Roofs are built-up. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted masonry with some ceramic tile. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with metal slats in restrooms. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Heating is provided by a central heating system to a heat exchanger and is distributed by a two-pipe system to radiators and air handling. Radiators are manually controlled by a temperature differential control valve. There are local controls that monitor outside air temperature and regulate the flow and temperature of space heating hot water accordingly. The radiators and heating piping appear to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent and reportedly is original. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting and exit signs are not present at all required locations. The campus does not have a security system.

School Reports

Plumbing fixtures appear to have been replaced but piping appears to be original. Domestic hot water is provided by a heat exchanger. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
184	Permanent	1975	82,387	54%	Q4	\$19,401,315
Total			82,387	54%	Q-4	\$19,401,315

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$8,751,077	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$69,476	0.8%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$65,226	0.7%
MEP	\$72,111	0.8%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$206,813	2%
L1 & L2 TOTAL	\$ 8,957,890	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace cabinets and install fire suppression hoods.	\$140,000					
Repair Elevator to ADA		\$75,000				
Renovate Home Ec Classroom		\$75,000				
Renovate Restrooms, Ph #1		\$40,000				
SRM Total	\$140,000	\$190,000	\$0	\$0	\$0	\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$140,000	\$190,000	\$0	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	53.9%	55%	56%	56%	56%	56%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-4

* Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 ** EFCI based CI

Mark Twain Elementary School



SCHOOL SUMMARY	
Current Enrollment*	132
Maximum Capacity	247
GSF	40,488
Condition	67%
Average Q-Rating	Q-3

* as of Sep 2007

Mark Twain Elementary School is located at Mark Twain Village. The site is located within the Mark Twain Military Family Housing Area and includes playgrounds and a hard surface play area.

The school has no on-site parking. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass and trees. Site drainage is generally adequate.

The building rests on a continuous concrete foundation. Structural systems include concrete columns and beams with masonry infill and stucco. Roofs are single-ply flexible membrane. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted masonry. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with metal slats in restrooms. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Heating is provided by central heating system through a heat exchanger and is distributed by 2-pipe system to radiators. Radiators are manually controlled by a temperature differential control valve. Controls monitor outside air temperature and regulate the flow and temperature of space heating hot water accordingly. The radiators and heating piping appear to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent and reportedly is original. The school has an intercom system. The campus has a fire alarm system, which is activated by pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting and exit signs are not located in all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a heat exchanger. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
3763	Permanent	2005	6,456	99%	Q1	\$1,515,094
3799	Permanent	1954	34,032	61%	Q3	\$7,934,788
Total			40,488	67%	Q-3	\$9,449,882

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,997,356	93%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$97,843	3.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$1,956	0.1%
Life-safety	\$33,900	1.0%
MEP	\$26,868	0.8%
Playground	\$81,782	2.5%
Security	\$0	0.0%
L2 TOTAL	\$242,348	7%
L1 & L2 TOTAL	\$ 3,239,703	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Playground Deficiency	\$65,000					
Renovate Offices		\$35,000				
Renovate Toilets Ground Floor		\$32,000				
ADA Signage		\$16,000				
Renovate Intercom/Central Clocks&Bells		\$150,000				
Renovate Toilets 2nd Floor			\$32,000			
Upgrade Fire Alarm and Emergency Lighting			\$75,000			
Renovate Hallways/Classrooms 2nd Floor				\$160,000		
SRM Total	\$65,000	\$233,000	\$107,000	\$160,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0		\$0
MILCON Total*	\$0	\$0	\$0	\$0		\$0
SRM & MILCON Total*	\$65,000	\$233,000	\$107,000	\$160,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	66.8%	68%	70%	71%	73%	73%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Patrick Henry Elementary School

SCHOOL SUMMARY	
Current Enrollment*	961
Maximum Capacity	1,160
GSF	148,139
Condition	55%
Average Q-Rating	Q-4

* as of Sep 2007

Patrick Henry Elementary School is located in Patrick Henry Village. The site is located in the Heidelberg Military Family Housing Area and includes a playground area.

The school has a parking capacity of approximately 63. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage appears to be adequate.

The buildings rest on continuous concrete foundations. Structural systems consist of concrete columns and beams with masonry exterior construction. Roofing on the original part of the building is a single-ply flexible membrane system. The addition has a sloped standing seam metal roof. Exterior doors are anodized aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are typically painted masonry with ceramic tile wainscot. Ceilings in most areas are slats with drywall in a few areas. Flooring in high traffic areas is resilient while carpet is used in the classrooms and offices.

The mechanical system consists of a two pipe, hot water distribution system to convection radiators providing perimeter heating. Space heating hot water is supplied by a district heating system from the city of Heidelberg. Each radiator is manually controlled by a temperature differential control valve. There are no discernable temperature settings such as are available from control thermostats. As a result, temperature is erratic and controlled by opening and closing windows. There is no measurable or controllable ventilation in the classrooms or administrative offices. Therefore, indoor air quality is impossible to monitor or control.

The interior lighting is the fluorescent type. Exterior lighting is reportedly adequate. Emergency and exit lighting power is supplied from battery stations located next to each local distribution panel. The fire alarm system is the older, non-addressable type. There

School Reports

are smoke sensors at fire doors in addition to pull stations. The intercom is by wireless telephones, wall mounted, dial type communicators and an aging speaker system. There is no security monitoring or alarm system.

Plumbing is original and functional. There have been major replacements of lavatories and urinals but not water closets. Domestic hot water is supplied from heat exchangers. There is no fire sprinkler system but there is a standpipe system with hose stations.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
4498	Permanent	1955	38,488	51%	Q4	\$8,973,862
4499	Permanent	1960	53,780	39%	Q4	\$12,539,345
4790	Permanent	1989	10,752	61%	Q3	\$2,255,555
4791	Permanent	1989	8,625	58%	Q4	\$2,010,833
4792	Permanent	1989	5,931	58%	Q4	\$1,382,753
4800	Permanent	1986	2,227	0%	Q4	\$260,559
4812	Permanent	1998	1,482	100%	Q1	\$142,168
4813	Permanent	1998	213	100%	Q1	\$20,433
4815	Permanent	1999	3,315	99%	Q1	\$318,008
4823	Permanent	2002	20,798	95%	Q1	\$4,848,846
4827	Modular	2005	1,264	100%	Q1	\$121,256
4828	Modular	2005	1,264	100%	Q1	\$121,256
Total			148,139	55%	Q-4	\$32,994,872

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$14,598,813	94%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$39,679	0.3%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$18,656	0.1%
Life-safety	\$24,529	0.2%
MEP	\$143,841	0.9%
Playground	\$700,408	4.5%
Security	\$0	0.0%
L2 TOTAL	\$927,112	6%
L1 & L2 TOTAL	\$ 15,525,925	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace flooring in classrooms phase 2	\$180,000					
Replace roof Building 4498	\$115,000					
Renovate Classrooms Bldg 4800		\$35,000				
ADA Improvements		\$30,000				
Renovate/balance HVAC System		\$20,000				
Replace playground equipment		\$325,000				
Replace playground protective surface		\$185,000				
Renovate Toilets Bldg. 4498		\$85,000				
Renovate Toilets Bldg 4791		\$50,500				
Renovate Media Center			\$265,000			
Renovate Gym			\$80,000			
Renovate Classrooms Bldg. 4815			\$35,000			
ADA Signage				\$45,000		
Renovate Exterior Bldg 4498				\$75,000		
Electrical distribution and Branch Circuits				\$820,000		
SRM Total	\$295,000	\$730,500	\$380,000	\$940,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$295,000	\$730,500	\$380,000	\$940,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	55.1%	56%	58%	59%	62%	62%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Wiesbaden High School (Gen H.H. Arnold High School)



SCHOOL SUMMARY	
Current Enrollment*	470
Maximum Capacity	595
GSF	116,421
Condition	52%
Average Q-Rating	Q-4

* as of Sep 2007

Wiesbaden High School is located near Wiesbaden Army Airfield.

The site is located within the Hainerberg Military Family Housing Area and includes a football field and running track. The school has a parking capacity of approximately 89. Parking surfaces are constructed of a combination of pavers and asphalt and are generally in good condition. Sidewalks are constructed using pavers and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with masonry infill and stucco veneer. Roofs are a combination of modified bitumen and corrugated cement asbestos. Exterior doors are generally hollow metal with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted plaster with some ceramic tile and brick. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with metal slats in restrooms. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically a combination of resilient and terrazzo while carpet and resilient is used in most classrooms and offices.

Heating is provided by a central heating plant to a heat exchanger and is distributed by 2-pipe system to convection radiators in most areas and to air handling units in areas such as the auditorium. Radiators are manually controlled by a temperature differential control valve. Although some radiators appear to have been replaced, heating piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by electric hot water heaters. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
7773	Permanent	1955	36,582	52%	Q4	\$ 9,081,482
7777	Permanent	1960	14,026	66%	Q3	\$ 2,901,418
7774	Permanent	1961	28,061	53%	Q4	\$ 6,966,143
7776	Permanent	1957	17,614	39%	Q4	\$ 4,372,676
7775	Permanent	1970	12,142	41%	Q4	\$ 2,511,694
7880	Portable	1983	2,390	0%	Q4	\$ 229,273
Press Box	Modular	1995	344	100%	Q1	\$ 213,239
Restrooms	Portable	2005	159	100%	Q1	\$ 98,561
Portable 1	Portable	2003	3,822	100%	Q1	\$ 366,644
Portable 2	Portable	2003	1,281	100%	Q1	\$ 122,886
Total			116,421	52%	Q-4	\$ 26,864,016

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$12,599,456	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$150,630	1.2%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$1,041	0.0%
Life-safety	\$74,811	0.6%
MEP	\$130,740	1.0%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$357,221	3%
L1 & L2 TOTAL	\$ 12,956,677	100%

*EFCI

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INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install chairlifts	\$ 35,000.00					
Relocate classroom	\$ 18,000.00					
Replace Paving Stones	\$ 35,000.00					
Replace flooring and abate AMC	\$ 25,000.00					
Renovate Restrooms Bldg 7774		\$ 75,000				
Renovate Computer Lab Bldg. 7774		\$ 300,000				
Renovate Stairwells & New Elevator Bldg. 7774		\$ 290,200				
Renovate 2nd Floor 4 Classrooms Bldg 7774		\$ 657,486				
Design Bldg. Utility Upgrade		\$ 55,000				
Renovate Fire Alarm		\$ 175,000				
Repair Exterior 7776		\$ 50,000				
Water Filtration System		\$ 85,000				
Landscape Improvements		\$ 70,000				
Renovate 2nd Floor 3 Classrooms Bldg. 7774		\$ 493,100				
Replace flooring			\$ 110,000			
Renovate Bldg. 7773A			\$ 325,000			
Install artificial turf			\$ 1,000,000			
Renovate Computer Lab Volt bldg.7774			\$ 510,000			
Renovate Corridors Bldg.7774			\$ 325,000			
Renovate Video Production Room Bldg.7774			\$ 410,200			
Install Sprinkler Room Bldg 7774			\$ 100,000			
Repair composite track and drainage system			\$ 327,500			
Consolidate Servers / AC				\$ 112,500		
Replace Flooring				\$ 400,000		
EPA Leads / Copper Water Filtration System				\$ 145,500		
Renovate Classrooms Bldg. 7773				\$ 750,000		
Renovate Information Center Bldg 7774				\$ 700,000		
Utility Upgrade					\$ 1,200,000	
Plumbing Bldg. 7773/7774					\$ 1,200,000	
Upgrade heating system					\$ 900,000	
Upgrade heating system					\$ 700,000	
Upgrade Lan					\$ 350,000	
Replace roofs					\$ 750,000	
SRM Total	\$113,000	\$2,250,786	\$3,107,700	\$2,108,000	\$5,100,000	
MILCON Project Title						
	FY-08	FY-09	FY-10	FY-11	FY-12	
Constr Gym, Classrooms and Renovations						
MILCON Major	\$15,379,000					
MILCON Total*	\$15,379,000	\$0	\$0	\$0	\$0	
SRM & MILCON Total*	\$15,492,000	\$2,250,786	\$3,107,700	\$2,108,000	\$5,100,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$15,379,000	\$0	\$0	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	51.8%	52%	61%	100%	100%	100%
Q-Rating	Q-4	Q-4	Q-3	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existitng facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Wiesbaden Middle School

SCHOOL SUMMARY	
Current Enrollment*	347
Maximum Capacity	443
GSF	1,808
Condition	0%
Average Q-Rating	Q-4

* as of Sep 2007

Wiesbaden American Middle School is located near Wiesbaden Army Airfield. This School and Hainerberg Elementary School share a building (Building 7778) and, in this case, Building 7778 is allotted to Hainerberg Elementary School. Therefore, it appears Wiesbaden Middle School has no permanent building. However, Wiesbaden Middle School uses part of the permanent Building 7778.

The site is located within the Hainerberg Military Family Housing Area and includes playgrounds, a hard surface play area, and play fields. The school has a parking capacity of approximately 29. Parking surfaces are constructed of pavers and are generally in good condition. Sidewalks are constructed using a combination of pavers and asphalt and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The building rests on a continuous concrete foundation. Structural systems include concrete columns and beams with masonry infill and brick veneer. Roofs consist mostly of metal panels with minor areas of modified bitumen. Exterior doors are generally hollow metal with single- and double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted brick in corridors with painted plaster in classrooms and offices. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are acoustical tile with metal slats in restrooms. The ceiling in the gymnasium is acoustical tile. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a central heating plant to a heat exchanger and is distributed by 2-pipe system to convection radiators in most areas and to air handling units in areas such as the multi-purpose room. Radiators are manually controlled by a temperature differential control valve. Although some radiators appear to have been replaced, the

School Reports

heating piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are not properly labeled. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by an electric hot water heater. The campus has a partial fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
7881	Portable	1983	1,808	0%	Q-4	\$173,441
Total			1,808	0%	Q-4	\$173,441

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$181,453	96%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$8,008	4.2%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$0	0.0%
MEP	\$0	0.0%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$8,008	4%
L1 & L2 TOTAL	\$ 189,461	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Design Elevator	\$35,000					
Replace playground		\$100,000				
Install wheelchair lift		\$20,000				
Design Utility Upgrade		\$45,000				
Renovate Bldg 7881 Classrooms		\$82,000				
Construct Elevator		\$500,000				
Renovate Music Room			\$200,000			
EPA Lead/ Copper Water Filtration System			\$125,000			
Renovate Stairwells to NFPA			\$150,000			
Utility Upgrade			\$450,000			
Consolidate Servers/AC			\$49,750			
Renovate North Wing Classrooms/Office 1st Floor				\$367,000		
Renovate Middle Wing Classrooms/Office 1st Floor				\$225,000		
Renovate North Wing 2nd Floor Classrooms				\$525,000		
Replace exterior windows					\$400,000	
Replace lighting					\$400,000	
Renovate Bldg. 7881					\$250,000	
SRM Total	\$35,000	\$747,000	\$974,750	\$1,117,000	\$1,050,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$35,000	\$747,000	\$974,750	\$1,117,000	\$1,050,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition		\$0	\$0	\$0	\$0	\$0
Current		FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	0.0%	16%	100%	100%	100%	100%
Q-Rating	Q-4	Q-4	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

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5.1.3 Isles

Isles District Superintendent's Office
AFNORTH Elementary School/High School
Alconbury Elementary School
Alconbury High School
Bahrain Elementary School/High School
Brussels Elementary School/High School
Croughton Elementary School
Feltwell Elementary School
Geilenkirchen Elementary School
Kleine Brogel Elementary School
Lakenheath Elementary School
Lakenheath High School
Lakenheath Middle School
Liberty Intermediate School
Menwith Hill Elementary School/Middle School
Shape Elementary School
Shape High School

Isles District Superintendent's Office

The list below shows DSO Administration buildings and is not a representation of all buildings in the district.

DSO SUMMARY	
GSF	32,067
Condition	33%
Average Q-Rating	Q-4

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
30	Permanent	1935	11,752	29%	Q4	\$2,942,466
34	Permanent	1935	4,682	28%	Q4	\$1,172,326
58	Permanent	1935	12,243	40%	Q4	\$2,879,064
127	Permanent	1951	2,120	35%	Q4	\$530,869
131	Portable	1993	1,270	0%	Q4	\$122,885
Total			32,067	33%	Q-4	\$7,647,610

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,838,994	93%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$262,880	5.1%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$18,769	0.4%
Life-safety	\$42,753	0.8%
MEP	\$20,593	0.4%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$344,995	7%
L1 & L2 TOTAL	\$ 5,183,989	100%

* EFCI

Allied Forces Northern Europe International School

SCHOOL SUMMARY	
Current Enrollment*	563
Maximum Capacity	735
GSF	298,483
Condition	85%
Average Q-Rating	Q-2

* as of Sep 2007

Allied Forces Northern Europe Elementary and High School is located near the Joint Force Command Headquarters Brunssum, The Netherlands. The site is located off Ferdinand Bolstraat in Brunssum and includes hard surface play areas, playground equipment located on soft surfaces, and a football field with running track.

The school has a parking capacity of approximately 154. Parking surfaces are constructed of concrete pavers and are generally in good condition. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on caisson and grade beam foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with masonry infill and brick veneer and metal panels. Roofs are modified bitumen. Exterior doors are generally aluminum with a combination of single-pane and double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are a combination of painted masonry, brick, and vinyl covered modular. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with acoustical panels with wood panel ceilings in restrooms. The ceiling in the gymnasium is wood slats. Flooring in high traffic areas is typically a combination of carpet and resilient while carpet is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the gym and kitchen. The heating system appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control. Ventilation in restrooms is generally adequate. The campus does not have central air conditioning and air conditioning for LAN concentrator rooms is present in all required locations. NOTE: Computer cabinets in electrical closets in

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stairwells are LAN switches and do not require air conditioning per school IT staff. The campus has one elevator.

The electrical system consists of 230/380V., 50 Hz service with some limited 120 V., 50 Hz service via step down transformers. Although minor electrical upgrades have been installed to support the computer network, most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles appear to be present in all required locations. The school has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a limited security system; however, security staff mans the campus from an office in the main building around the clock

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by a combination of gas-fired and electric water heaters. The domestic cold water system has been modified to heat the water and circulate during nonuse hours.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
3	Permanent	1988	2,659	84%	Q2	\$172,463
4	Permanent	1988	226	76%	Q3	\$14,658
LN059	Permanent	1987	295,598	85%	Q2	\$67,460,819
Total			298,483	85%	Q-2	\$67,647,940

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$10,092,578	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$74,576	0.7%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$53,713	0.5%
MEP	\$40,334	0.4%
Playground	\$85,486	0.8%
Security	\$0	0.0%
L2 TOTAL	\$254,109	2%
L1 & L2 TOTAL	\$ 10,346,687	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Security project for AFNORTH Complex		\$56,300				
Replace Glass Entry Front		\$100,000				
Renovate Administrative Offices and Upgrade LAN		\$50,000				
SRM Total	\$0	\$206,300	\$0	\$0	\$0	\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$206,300	\$0	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	84.8%	85%	85%	85%	85%	85%
O-Rating	Q-2	Q-2	Q-2	Q-2	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Alconbury Elementary School



SCHOOL SUMMARY	
Current Enrollment*	239
Maximum Capacity	260
GSF	51,707
Condition	57%
Average Q-Rating	Q-4

* as of Sep 2007

Alconbury Elementary School is located at Royal Air Force (RAF) Alconbury. The site is located off California Street and includes playgrounds with soft surfaces and a hard surface play area.

The school has approximately 50 parking spaces, which are constructed of asphalt and are generally in good condition. Sidewalks are constructed using a combination of pavers, concrete, and asphalt. Landscaped areas include grass, shrubs, and trees

The buildings rest on continuous concrete foundations. Structural systems include steel columns and beams, masonry bearing walls, and wood frame. Roof decks are a combination of concrete, cementitious fiber, and wood. Exterior walls are a combination of masonry bearing, masonry infill, and wood frame with brick veneer. Roofing is typically modified bitumen. Exterior doors are predominately aluminum with double-pane glazing. Windows are generally double-pane units with aluminum frames.

The interiors partition wall types are painted plaster with minor areas of painted drywall. Some interior partition walls are bi-folding. Wall finishes in restrooms are typically ceramic tile. Ceilings in classrooms, offices, restrooms, and corridors are suspended acoustical tile and/or painted drywall. Flooring is generally carpet throughout with the exception of restrooms, where ceramic tile is used.

Heating is provided by a two-pipe industrial hot water distribution system to convection radiators providing heating to most building and fan coil units in the cafeteria. Radiators are manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent. The school has an intercom system that is old but functioning. The fire alarm systems are activated by smoke sensors and pull. The system automatically reports to the fire department upon alarm activation.

The plumbing system is generally functional. Plumbing fixtures have been upgraded and piping appears to be original. The buildings have no sprinkler systems.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
677	Portable	1988	3,705	96%	Q1	\$444,674
682	Permanent	1956	13,926	51%	Q4	\$3,330,821
693	Permanent	1970	14,862	55%	Q4	\$3,785,054
694	Permanent	1970	19,214	60%	Q4	\$4,595,605
Total			51,707	57%	Q-4	\$12,156,153

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$5,048,696	93%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$86,302	1.6%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$20,267	0.4%
Life-safety	\$50,506	0.9%
MEP	\$87,043	1.6%
Playground	\$110,395	2.0%
Security	\$0	0.0%
L2 TOTAL	\$354,512	7%
L1 & L2 TOTAL	\$ 5,403,208	100%

* EFCI

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INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Repair Hallway Skylights	\$30,000					
Add 2 Emergency Fire Exits	\$50,000					
Renovate Bathrooms Phase 1 of 3	\$150,000					
Provide emergency ADA changes to School	\$100,000					
Renovate Bathrooms Phase 2 of 3		\$160,000				
Replace existing roof with roof B-682		\$850,000				
Replace Hydronic Heating System B-682		\$330,000				
Deficiencies		\$120,000				
Replace Hallway Lighting		\$250,000				
Provide ADA Improvements			\$400,000			
Replace Roof B-694			\$350,000			
Provide New Replacement Entry Canopy			\$290,000			
Renovate Classrooms and Hallways Phase 1			\$900,000			
Renovate Bathrooms Phase 3 of 3			\$170,000			
Renovate Classrooms and Hallways Phase 2				\$1,200,000		
Renovate Facilities Phase 3 final stage					\$2,200,000	
SRM Total	\$330,000	\$1,710,000	\$2,110,000	\$1,200,000	\$2,200,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$330,000	\$1,710,000	\$2,110,000	\$1,200,000	\$2,200,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	57.1%	60%	74%	91%	100%	100%
Q-Rating	Q-4	Q-4	Q-3	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Alconbury High School

SCHOOL SUMMARY	
Current Enrollment*	245
Maximum Capacity	288
GSF	65,750
Condition	44%
Average Q-Rating	Q-4

* as of Sep 2007

Alconbury High School is located at RAF Alconbury. The site is located off Colorado Street and includes a practice field. Other outdoor facilities such as the football field and running track are made available by the base.

The school has approximately 86 parking spaces constructed of asphalt. Sidewalks are constructed using a combination of pavers and concrete. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate except for near the music room addition where insufficient drainage allows storm water to enter the building.

The buildings rest on continuous concrete foundations. Structural systems include a combination of steel and concrete columns and beams and masonry bearing walls. Roof decks are typically cementitious fiber. Exterior walls are a combination of masonry bearing and masonry infill with precast concrete panels or brick veneer. Roofing is typically modified bitumen. Exterior doors are predominately aluminum with double-pane glazing. Windows are generally double-pane units with aluminum frames with exception of high-level windows located in the gymnasium and multipurpose room. Windows at most other locations are single-pane units with metal frames.

The interiors partition wall types are generally painted plaster with minor areas of painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in most areas are suspended acoustical tile with minor areas of painted drywall. Ceilings in the gymnasium and multipurpose room are exposed structure. Flooring in high traffic areas is a combination of carpet and vinyl. Flooring in classrooms and offices is generally carpet except for science classrooms where vinyl flooring is used. Ceramic tile flooring is used in locker rooms and restrooms.

The mechanical system consists of industrial hot water supplied from boilers in Building 694 (Elementary School). Heating is provided by a central heating plant and distributed by two-pipes to convection radiators. Radiators are manually controlled by a temperature

School Reports

differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent type. The intercom system is functioning. The fire alarm system is activated by smoke sensors and pull-stations. The system automatically reports to the fire department upon alarm activation.

The plumbing system is generally functional. Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is heated via a water-to-water heat exchanger or electric water heaters. The buildings have no sprinkler systems.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
683	Permanent	1991	173	100%	Q1	\$15,750
687	Permanent	1982	3,263	52%	Q4	\$831,021
691	Permanent	1974	58,620	43%	Q4	\$14,927,583
698	Permanent	1982	3,694	53%	Q4	\$940,788
Total			65,750	44%	Q-4	\$16,715,142

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$9,185,103	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$83,015	0.9%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$39,665	0.4%
MEP	\$122,719	1.3%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$245,399	3%
L1 & L2 TOTAL	\$ 9,430,503	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Exterior Repairs to facilities and grounds	\$300,000					
Repair and Repalce Windows	\$100,000					
Provide ventilation for Library	\$30,000					
Replace Window Shades	\$30,000					
Relocate Lockers Provide Display Area	\$5,000					
Replace Glass Walls and Doors at Gym/ Music Area		\$300,000				
Replace Bleachers in Main Gym		\$200,000				
Renovate and Enlarge existing and Muisic and Performing Arts Suite		\$1,500,000				
Interior painting and repairs		\$240,000				
Renovate Locker Rooms		\$350,000				
Replace Exterior Doors			\$300,000			
Sewer Main Repairs			\$300,000			
Replace pavement with landscape			\$280,000			
Exterior repairs and Improvements to paved areas and drainage			\$300,000			
ADA Improvements			\$750,000			
Bathroom Renovations			\$370,000			
Renovate HS Facilities Phase 1				\$1,500,000		
Renovate HS Facilities Phase 2					\$1,500,000	
SRM Total	\$465,000	\$2,590,000	\$2,300,000	\$1,500,000	\$1,500,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$465,000	\$2,590,000	\$2,300,000	\$1,500,000	\$1,500,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	43.8%	47%	62%	76%	85%	94%
O-Rating	O-4	O-3	O-3	O-2	O-1	

* Assumes MILCON projects will replace existitng facilities which will reduce deficiencies thereby improve O-Rating

** EFCI based CI

Bahrain Elementary/High School



SCHOOL SUMMARY	
Current Enrollment*	440
Maximum Capacity	1,250
GSF	223,782
Condition	53%
Average Q-Rating	Q-4

* as of Sep 2007

Bahrain Elementary / High School is located near Naval Support Activity, Bahrain. The site is located in Juffair, Bahrain, and includes hard surface play areas and playground equipment located on soft surfaces.

The school has a parking capacity of approximately 177. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using a combination of pavers and asphalt. Landscaped areas include a minimal amount of grass, shrubs and trees. Site drainage is generally adequate.

The buildings typically rest on concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with pre-cast concrete panels and some brick veneer. Roofs are typically single-ply flexible membrane with some built-up with ballast and metal panels. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are generally painted with some brick veneer. Wall finishes within restrooms are typically ceramic tile. Ceilings in classrooms and offices are generally acoustical tile with painted ceilings in restrooms. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is a combination of ceramic tile and resilient while carpet is used in most classrooms and offices.

Campus facilities do not have heating systems. Ventilation in restrooms is generally adequate. The campus has central air conditioning with numerous independent units. The campus has an elevator.

Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles appear to be present in all required locations. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon alarm activation.

Emergency lighting is not present at all required locations. Exit signs are not present at all required locations.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by electric water heaters. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
504	Permanent	1979	195	0%	Q4	\$30,254
505	Permanent	2001	156	3%	Q4	\$24,203
506	Permanent	2001	215	95%	Q1	\$33,357
520	Permanent	2001	2,862	97%	Q1	\$153,575
521	Permanent	2001	1,500	78%	Q3	\$80,490
522	Permanent	1965	3,049	42%	Q4	\$557,754
534	Permanent	2001	156	97%	Q1	\$8,371
535	Pool	1981	12,906	55%	Q4	\$2,213,152
536	Permanent	2001	1,199	87%	Q2	\$64,338
537	Permanent	2001	156	97%	Q1	\$8,371
539	Permanent	1994	6,354	86%	Q2	\$371,455
540	Permanent	1979	195,034	53%	Q4	\$37,436,048
Total			223,782	53%	Q-4	\$40,981,368

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$18,579,825	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$105,817	0.6%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$52,572	0.3%
Life-safety	\$295,651	1.5%
MEP	\$166,927	0.9%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$620,967	3%
L1 & L2 TOTAL	\$ 19,200,792	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Repair and improve sport fields and running track	\$60,000					
Construct High Jump Pit			\$20,000			
SRM Total	\$60,000	\$0	\$20,000	\$0	\$0	\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total *	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$60,000	\$0	\$20,000	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	53.4%	54%	54%	54%	54%	54%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-4

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Brussels Elementary School/High School

SCHOOL SUMMARY	
Current Enrollment*	298
Maximum Capacity	430
GSF	75,128
Condition	49%
Average Q-Rating	Q-4

* as of Sep 2007

Brussels American School is located in Sterrebeek, Belgium. The site is located at NATO Support Activity-S and includes football, soccer, and baseball fields, tennis courts, and playgrounds.

The school has approximately 40 parking spaces, which are constructed of asphalt. Sidewalks are constructed using a combination of pavers and concrete. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate except for the north end of Building C where storm water runoff enters the building.

The buildings rest on continuous concrete foundations. Structural systems include a combination of steel and concrete columns and beams and masonry walls. Roofs are typically supported by steel joists. Exterior walls are typically precast concrete panels with aggregate finish. Roofing is typically modified bitumen. Exterior doors are predominately steel with double-pane glazing. Windows are generally double-pane units with wood frames

The interior partition wall types are generally painted plaster. Finishes in restrooms is typically ceramic tile. Ceilings in most areas are suspended acoustical tile with minor areas of painted plaster. The ceiling in the high portion of the gymnasium is exposed structure. Flooring in halls, classrooms, and offices is generally carpet and stairwells are terrazzo or tile.

Heating is provided by a two-pipe industrial hot water distribution system to radiators providing heating to most of buildings. Radiators are manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent type. The intercom system is old but functioning. The fire alarm systems are activated by smoke sensors and pull-stations. The system automatically reports to the fire department upon alarm activation.

School Reports

The plumbing system is generally functional. Plumbing fixtures have been partially upgraded and pipes appear to be original. Domestic hot water is heated via a water-to-water heat exchanger. The buildings have no sprinkler systems.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
80001	Permanent	1968	23,802	41%	Q4	\$5,908,608
80002	Permanent	1968	19,758	51%	Q4	\$4,606,775
80003	Permanent	1968	18,511	54%	Q4	\$4,595,356
80007	Permanent	1975	1,800	58%	Q4	\$372,348
80008	Permanent	1968	10,096	57%	Q4	\$2,088,459
80012	Portable	1993	964	0%	Q4	\$92,477
Press Box	Press Box	1990	197	0%	Q4	\$122,116
Total			75,128	49%	Q-4	\$17,786,139

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$8,784,747	92%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$145,119	1.5%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$89,918	0.9%
Life-safety	\$162,319	1.7%
MEP	\$150,711	1.6%
Playground	\$225,303	2.4%
Security	\$0	0.0%
L2 TOTAL	\$773,370	8%
L1 & L2 TOTAL	\$ 9,558,117	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title		FY-08	FY-09	FY-10	FY-11	FY-12
Repair Roofs throughout school		\$380,000				
Provide new ADA wheel chair lift and ADA compliance design		\$145,000				
Paint Interior and exterior of facilities		\$150,000				
Replace Multipurpose Room Floor		\$50,000				
Replace Stage Curtains, Stage Lighting, Stage Flooring, and Stage Sound system		\$200,000				
Renovate Rest Rooms			\$200,000			
General Renovations Phase 2			\$700,000			
General Renovations Phase 4						\$900,000
	SRM Total	\$925,000	\$900,000	\$0	\$0	\$900,000
MILCON Project Title		FY-08	FY-09	FY-10	FY-11	FY-12
FY08 Constr Gym, Art and Music Classrooms	MILCON Major	\$5,992,000				
	MILCON Total*	\$5,992,000	\$0	\$0	\$0	\$0
	SRM & MILCON Total*	\$6,917,000	\$900,000	\$0	\$0	\$900,000
		INVESTMENT PLAN IMPACT ON PROJECTED CONDITION				
	MILCON Impact on Condition	\$0	\$0	\$5,992,000	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	48.6%	54%	59%	93%	93%	98%
Q-Rating	O-4	O-4	O-4	O-1	O-1	O-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Croughton Elementary School / Middle School



SCHOOL SUMMARY	
Current Enrollment*	93
Maximum Capacity	694
GSF	97,791
Condition	60%
Average Q-Rating	Q-3

* as of Sep 2007

Croughton Elementary / Middle School is located at RAF Croughton. The site is located near the RAF Croughton Military Family Housing Area and includes playgrounds and a hard surface play area.

The school has a parking capacity of approximately 50. Parking surfaces are constructed of asphalt and are generally in poor condition. Sidewalks are constructed using concrete pavers and are generally in poor condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete. Structural systems include concrete columns and beams with masonry infill. Roofs are low-pitch with metal panels. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

The interior partition walls are generally painted plaster. Finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted gypsum board in restrooms. The ceiling in the gymnasium is exposed structural members and painted insulation panels. Flooring in high traffic areas and most classrooms and offices is carpet.

Heating is provided by oil-fired boilers through a 2-pipe distribution system to ceiling-mounted fan-coil units in most classrooms and administration areas. There are control thermostats and fan speed controls for each fan-coil unit but they are in poor repair. Individual fan-coil units are manually controlled. The fan-coil units and heating piping appear to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control. Restroom ventilation is inadequate.

Lighting is typically fluorescent with limited use of incandescent. The school has an inadequate intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system does not automatically report to

the fire department upon activation. Emergency lighting and exit signs appear to be adequate. The campus does not have a security system. The campus has no elevator. Plumbing fixtures and piping appear to be original. Domestic hot water is provided by heat exchangers and storage tanks. The campus has no fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
225	Permanent	1985	9,688	54%	Q4	\$2,039,033
230	Permanent	1985	88,103	61%	Q3	\$20,894,507
Total			97,791	60%	Q-3	\$22,933,541

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$8,967,195	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$81,266	0.9%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$3,753	0.0%
Life-safety	\$56,864	0.6%
MEP	\$27,192	0.3%
Playground	\$82,041	0.9%
Security	\$0	0.0%
L2 TOTAL	\$251,116	3%
L1 & L2 TOTAL	\$ 9,218,311	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install Smoke Alarms	\$50,000					
Electric Door Closures- Magnetic release	\$40,000					
Replace and provide new emergency lighting	\$20,000					
Replace Emergency Exit doors	\$20,000					
Remove Unused Fire Hose Connections	\$10,000					
Provide Panic Hardware and Replace Some Existing	\$22,000					
Provide new Fire Alarm Panel and Entry Life Safety Code Required Changes	\$85,000					
Provide Computer Server Relocation	\$20,000					
Provide New Gym Curtains for Multi Purpose Room	\$43,000					
Provide Modifications to Consolidate School	\$50,000					
Replace Playground Equipment	\$250,000					
Change Urinals to manual flush	\$25,000					
ADA Upgrades		\$250,000				
Replace Carpet with Cleanable Surface throughout Classrooms and Hallways			\$250,000			
Security project for Croughton ES			\$45,400			
Paint Interior Classrooms			\$130,000			
Exterior Painting				\$120,000		
SRM Total	\$635,000	\$250,000	\$425,400	\$120,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$635,000	\$250,000	\$425,400	\$120,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	60.2%	63%	64%	66%	66%	66%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCL based CI

Feltwell Elementary School

SCHOOL SUMMARY	
Current Enrollment*	391
Maximum Capacity	560
GSF	73,088
Condition	65%
Average Q-Rating	Q-3

* as of Sep 2007

Feltwell Elementary School is located at RAF Feltwell. The site is located off Cardington Avenue near the Feltwell Military Family Housing Area and includes hard surface play areas and playground equipment located on soft surfaces.

The school has a parking capacity of approximately 59. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using a combination of concrete and brick pavers and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The original buildings typically rest on concrete stem wall foundations. The 2002 building has a continuous concrete foundation. Structural systems include concrete beams with masonry bearing walls. Roof structures in the original buildings are timber frame with clay tile. The roof structure for the 2002 building is steel frame with clay tile. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with vinyl and vinyl clad aluminum frames.

The interior partition walls are generally painted plaster with some painted drywall. Finishes within restrooms are typically ceramic tile. Ceilings are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically a combination of carpet and resilient while carpet is used in most classrooms and offices.

Heating is provided by a central plant to a heat exchanger and is distributed by 2-pipe system to radiators in most areas and to air handling units in areas such as the gymnasium. Although some radiators appear to have been replaced, the heating piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control. Ventilation in restrooms is generally adequate. The campus does not have central air conditioning. Air conditioning for LAN concentrator rooms is present in all required locations.

School Reports

Although minor electrical upgrades have been installed to support the computer network, most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent. The school does not have an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a combination of heat exchanger and electric water heaters. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
92	Permanent	1939	13,476	42%	Q4	\$3,169,016
93	Permanent	1939	15,630	41%	Q4	\$3,675,551
95	Permanent	1935	10,506	42%	Q4	\$2,222,965
123	Permanent	1939	738	0%	Q4	\$78,686
124	Permanent	2002	32,738	94%	Q1	\$7,698,668
Total			73,088	65%	Q-3	\$16,844,885

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$5,418,635	84%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$205,109	3.2%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$144,951	2.2%
Life-safety	\$213,669	3.3%
MEP	\$57,080	0.9%
Playground	\$410,861	6.4%
Security	\$0	0.0%
L2 TOTAL	\$1,031,671	16%
L1 & L2 TOTAL	\$ 6,450,306	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Planning Design for New School Facilities or Improve Existing	\$130,000					
Paint and provide interior Improvements and Repairs	\$200,000					
Renovate Art and Music Room	\$95,000					
Resurface Playground Area and Correct CPSC defficiencies		\$350,000				
Exterior Improvements and Repairs		\$250,000				
Heating System Repairs			\$100,000			
Painting and Carpeting			\$100,000			
Security project for Feltwell ES			\$102,900			
SRM Total	\$425,000	\$600,000	\$302,900	\$0	\$0	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$425,000	\$600,000	\$302,900	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	65.2%	68%	71%	73%	73%	73%
Q-Rating	O-3	O-3	O-3	O-3	O-3	O-3

* Assumes MILCON projects will replace existng facilities which will reduce deficiencies thereby improve Q-Rating
 ** EFCI based CI

Geilenkirchen Elementary School



SCHOOL SUMMARY	
Current Enrollment*	184
Maximum Capacity	285
GSF	42,262
Condition	62%
Average Q-Rating	Q-3

* as of Sep 2007

Geilenkirchen Elementary School is located at NATO Airbase Geilenkirchen. The site is located off SACEUR Avenue and includes playgrounds and hard surface play areas.

The school has no dedicated parking. Sidewalks are constructed using concrete pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees.

The permanent buildings rest on continuous concrete. Structural systems include concrete masonry unit bearing walls. Roofs are clay tile. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted plaster with some painted drywall. Finishes in restrooms are typically ceramic tile or painted masonry. Ceilings in classroom, office and restroom areas are generally painted drywall. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a central heating plant to a heat exchanger and is distributed by a 2-pipe system to radiators in most areas. The radiators and heating piping were reportedly replaced in 1997. Ventilation in restrooms is generally inadequate. The campus does not have central air conditioning and air conditioning for LAN concentrator rooms is not present in all required locations. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a fire alarm system, which is activated by smoke sensors, heat detectors, and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs are not present at all required locations. The campus does not have a security system.

Plumbing fixtures and piping are estimated to have been replaced in the late 1970s to mid 1980s. It appears some fixtures have been replaced again within the last five years. Domestic hot water is provided by a combination of heat exchangers and point-of-use water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
89	Permanent	1952	3,294	50%	Q4	\$767,963
90	Permanent	1952	6,997	60%	Q4	\$1,631,281
91	Permanent	1952	6,997	63%	Q3	\$1,631,281
92	Permanent	1952	6,997	63%	Q3	\$1,631,281
93	Permanent	1952	6,997	62%	Q3	\$1,631,281
94	Permanent	1952	6,997	63%	Q3	\$1,631,281
109	Permanent	1985	3,983	70%	Q3	\$928,597
Total			42,262	62%	Q-3	\$9,852,963

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$3,640,279	91%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$48,268	1.2%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$18,454	0.5%
MEP	\$71,241	1.8%
Playground	\$203,286	5.1%
Security	\$0	0.0%
L2 TOTAL	\$341,249	9%
L1 & L2 TOTAL	\$ 3,981,528	100%

*EFCI

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INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Repair Fire Alarm	\$76,300					
Renovate B-109 for New Art and Music Room	\$100,000					
Paint Building Exteriors all Buildings	\$70,000					
Upgrade Classroom Lighting	\$100,000					
Provide Addiional Playground Fall Safety Tile Thickness	\$40,000					
Install Handicap ramp and automatic door	\$30,000					
Provide new coverd walkways		\$749,000				
Renovate Classrooms and Offices Phase 1			\$400,000			
SRM Total	\$416,300	\$749,000	\$400,000	\$0	\$0	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$416,300	\$749,000	\$400,000	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	61.9%	66%	74%	78%	78%	78%
O-Rating	O-3	O-3	O-3	O-3	O-3	O-3

*Assumes MILCON projects will replace existitng facilities which will reduce deficiencies thereby improve O-Rating

**EFCI based CI

Kleine Brogel Elementary School

SCHOOL SUMMARY	
Current Enrollment*	33
Maximum Capacity	55
GSF	14,166
Condition	67%
Average Q-Rating	Q-3

* as of Sep 2007

Kleine Brogel Elementary School is located near Kleine Brogel Air Base. The site is located off Smis Straat in Meeuwen, Belgium, and includes a hard surface play area and playground equipment installed on soft surfaces.

The school has a parking capacity of approximately 18, which is shared with the adjacent host nation school. Parking surfaces are constructed of concrete pavers and are generally in fair condition. Sidewalks are constructed using pavers and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with masonry infill and brick veneer. Roofs are a combination of modified bitumen and metal panels. Exterior doors are generally wood with double-pane glazing. Windows are typically double-pane units with wood frames.

The interior partition walls are generally painted plaster or plaster with vinyl wall covering. Finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with metal slats ceilings in restrooms. Flooring in high traffic areas is typically ceramic tile while carpet is used in most classrooms and offices.

Heating is provided by a gas-fired boiler and is distributed by a 2-pipe system to radiators. The heating piping was reportedly replaced in 2003. There is little controllable ventilation making indoor air quality difficult to monitor or control. Ventilation in restrooms is generally adequate. The campus does not have central air conditioning and air conditioning for LAN concentrator rooms is not present in all required locations

Minor electrical upgrades have been installed to support the computer network. Most wiring appears to have been replaced in 1996. Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a

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fire alarm system which is activated by smoke sensors, heat detectors, and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs are not present at all required locations. Some buildings have fire sprinkler systems.

The campus does not have a security system.

Plumbing fixtures and piping was reportedly upgraded in 2003. Domestic hot water is provided by an electric hot water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1	Permanent	1974	7,836	70%	Q3	\$1,811,291
2 - Host	Permanent	1974	4,532	49%	Q4	\$942,475
A	Permanent	2002	1,798	93%	Q1	\$415,608
Total			14,166	67%	Q-3	\$3,169,374

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$996,975	93%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$40,234	3.8%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$11,989	1.1%
MEP	\$23,258	2.2%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$75,482	7%
L1 & L2 TOTAL	\$ 1,072,457	100%

*EFCI

No Projects are planned for Kleine Brogel Elementary School. Therefore, the Investment Plan is omitted.

Lakenheath Elementary School

SCHOOL SUMMARY	
Current Enrollment*	708
Maximum Capacity	960
GSF	123,903
Condition	82%
Average Q-Rating	Q-2

* as of Sep 2007

Lakenheath Elementary School is located at RAF Lakenheath. The site is located near the RAF Lakenheath Military Family Housing Area and includes playgrounds and a hard surface play area.

The school has a parking capacity of approximately 135. Parking surfaces are constructed of asphalt and are generally in fair condition. Sidewalks are constructed using concrete and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete. Structural systems include steel columns and beams with masonry infill and brick veneer. Roofs constructed of architectural metal panels on metal frames have been retrofitted over low-slope concrete decks. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted masonry and drywall. Finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with metal panels in restrooms. The ceiling in the gymnasium is painted insulation panels and exposed structural steel. Flooring in high traffic areas is typically resilient. Carpet and resilient is used in most classrooms and offices.

Heating is provided by oil-fired boilers and a two-pipe distribution system to radiators, ceiling mounted fan-coil units and air handling units. Radiators are manually controlled by temperature differential control valves. The radiators and heating piping were replaced in the renovation of 2002. There is an elaborate ventilation system in the classroom wings but the lack of adequate control has rendered the system ineffective. Ventilation in restrooms is inadequate. Air conditioning for some LAN concentrator rooms is present.

Most of the electrical wiring appears to have been replaced in 2002. Most lighting is fluorescent with limited use of incandescent. The school has an intercom system. The

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campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures and piping have been replaced. Domestic hot water is provided by hot water heat exchangers and storage tanks. No campus facility has a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
50	Permanent	1970	52,829	83%	Q2	\$12,423,268
51	Permanent	1970	67,059	81%	Q2	\$15,769,594
52	Permanent	1970	1,507	83%	Q2	\$103,953
55	Permanent	1973	2,508	83%	Q2	\$173,002
Total			123,903	82%	Q-2	\$28,469,817

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,877,655	90%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$64,117	1.2%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$105,397	1.9%
MEP	\$200,196	3.7%
Playground	\$179,710	3.3%
Security	\$0	0.0%
L2 TOTAL	\$549,420	10%
L1 & L2 TOTAL	\$ 5,427,075	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Paint Interior of Buildings		\$250,000				
Replace Breezway Enclosure		\$300,000				
Design ADA Upgrades			\$50,000			
Exterior Painting and Repairs			\$250,000			
Renovate B-51 Phase 1			\$900,000			
Security project for Lakenheath ES			\$137,500			
ADA repairs and upgrades				\$350,000		
Interior Renovations				\$350,000		
Renovate B-51 Phase 2				\$1,600,000		
Renovate B-52						\$1,500,000
SRM Total	\$0	\$550,000	\$1,337,500	\$2,300,000	\$1,500,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$550,000	\$1,337,500	\$2,300,000	\$1,500,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	81.6%	82%	84%	88%	96%	100%
O-Rating	Q-2	Q-2	Q-2	Q-2	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCCI based CI

Lakenheath High School



SCHOOL SUMMARY	
Current Enrollment*	623
Maximum Capacity	743
GSF	122,743
Condition	62%
Average Q-Rating	Q-3

* as of Sep 2007

The site is located off Exeter Crescent on RAF Lakenheath. The school has a parking capacity of approximately 52 spaces. Parking surfaces are constructed of concrete and asphalt and are generally in poor condition. Sidewalks are constructed using concrete and concrete pavers and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The buildings typically rest on continuous concrete foundations. Structural systems include steel columns and beams with masonry infill and brick veneer. Roofs are a combination of pitched metal panel and clay tile. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted plaster with some painted drywall. Finishes within restrooms are typically ceramic tile. Ceilings in classroom, office, and restroom areas are generally suspended acoustical tile. The ceiling in the gymnasium is wood. Flooring in high traffic areas, classrooms, and offices is typically carpet or resilient.

Heating is provided by a central distribution system to all buildings on the campus except for one, which has oil-fired boilers. Each building has a 2-pipe distribution system to fan-coil units, air handling units, or radiators. FCU and radiators are manually controlled by a temperature differential control valve. Most heating piping and FCU appear to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control. Ventilation in restrooms is generally inadequate. Air conditioning for LAN concentrator room is present.

Some lighting and wiring appears to have been replaced in the 1997 but most appear to be original. Lighting is typically fluorescent with limited use of incandescent. The school has a new intercom system. The campus has a fire alarm

system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at most required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by heat exchanger. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
812	Permanent	1960	9,306	51%	Q4	\$2,074,587
816	Permanent	1960	32,582	83%	Q2	\$8,158,207
820	Permanent	1960	19,973	37%	Q4	\$4,167,366
825	Permanent	1989	2,454	68%	Q3	\$614,506
826	Permanent	1985	9,311	52%	Q4	\$2,167,228
828	Permanent	1960	10,140	58%	Q4	\$2,539,157
832	Permanent	1997	258	88%	Q2	\$17,797
840	Permanent	1960	20,559	58%	Q4	\$5,148,179
841	Permanent	1996	9,106	84%	Q2	\$2,280,233
845	Portable	1992	921	0%	Q4	\$89,116
846	Portable	1992	921	0%	Q4	\$89,116
872	Permanent	1960	7,212	42%	Q4	\$1,805,813
Total			122,743	62%	Q-3	\$29,151,306

*EFCI

**Other may include covered shelter, modular, portable, temporary

School Reports

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$10,337,083	94%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$341,012	3.1%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$118,928	1.1%
Life-safety	\$122,421	1.1%
MEP	\$118,932	1.1%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$701,293	6%
L1 & L2 TOTAL	\$ 11,038,375	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Design for Renovation of Auto Shop	\$60,000					
Renovate Locker Rooms and other Gym areas	\$1,300,000					
Renovate ROTC and adjacent areas	\$250,000					
Provide New Handicap Parking Spaces	\$20,000					
Renovate Science Lab Room	\$150,000					
Renovate Building Area for New Music Suite	\$425,000					
Renovate Home Economics Room		\$100,000				
Roofing Repairs		\$400,000				
Renovate Auditorium phase 2		\$900,000				
Renovate Buildings 816,825,812, and 820		\$1,500,000				
Design School Improvements			\$60,000			
Exterior Renovations			\$250,000			
Renovate Auto Shop			\$250,000			
Security project for Lakenheath HS				\$290,000		
Interior Renovations Phase 1				\$300,000		
Renovate Buildings 816, 872, 828				\$1,500,000		
Renovate Buildings 841,840, 823,824,826, and 825					\$1,500,000	
Interior Renovations Phase 2					\$350,000	
SRM Total	\$2,205,000	\$2,900,000	\$560,000	\$2,090,000	\$1,850,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$2,205,000	\$2,900,000	\$560,000	\$2,090,000	\$1,850,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	62.1%	70%	80%	82%	89%	95%
Q-Rating	Q-3	Q-3	Q-3	Q-2	Q-2	Q-1

* Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

** EFCI based CI

Lakenheath Middle School

SCHOOL SUMMARY	
Current Enrollment*	607
Maximum Capacity	710
GSF	160,974
Condition	93%
Average Q-Rating	Q-1

* as of Sep 2007

Lakenheath Middle School is located at RAF Feltwell. The site is located near the Feltwell Military Family Housing Area and includes a hard surface play area.

The school has a parking capacity of approximately 146. Parking surfaces are constructed of pavers and are generally in good condition. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The building rests on continuous concrete foundations. Structural systems include masonry bearing walls with brick veneer in most areas and steel columns and beams with masonry infill and brick veneer in the gymnasium. Roofs are cement tile. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted plaster with fiber-reinforced polymer/plastic panels in the kitchen and acoustical panels in the cafeteria. Finishes within restrooms are typically ceramic tile. Ceilings in classroom, offices, and restrooms are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically a combination of carpet and resilient flooring while carpet is used in most classrooms and offices.

Heating is provided by a central plant to a heat exchanger and is distributed by 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. The gymnasium, weight, and wrestling rooms are heated by suspended gas-fired radiant heaters. There appears to be adequate controllable ventilation. Ventilation in restrooms is generally adequate. The campus does not have central air conditioning and air conditioning for LAN concentrator rooms is present in all required locations. The campus has one elevator and a wheel-chair lift behind the stage in the

Lighting is typically fluorescent. The school has an intercom system but does not have a remote handset for use during fire drills or other practice facility evacuations. The campus has a fire alarm system, which is activated by smoke sensors and pull stations.

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The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Restroom fixtures are typically floor mounted water closets with manual flush valves. Male restrooms have automatic flush valves on wall-hung urinals. Lavatories are set into counter-tops except for handicap facilities have a wall-hung lavatory. Domestic hot water is provided by a heat exchanger. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
15	Permanent	1935	852	83%	Q2	\$58,771
109	Permanent	2001	160,103	93%	Q1	\$37,597,483
Gas Distribution	Permanent	2001	19	97%	Q1	\$1,311
Total			160,974	93%	Q-1	\$37,657,564

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,431,082	90%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$8,718.89	0.3%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$149,175	5.5%
Life-safety	\$14,753	0.5%
MEP	\$103,570	3.8%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$276,216	10%
L1 & L2 TOTAL	\$ 2,707,298	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Repair and Resurface Cafeteria Wall for Mold Damage	\$40,000					
Exterior Painting		\$75,000				
Replace Exterior high traffic doors and provide window lock retrofits			\$300,000			
Security project for Lakenheath MS			\$106,000			
Provide Exterior Repairs						\$1,200,000
SRM Total	\$40,000	\$75,000	\$406,000	\$0	\$1,200,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$40,000	\$75,000	\$406,000	\$0	\$1,200,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	93.2%	93%	94%	95%	95%	98%
Q-Rating	O-1	O-1	O-1	O-1	O-1	O-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCL based CI

Liberty Intermediate School



SCHOOL SUMMARY	
Current Enrollment*	286
Maximum Capacity	390
GSF	52,413
Condition	79%
Average Q-Rating	Q-3

* as of Sep 2007

Liberty Intermediate School is located at RAF Lakenheath. The site is located near the RAF Lakenheath Military Family Housing Area and includes playgrounds, a hard surface play area, and play fields.

The school has a parking capacity of approximately 12. Parking surfaces are constructed of asphalt and are generally in poor condition. Sidewalks are constructed using brick and concrete pavers and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete. Structural systems are a combination of concrete or steel columns and beams with masonry infill and brick veneer. Roofs are pitched with metal panels. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted masonry and drywall. Finishes within restrooms are typically ceramic tile. Ceilings in classroom, office, and restroom areas are generally suspended acoustical tile. The ceiling in the gymnasium is an exposed structure and insulation panel. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by oil-fired boilers and a 2-pipe distribution system to air handling units serving classrooms and administration areas and radiators in the hallways. There is little controllable ventilation making indoor air quality difficult to monitor or control. Ventilation in restrooms is inadequate. Air conditioning for LAN concentrator rooms is present. The campus has no elevator.

Most of the electrical wiring is original. Lighting is typically fluorescent with limited use of incandescent. The school has a new intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting and exit

signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures and piping appear to have been partially replaced in Buildings 804 and 808. The other buildings have original fixtures and piping. Domestic hot water is provided by heat exchangers and storage tanks. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
800	Permanent	1996	6,846	74%	Q3	\$1,428,418
804	Permanent	1960	12,066	64%	Q3	\$2,865,916
808	Permanent	1960	33,501	85%	Q2	\$7,909,039
Total			52,413	79%	Q-3	\$12,203,374

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,451,384	74%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$35,220	1.1%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$61,150	1.9%
Life-safety	\$91,211	2.8%
MEP	\$57,168	1.7%
Playground	\$600,647	18.2%
Security	\$0	0.0%
L2 TOTAL	\$845,396	26%
L1 & L2 TOTAL	\$ 3,296,779	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Classroom Cabinets	\$120,000					
SRM Total	\$120,000	\$0	\$0	\$0	\$0	\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Constr Gym, Liberty IS						\$3,122,000
MILCON Major						\$3,122,000
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$3,122,000
SRM & MILCON Total*	\$120,000	\$0	\$0	\$0	\$0	\$3,122,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	78.6%	80%	80%	80%	80%	80%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Menwith Hill Elementary School

SCHOOL SUMMARY	
Current Enrollment*	235
Maximum Capacity	285
GSF	47,979
Condition	73%
Average Q-Rating	Q-3

* as of Sep 2007

Menwith Hill Elementary School is located at RAF Menwith Hill. The site is located near the RAF Menwith Hill Military Family Housing Area and includes playgrounds and a hard surface play area.

The school has a parking capacity of approximately six. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using pavers that are generally in good condition and concrete that is in poor condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with masonry infill and brick veneer. Roofs are pitched with slate tile. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted plaster or painted drywall. Finishes within restrooms are typically ceramic tile. Ceilings in classroom, office, and restroom areas are generally suspended acoustical tile. Flooring in high traffic areas is typically carpet. Carpet and resilient is used in most classrooms and offices.

Heating is provided by a central distribution system to a heat exchanger and is distributed by 2-pipe system to radiators and fan-coil units (FCU). Radiators are manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control. Restroom ventilation is generally adequate. Air conditioning for LAN concentrator rooms is present.

Most electrical wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting and exit signs are inadequate. The campus does not have a security system.

School Reports

Plumbing fixtures appear to have been replaced but the piping appears to be original. Domestic hot water is provided by heat exchangers and electric water heaters. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
415	Storage Shed	1986	259	0%	Q4	\$24,846
420	Permanent	1997	13,912	80%	Q2	\$3,453,654
421	Permanent	1960	29,992	74%	Q3	\$7,049,383
50426	Portable	1987	3,816	0%	Q4	\$366,069
Total			47,979	73%	Q-3	\$10,893,952

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,727,781	90%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$164,899	5.4%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$28,299	0.9%
MEP	\$33,137	1.1%
Playground	\$77,696	2.6%
Security	\$0	0.0%
L2 TOTAL	\$304,032	10%
L1 & L2 TOTAL	\$ 3,031,813	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Upgrade lockers or Provide New Lockers	\$30,000					
Provide New Entry Mat System	\$20,000					
Renovate Video Lab	\$75,000					
Replace Entry Canopy Plastic and Make Repairs	\$20,000					
Replace Coverd Walkway	\$410,000					
Renovate Administration Offices	\$65,000					
Replace Cafeteria Flooring	\$60,000					
Replace Hallway Flooring	\$200,000					
Provide Mezzanine Storage Solution	\$25,000					
Extend Existing Mezzanine in Storage Room	\$200,000					
Replace Existing Hallway Cabinets	\$20,000					
Provide New Band Room Storage	\$40,000					
Design ADA Upgrades			\$30,000			
Security project for Menwith Hill E/HS			\$117,400			
ADA Upgrades				\$300,000		
Renovations Phase 1				\$1,500,000		
Renovations Phase 2					\$1,500,000	
SRM Total	\$1,165,000	\$0	\$147,400	\$1,800,000	\$1,500,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$1,165,000	\$0	\$147,400	\$1,800,000	\$1,500,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	73.2%	84%	84%	85%	100%	100%
Q-Rating	Q-3	Q-2	Q-2	Q-2	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

SHAPE Elementary School



SCHOOL SUMMARY	
Current Enrollment*	601
Maximum Capacity	620
GSF	91,758
Condition	67%
Average Q-Rating	Q-3

* as of Sep 2007

SHAPE Elementary School is located at SHAPE Headquarters. The site is located near the SHAPE Headquarters Military Family Housing Area and includes playgrounds and hard surface play areas.

The school has a parking capacity of approximately 62. Parking surfaces are constructed of asphalt and are generally in poor condition. Sidewalks are constructed using pavers and asphalt and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with masonry infill and brick veneer and painted fiberglass panels. Roofs are typically low-slope concrete with a single-ply flexible membrane. Exterior doors are generally wood with single-pane glazing. Windows are typically single pane units with wood frames.

The interior partition walls are generally painted drywall. Finishes within restrooms are typically ceramic tile. Ceilings in classroom, office, and restroom areas are generally suspended acoustical tile. The ceiling in the gymnasium is painted insulation panels and exposed structure. Flooring in high traffic areas, offices, and classrooms is typically resilient or carpet. Restroom floors are typically ceramic tile.

Heating is provided by gas-fired boilers through a 2-pipe distribution system to wall mounted radiators in most classrooms and administration areas. Radiators are manually controlled by temperature differential control valve. Radiators and heating piping are not original. There is little controllable ventilation making indoor air quality difficult to monitor or control. Ventilation in restrooms is generally inadequate. Air conditioning for LAN concentrator rooms is present.

Most electrical wiring and lighting been replaced. Most lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm

system automatically reports to the fire department upon activation. Emergency lighting and exit signs appear to be adequate. The campus does not have a security system.

Plumbing fixtures and piping have been replaced. Domestic hot water is provided by heat exchangers. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
702	Permanent	1967	9,794	44%	Q4	\$2,283,373
703	Permanent	1967	46,964	72%	Q3	\$10,950,126
704	Permanent	1967	12,698	49%	Q4	\$2,960,412
708	Permanent	1967	9,126	81%	Q2	\$2,127,636
715	Permanent	1989	13,176	73%	Q3	\$3,072,116
Total			91,758	67%	Q-3	\$21,393,663

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$6,772,040	90%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$58,051	0.8%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$239,311	3.2%
MEP	\$85,650	1.1%
Playground	\$372,916	5.0%
Security	\$0	0.0%
L2 TOTAL	\$755,928	10%
L1 & L2 TOTAL	\$ 7,527,968	100%

*EFCI

School Reports

		INVESTMENT PLAN				
SRM Project Title		FY-08	FY-09	FY-10	FY-11	FY-12
Replace Playground Equipment		\$80,000				
Provide ceiling fans for Kindergarten Rooms		\$35,000				
Provide New Shelving for Kindergarten Storage Rooms		\$12,000				
Provide One Way Mirror Wall/ Window for Reading Recovery		\$30,000				
New ADA Elevator					\$500,000	
Replace Playground Equipment						\$300,000
	SRM Total	\$157,000	\$0	\$0	\$500,000	\$300,000
MILCON Project Title		FY-08	FY-09	FY-10	FY-11	FY-12
		\$0	\$0	\$0	\$0	\$0
	MILCON Total*	\$0	\$0	\$0	\$0	\$0
	SRM & MILCON Total*	\$157,000	\$0	\$0	\$500,000	\$300,000
		INVESTMENT PLAN IMPACT ON PROJECTED CONDITION				
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	66.8%	68%	68%	68%	70%	71%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

SHAPE High School

SCHOOL SUMMARY	
Current Enrollment*	509
Maximum Capacity	509
GSF	117,928
Condition	56%
Average Q-Rating	Q-4

* as of Sep 2007

SHAPE High School is located at SHAPE Headquarters. The site is located near the SHAPE Headquarters Military Family Housing Area and includes a hard surface play court.

The school has a parking capacity of approximately 59. Parking surfaces are constructed of asphalt and are generally in poor condition. Sidewalks are constructed using pavers and asphalt and are generally in poor condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations. Structural systems include concrete and steel columns and beams with masonry infill and brick veneer and painted fiberglass panels. Roofs are a combination of low-slope concrete with a single-ply flexible membrane and pitched with metal panels. Exterior doors are generally wood with a combination of single- and double-pane glazing. Windows are a combination of single- and double-pane units with wood frames.

The interior partition walls are generally painted drywall. Finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with wood panel in restrooms. The ceiling in the gymnasium is insulated panels and exposed structure. Flooring in high traffic areas is typically carpet or resilient. Carpet is used in most classrooms and offices.

Heating is provided mainly by a central distribution system with an occasional gas-fired boiler. Heating is distributed by 2-pipe system to radiators and air handling units in areas such as the gymnasium. Radiators are manually controlled by a temperature differential control valve. Radiators and heating piping have been replaced. There is little controllable ventilation making indoor air quality difficult to monitor or control. Restroom ventilation is generally inadequate. Air conditioning for LAN concentrator rooms is present.

Most electrical wiring and lighting was reportedly replaced. Most lighting is typically fluorescent type with limited use of incandescent. The school has an intercom system.

School Reports

The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting and exit signs are inadequate. The campus does not have a security system.

Plumbing fixtures appear to have been replaced but the piping appears to be original. Domestic hot water is provided by a gas-fired boiler and electric hot water heaters. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
706	Permanent	1967	30,296	68%	Q3	\$7,520,679
707	Permanent	1967	25,313	63%	Q3	\$6,283,952
710	Permanent	1967	22,653	44%	Q4	\$4,752,146
711	Permanent	1967	36,268	50%	Q4	\$9,003,168
713	Portable	1990	1,510	0%	Q4	\$144,854
722	Portable	1997	1,888	0%	Q4	\$181,116
Total			117,928	56%	Q-4	\$27,885,916

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$11,801,792	96%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$132,520	1.1%
AHERA	\$0	0.0%
Architectural	\$2,957	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$261,773	2.1%
MEP	\$111,523	0.9%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$508,772	4%
L1 & L2 TOTAL	\$ 12,310,564	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Renovate Shop class			\$100,000			
Demolish Existing ROTC building and Construct New Facility				\$990,000		
SRM Total	\$0	\$0	\$100,000	\$990,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0		\$0
MILCON Total*	\$0	\$0	\$0	\$0		\$0
SRM & MILCON Total*	\$0	\$0	\$100,000	\$990,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	56.1%	56%	56%	60%	60%	
Q-Rating	Q-4	Q-4	Q-4	Q-3	Q-3	

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

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5.1.4 Kaiserslautern

Kaiserslautern District Superintendent's Office

Baumholder High School

Bitburg Elementary School

Bitburg High School

Bitburg Middle School

K-Town Complex

Landstuhl Elementary School/Middle School

Neubruecke Elementary School (Closing June 2008)

Ramstein Elementary School

Ramstein High School

Ramstein Intermediate School

Ramstein Middle School

Sembach Elementary School

Sembach Middle School

Smith Elementary School

Spangdahlem Elementary School

Spangdahlem Middle School

Vogelweh Elementary School

Wetzel Elementary School

Kaiserslautern District Superintendent's Office

The list below shows DSO Administration buildings and is not a representation of all buildings in the district.

DSO SUMMARY	
GSF	12,772
Condition	60%
Average Q-Rating	Q-4

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
2786	Permanent	1945	12,772	60%	Q4	\$2,977,920
Total			12,772	60%	Q-4	\$2,977,920

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$1,170,716	49%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$1,170,716	49.4%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$27,350	1.2%
MEP	\$0	0.0%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$1,198,066	51%
L1 & L2 TOTAL	\$ 2,368,782	100%

* EFCI

Baumholder High School

SCHOOL SUMMARY	
Current Enrollment*	367
Maximum Capacity	440
GSF	113,795
Condition	63%
Average Q-Rating	Q-3

* as of Sep 2007

Baumholder High School is located near Smith Barracks. The site is located at Wetzel Kaserne and includes a football field.

The school has a parking capacity of approximately 50. Parking surfaces are constructed of asphalt. Sidewalks are constructed using pavers. Landscaped areas include grass, shrubs, and trees.

The buildings rest on continuous concrete foundations. Structural systems include steel framework and concrete columns and beams with masonry infill. Roofs are a combination of single-ply flexible membrane, ballast, and metal panels. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are generally painted plaster with some ceramic tile. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with metal slats in restrooms and corridors. The ceiling in the gymnasium is metal slats. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Heating is provided by a central heating plant to a heat exchanger and is distributed by 2-pipe distribution system to radiators and air handling units. Radiators are manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

School Reports

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a heat exchanger. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
8801	Permanent	1955	62,732	73%	Q3	\$15,573,219
8802	Permanent	1973	7,094	41%	Q4	\$1,637,011
8803	Permanent	1955	12,443	76%	Q3	\$2,573,959
8808	Permanent	1958	7,748	54%	Q4	\$1,712,618
8868	Permanent	1961	2,562	30%	Q4	\$635,991
8869	Permanent	1961	3,929	47%	Q4	\$268,744
8801A	Permanent	1982	8,773	33%	Q4	\$2,177,810
8803A	Permanent	1982	8,514	39%	Q4	\$1,786,067
Total			113,795	63%	Q-3	\$26,365,418

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$9,288,509	95%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$171,336	1.8%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$8,640	0.1%
Life-safety	\$167,589	1.7%
MEP	\$117,093	1.2%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$464,658	5%
L1 & L2 TOTAL	\$ 9,753,167	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Basketball Goals	\$15,000					
Paint Exterior	\$140,000					
Replace Intercom System		\$95,000				
Renovate Auditorium		\$250,000				
Replace Flooring		\$400,000				
Asbestos Abatement in Boiler Room Bldg 8801		\$110,000				
Repair Bldg 8802		\$340,000				
Replace Heating System			\$200,000			
Paint Interior			\$140,000			
Computer Cooling			\$80,200			
Paint Interior				\$200,000		
Replace Exterior Doors				\$180,000		
Renovate restrooms				\$80,000		
Replace Windows					\$100,000	
Replace Roof					\$175,000	
Renew Branch Circuits					\$794,000	
Replace Emergency Lighting					\$44,000	
Replace Exit Lights					\$9,000	
Upgrade Lighting					\$627,000	
SRM Total	\$155,000	\$1,195,000	\$420,200	\$460,000	\$1,749,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$155,000	\$1,195,000	\$420,200	\$460,000	\$1,749,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	63.3%	64%	68%	70%	72%	78%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Bitburg Elementary School



SCHOOL SUMMARY	
Current Enrollment*	343
Maximum Capacity	530
GSF	87,187
Condition	45%
Average Q-Rating	Q-4

* as of Sep 2007

Bitburg Elementary School is located near Spangdahlem Air Base. The site is located near Barnwell Avenue in the Eifel West Military Family Housing Area and includes a hard surface play area, soft surface play area, and playground equipment.

The school has a parking capacity of approximately 108. Parking surfaces are constructed of a combination of pavers and asphalt. Sidewalks are constructed using a combination of concrete, pavers, and asphalt. Landscaped areas include grass, shrubs, and trees.

The buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with masonry infill and brick or plaster veneer. Roofs are a combination of standing seam and corrugated metal sheets. Exterior doors are typically aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are generally painted masonry. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted plaster and drywall ceilings in restrooms. Flooring in high traffic areas is typically a combination of carpet and terrazzo while carpet and resilient is used in most classrooms and offices.

Heating is provided by a central plant to heat exchangers and is distributed by a 2-pipe system to radiators and air handling units. The heating piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors, heat detectors, and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs are not present at all required locations. The campus has a limited security system.

Plumbing fixtures have been partially upgraded but piping appears to be original. Domestic hot water is provided by heat exchangers and point-of-use electric water heaters. The campus has no fire sprinkler systems.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
81	Permanent	1985	2,583	79%	Q3	\$176,677
87	Permanent	1970	71,031	42%	Q4	\$16,561,588
187	Permanent	1990	13,573	58%	Q4	\$3,164,409
Total			87,187	45%	Q-4	\$19,902,674

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$10,633,901	95%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$102,359	0.9%
AHERA	\$0	0.0%
Architectural	\$5,613	0.1%
Infrastructure	\$13,938	0.1%
Life-safety	\$58,189	0.5%
MEP	\$86,983	0.8%
Playground	\$242,910	2.2%
Security	\$0	0.0%
L2 TOTAL	\$509,991	5%
L1 & L2 TOTAL	\$ 11,143,892	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install Playground Fence	\$25,000					
Soundproof Music Room	\$30,000					
Replace Main Electrical Panel	\$25,000					
Replace Water Lines		\$140,000				
Replace Lighting		\$625,000				
Paint Exterior 187		\$50,000				
Paint Exterior 81		\$50,000				
Renovate MPR			\$300,000			
Repair Interior Structure Crack			\$200,000			
Replace Flooring			\$250,000			
Replace Cabinets			\$125,000			
repair/replace Ceiling Finishes			\$110,000			
Replace Roof			\$300,000			
Computer Cooling				\$90,200		
Replace Lighting				\$683,200		
SRM Total	\$80,000	\$865,000	\$1,285,000	\$773,400		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$80,000	\$865,000	\$1,285,000	\$773,400		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	45.3%	46%	50%	57%	60%	60%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Bitburg High School

SCHOOL SUMMARY	
Current Enrollment*	311
Maximum Capacity	430
GSF	93,263
Condition	46%
Average Q-Rating	Q-4

* as of Sep 2007

Bitburg High School is located near Spangdahlem Air Base. The site is located off Baron Boulevard in the Eifel West Military Family Housing Area and includes tennis courts, a softball field, and a football field with running track.

The school has a parking capacity of approximately 79. Parking surfaces are constructed of a combination of pavers and asphalt. Sidewalks are constructed using a combination of pavers and asphalt. Landscaped areas include grass, shrubs, and trees.

The buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with cast in place concrete walls and masonry infill. Roofs are corrugated panels. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are generally painted masonry. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with metal slats ceilings in restrooms. The ceiling in the gymnasium is metal slats. Flooring in high traffic areas, classrooms, and offices is typically a combination of resilient, carpet and terrazzo.

Heating is provided by a central plant to heat exchangers and is distributed by a 2-pipe system to radiators and air handling units. Radiators are manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors, heat detectors, and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs are not present at all required locations. The campus has a limited security system.

School Reports

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by heat exchangers. The campus has a partial fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
96	Permanent	1975	15,748	44%	Q4	\$3,257,631
98	Permanent	1975	73,072	46%	Q4	\$18,140,124
99	Permanent	1975	3,496	50%	Q4	\$806,737
100	Permanent	1980	301	84%	Q2	\$20,588
105	Permanent	1986	646	84%	Q2	\$44,186
Total			93,263	46%	Q-4	\$22,269,267

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$11,786,697	95%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$101,123	0.8%
AHERA	\$0	0.0%
Architectural	\$22,930	0.2%
Infrastructure	\$282,763	2.3%
Life-safety	\$65,336	0.5%
MEP	\$93,681	0.8%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$565,833	5%
L1 & L2 TOTAL	\$ 12,352,530	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install sun reflective mylar on windows	\$14,600					
Repair/Replace Smoke doors	\$13,000					
Renovate Nurse Office		\$30,000				
Technology Center Upgrade		\$25,000				
Paint Interior		\$60,000				
Install Ceiling Fans		\$30,000				
Replace Water Lines			\$250,000			
Renovate Multi-Purpose Room			\$1,100,000			
Replace Heating System			\$200,000			
Replace Locking System				\$150,000		
Re-Surface Tennis Courts					\$250,000	
Replace Exterior Doors					\$120,000	
Replace Exterior Doors					\$35,000	
Replace Flooring					\$1,100,000	
Replace Flooring					\$350,000	
Replace Flooring					\$25,000	
Renovate Restrooms					\$65,000	
Upgrade Elevator					\$81,430	
Replace Intercom					\$106,421	
SRM Total	\$27,600	\$145,000	\$1,550,000	\$150,000	\$2,132,851	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$27,600	\$145,000	\$1,550,000	\$150,000	\$2,132,851	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	46%	46%	47%	54%	55%	64%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Bitburg Middle School



SCHOOL SUMMARY	
Current Enrollment*	200
Maximum Capacity	315
GSF	89,524
Condition	47%
Average Q-Rating	Q-4

* as of Sep 2007

Bitburg Middle School is located near Spangdahlem Air Base. The site is located off Barnwell Avenue in the Eifel West Military Family Housing Area and includes a hard surface play area with basketball goals.

The school has a parking capacity of approximately 108. Parking surfaces are constructed of a combination of pavers and asphalt. Sidewalks are constructed using a combination of pavers, asphalt, and concrete. Landscaped areas include grass, shrubs, and trees.

The buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams, cast in place concrete walls, and masonry infill with exterior insulation and finish veneer. Roofs are a combination of standing seam metal and corrugated panels. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are generally painted masonry. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with metal slats ceilings in restrooms. The ceiling in the gymnasium is metal slats. Flooring in high traffic areas is typically a combination of carpet and resilient while carpet is used in most classrooms and offices.

Heating is provided by a central plant to heat exchangers and is distributed by a 2-pipe system. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors, heat detectors, and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs are not present at all required locations. The campus has a limited security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided heat exchangers. None of the buildings have fire sprinkler systems.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
51	Permanent	1962	18,256	61%	Q3	\$4,298,923
60	Permanent	1953	71,268	43%	Q4	\$16,782,901
Total			89,524	47%	Q-4	\$21,081,824

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$10,975,079	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$97,670	0.9%
AHERA	\$0	0.0%
Architectural	\$15,969	0.1%
Infrastructure	\$0	0.0%
Life-safety	\$39,829	0.4%
MEP	\$113,262	1.0%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$266,730	2%
L1 & L2 TOTAL	\$ 11,241,809	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Exterior Stairs	\$30,000					
Install A/C in Computer Labs	\$40,000					
Computer Cooling		\$85,200				
Install Ceiling Fans		\$30,000				
Repair/Replace Window Blinds			\$40,000			
Replace Flooring			\$250,000			
Paint Interior			\$110,000			
Replace Bleachers Gym			\$120,000			
Replace Emergency Lighting				\$120,000		
Replace Roof				\$200,000		
Repair Replace Rain Gutters				\$30,000		
Replace Branch Circuits				\$192,000		
Computer cooling				\$23,000		
Replace Lighting				\$15,000		
Replace Exterior Windows					\$200,000	
SRM Total	\$70,000	\$115,200	\$520,000	\$580,000	\$200,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$70,000	\$115,200	\$520,000	\$580,000	\$200,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	47%	47%	48%	50%	53%	54%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-4

*Assumes MILCON projects will replace existng faciities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Kaiserslautern Complex

SCHOOL SUMMARY	
Current Enrollment*	1,280
Maximum Capacity	1,615
GSF	282,283
Condition	51%
Average Q-Rating	Q-4

* as of Sep 2007

Kaiserslautern Complex is composed of Kaiserslautern Elementary, Middle, and High Schools. The site is located adjacent to the Vogelweh Military Family Housing Area and includes playgrounds, hard and soft surface play areas, and play fields.

The school has a parking capacity of approximately 136. Parking surfaces are constructed of asphalt. Sidewalks are constructed using concrete. Landscaped areas include hardscape, grass, shrubs, and trees.

The buildings typically rest on continuous concrete foundations. The structural system typically consists of concrete columns and beams with masonry infill walls with exterior stucco veneer. Roofs are typically metal standing seam. Exterior doors are a combination of aluminum with double-pane glazing and hollow core metal with single pane glazing. Windows are generally double-pane units with aluminum frames and with some single-pane units with wood frames.

Interior partition walls are a combination of painted plaster over masonry walls, painted concrete, and drywall. Ceilings in most areas are suspended acoustical tile. The ceilings in the gymnasiums are exposed wood structure. Flooring in high traffic areas is a combination of resilient tile and terrazzo while carpet is used in most classrooms and offices.

Heating is provided by a central heating plant to a heat exchanger and is distributed by a 2-pipe system to convection radiators. Each radiator is manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

The lighting is mostly fluorescent type. The school has an intercom system. The fire alarm system is the newer addressable type and there are smoke sensors in addition to pull stations at the egress points. The fire alarm system has been upgraded to the addressable type. The campus does not have a security system.

Plumbing fixtures have been partially upgraded but piping appears original. The campus has no fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
2000	Permanent	1952	140,145	48%	Q4	\$34,790,996
2001	Permanent	1953	31,032	51%	Q4	\$6,859,313
2004	Portable	1988	4,962	100%	Q1	\$580,554
2007	Permanent	1974	34,267	59%	Q4	\$7,989,549
2009	Permanent	1953	17,839	52%	Q4	\$4,428,353
2010	Permanent	1953	22,392	51%	Q4	\$5,220,919
2074	Permanent	1984	11,119	53%	Q4	\$2,565,820
2000A	Permanent	1952	20,527	46%	Q4	\$4,833,698
Total			282,283	51%	Q-4	\$67,269,203

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$32,612,066	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$328,791	1.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$117,734	0.4%
MEP	\$274,893	0.8%
Playground	\$240,668	0.7%
Security	\$0	0.0%
L2 TOTAL	\$962,086	3%
L1 & L2 TOTAL	\$ 33,574,152	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Paint Interior	\$20,000					
Install A/C in Computer Lab	\$22,000					
Restoration Bldg. 2000 Interim Package 2A,B,C	\$1,400,000					
Renovate Restrooms		\$10,000				
Paint Interior			\$15,000			
Restoration Bldg. 2000 Phase 6				\$4,400,000		
Restoration Bldg. 2007 Phase 7					\$2,600,000	
Replace Exterior Doors					\$49,000	
Upgrade Lighting					\$229,495	
SRM Total	\$1,442,000	\$10,000	\$15,000	\$4,400,000	\$2,878,495	
MILCON Project Title						
	FY-08	FY-09	FY-10	FY-11	FY-12	
Constr MP Room, Kaiserslautern ES/MS			\$5,764,000			
Constr Bus Area and Football Field w/Track, Kaiserslautern HS			\$6,618,000			
Constr MP Room, Auditorium, Art and Music, Kaiserslautern HS					\$10,035,000	
MILCON Total*	\$0	\$0	\$12,382,000	\$0	\$10,035,000	
SRM & MILCON Total*	\$1,442,000	\$10,000	\$12,397,000	\$4,400,000	\$12,913,495	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$12,382,000	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	50.7%	53%	53%	53%	59%	82%
O-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-2

*Assumes MILCON projects will replace existng facilities which will reduce deficiencies thereby improve O-Rating

**EFCEI based CI

Landstuhl Elementary and Middle School



SCHOOL SUMMARY	
Current Enrollment*	869
Maximum Capacity	840
GSF	118,594
Condition	57%
Average Q-Rating	Q-4

* as of Sep 2007

Landstuhl Elementary/Middle School is located at the Landstuhl Regional Medical Center. The site is located near the Landstuhl Military Family Housing Area and includes playgrounds, a hard surface play area, and basketball courts.

The school has a parking capacity of approximately 65. Parking surfaces are constructed of asphalt. Sidewalks are constructed using pavers. Landscaped areas include grass, shrubs, and trees.

The buildings rest on continuous concrete foundations. Structural systems include concrete columns and beams with masonry infill and exterior veneer. Roofs are a combination of single-ply flexible membrane and standing seam metal. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are generally painted plaster with some brick. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall in restrooms. The ceiling in the gymnasium is metal slats. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Heating is provided by the base district heating system to heat exchangers and is distributed by 2-pipe system to radiators and air handling units. Radiators are manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The campus has a fire alarm system, which is activated by pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting does not appear to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures and piping have been partially upgraded. Domestic hot water is provided by heat exchanger and storage tanks. No campus facility has a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
3826	Portable	1985	635	0%	Q4	\$60,916
3827	Portable	1985	1,916	0%	Q4	\$183,802
3828	Portable	1985	5,070	0%	Q4	\$593,190
3829	Portable	1985	1,109	0%	Q4	\$129,753
3830	Permanent	1955	82,451	52%	Q4	\$19,415,561
3831	Portable	1992	3,789	100%	Q1	\$443,313
3836	Portable	1992	3,789	100%	Q1	\$443,313
3837	Permanent	2003	7,163	97%	Q1	\$1,669,982
3838	Portable	2004	12,672	100%	Q1	\$1,215,625
Total			118,594	57%	Q-4	\$24,155,455

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$10,250,164	96%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$129,724	1.2%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$30,999	0.3%
MEP	\$54,723	0.5%
Playground	\$187,547	1.8%
Security	\$0	0.0%
L2 TOTAL	\$402,993	4%
L1 & L2 TOTAL	\$ 10,653,156	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install Wall Protective Padding in Gym/Cafeteria	\$150,000					
Replace Playgrounf Fall Protection	\$350,000					
Replace Polycarbonate canopy	\$8,000					
Restoration Project Phase 1		\$1,400,000				
Restoration Project Phase 2		\$1,000,000				
Renew Wall Finishes		\$32,000				
Restoration Project Phase 3			\$1,700,000			
Restoration Project Phase 4				\$1,000,000		
Replace Ceiling Finishes				\$600,000		
Renovate Restrooms				\$120,000		
Restoration Project Phase 5					\$3,900,000	
SRM Total	\$508,000	\$2,432,000	\$1,700,000	\$1,720,000	\$3,900,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$508,000	\$2,432,000	\$1,700,000	\$1,720,000	\$3,900,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$5,517,000	\$0	\$0	\$0	\$0	
% Condition**	Current	FY-08	FY-09	FY-10	FY-11	FY-12
	56.9%	82%	92%	99%	100%	100%
Q-Rating	Q-4	Q-2	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existng faciities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Neubruecke Elementary School (Closing June 2008)

SCHOOL SUMMARY	
Current Enrollment*	103
Maximum Capacity	210
GSF	35,865
Condition	60%
Average Q-Rating	Q-3

* as of Sep 2007

Neubruecke Elementary School (Closing June 2008) is located at Smith Barracks. The site is located near the Neubruecke Military Family Housing Area and includes playgrounds, a hard surface play area, and basketball courts.

The school has a parking capacity of approximately 34. Parking surfaces are constructed of pavers. Sidewalks are constructed using pavers. Landscaped areas include grass, shrubs, and trees.

The building typically rests on a continuous concrete foundation. Structural systems include concrete columns and beams with masonry infill and stucco veneer. Roofs are composite shingles. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are generally painted plaster. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the multi-purpose room is wood. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Heating is provided by a central plant and is distributed by 2-pipe system to radiators and to air handling units. Radiators are manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs are not present at all required locations. The campus does not have a security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by a heat exchanger. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
9900	Permanent	1987	35,865	61%	Q3	\$8,361,566
Total			35,865	60%	Q-3	\$8,361,566

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$3,278,351	89%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$49,088	1.3%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$12,730	0.3%
Life-safety	\$0	0.0%
MEP	\$1,814	0.0%
Playground	\$323,291	8.8%
Security	\$0	0.0%
L2 TOTAL	\$386,923	11%
L1 & L2 TOTAL	\$ 3,665,274	100%

*EFCI

No Projects are planned for Neubruecke Elementary School. Therefore, the Investment Plan is omitted.

Ramstein Elementary School

SCHOOL SUMMARY	
Current Enrollment*	751
Maximum Capacity	820
GSF	123,983
Condition	80%
Average Q-Rating	Q-2

* as of Sep 2007

Ramstein Elementary School is located off Maxwell Avenue. The site is located adjacent to the military family area and includes playground equipment with a soft surface.

The school has a parking capacity of approximately 86. Parking surfaces are constructed of asphalt. Sidewalks are constructed using a combination of pavers and asphalt. Landscaped areas include grass, shrubs, and trees.

The buildings typically rest on continuous concrete foundations. In addition to concrete columns and beams with masonry bearing walls and stucco veneer, structural systems include steel frame construction with masonry bearing walls and brick veneer. Roofs consist of standing seam metal. Exterior doors are typically aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted plaster over masonry. Ceilings in most areas are suspended acoustical tile with painted plaster or drywall in some areas. Ceilings in the gym/cafeteria area have exposed structure. Flooring in high traffic areas is resilient tile while carpet is used in the classrooms and offices.

Heating is provided by central distribution center to heat exchangers and distributed by a 2-pipe system. Each radiator is manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent. The school has an intercom system. The fire alarm system is addressable and is activated by smoke sensors and pull stations. There is no security monitoring or alarm system.

Plumbing fixtures have been partially upgraded and piping appears to be original. The campus has a partial fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
902	Permanent	1960	6,103	32%	Q4	\$1,422,975
904	Permanent	1956	26,425	62%	Q3	\$6,161,253
995	Permanent	1999	14,101	87%	Q2	\$3,287,507
996	Permanent	1998	77,354	88%	Q2	\$18,035,859
Total			123,983	80%	Q-2	\$28,907,594

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$5,497,062	89%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$169,792	2.8%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$7,423	0.1%
Life-safety	\$3,847	0.1%
MEP	\$172,549	2.8%
Playground	\$302,167	4.9%
Security	\$0	0.0%
L2 TOTAL	\$655,777	11%
L1 & L2 TOTAL	\$ 6,152,839	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Heat lines Bldg 995	\$65,000					
Constructl Entryway to Storage Room	\$35,000					
Replace Telephone System	\$100,000					
Relocate security camara	\$4,000					
Replace Radiator	\$4,800					
Install Ceiling Fans		\$70,000				
Install Rolladen 995		\$100,000				
Renovate Restrooms		\$110,000				
Renovate Restrooms		\$20,000				
Paint Interior			\$100,000			
Replace Flooring			\$1,041,000			
Install Playground Equipment			\$300,000			
Replace roof bldg. 904			\$140,000			
Upgrade LAN						
Replace Flooring						
Replace Roof						\$295,000
SRM Total	\$208,800	\$300,000	\$1,581,000	\$0		\$295,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$208,800	\$300,000	\$1,581,000	\$0		\$295,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	80.0%	81%	82%	87%	87%	88%
Q-Rating	Q-2	Q-2	Q-2	Q-2	Q-2	Q-2

*Assumes MILCON projects will replace existng facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Ramstein High School



SCHOOL SUMMARY	
Current Enrollment*	1,056
Maximum Capacity	915
GSF	137,440
Condition	48%
Average Q-Rating	Q-4

* as of Sep 2007

Ramstein High School is located off Virginia Blvd. The site is located adjacent to the military family area and includes a football field, running track, and tennis courts.

The school has a parking capacity of approximately 124. Parking surfaces are constructed of asphalt. Sidewalks are constructed using concrete pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees.

The main building rests on a continuous concrete foundation. The structural system consists of concrete columns and beams with precast concrete walls. Exterior doors and windows are aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are typically painted drywall with concrete bearing walls. Ceilings are typically suspended acoustical tile. Flooring in high traffic areas is resilient tile while carpet is used in the classrooms and offices.

Heating is provided by central distribution center to heat exchangers and distributed by a 2-pipe system. Each radiator is manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

The lighting is mostly fluorescent. The school has an intercom system. The fire alarm system is the newer addressable type and there are smoke sensors and pull stations. The campus does not have a security system.

Plumbing fixtures and piping are original. The campus has a partial fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	O-Rating*	Plant Replacement Value
899	Storage Garage	1984	775	100%	Q1	\$68,774
900	Permanent	1982	129,533	47%	Q4	\$32,156,567
934	Portable	1988	4,951	95%	Q1	\$579,267
(Grandstand)	Permanent	2005	2,181	100%	Q1	\$149,180
Total			137,440	48%	Q-4	\$32,953,788

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$17,029,313	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$112,529	0.6%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$248,824	1.4%
Life-safety	\$0	0.0%
MEP	\$51,677	0.3%
Playground	\$55,322	0.3%
Security	\$0	0.0%
L2 TOTAL	\$468,353	3%
L1 & L2 TOTAL	\$ 17,497,666	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install Under Stage Storage	\$25,000					
Install Ventilation	\$200,000					
Renovate Nurse Office	\$280,000					
Renovate Industrial Arts/Robotics Lab	\$120,000					
Replace Telephone System	\$210,000					
Repair Parking lot	\$250,000					
Replace Gym Lockers		\$200,000				
Renew Wall Finishes		\$86,000				
Paint Interior		\$140,000				
Install Ceiling Fans		\$30,000				
Install Wrestling Mat Storage		\$120,000				
Install CCTV System			\$200,000			
Replace visitor bleachers			\$50,000			
Replace Flooring/Baseboards			\$180,000			
Repair Wall Finishes				\$443,000		
Replace Flooring						\$1,540,000
Renovate Restrooms						\$100,000
SRM Total	\$1,085,000	\$576,000	\$430,000	\$443,000		\$1,640,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Constr New Gym, Auditorium, Science Classrooms						\$15,600,000
MILCON Major						\$15,600,000
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$15,600,000
SRM & MILCON Total*	\$1,085,000	\$576,000	\$430,000	\$443,000		\$17,240,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	48.0%	51%	53%	54%	56%	61%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Ramstein Intermediate School

SCHOOL SUMMARY	
Current Enrollment*	760
Maximum Capacity	790
GSF	106,190
Condition	58%
Average Q-Rating	Q-4

* as of Sep 2007

Ramstein Intermediate School is located off New York Avenue. The site is located adjacent to the military family area and includes playground equipment with a soft surface.

The school has a parking capacity of approximately 20. Parking surfaces are constructed of asphalt. Sidewalks are constructed using pavers. Landscaped areas include grass and trees.

The buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with masonry bearing walls and stucco veneer. Roofs consist mainly of standing seam metal. Exterior doors are typically aluminum with double-pane glazing. Windows are typically single-pane units with aluminum frames.

Interior partition walls are generally painted plaster over masonry. Ceilings in most areas are suspended acoustical tile. Flooring in high traffic areas is generally resilient tile with some terrazzo while carpet is used in the classrooms and offices.

Heating is provided by a central heating plant to a heat exchanger and is distributed by 2-pipe distribution system to radiators and air handling units. Each radiator is manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality is impossible to monitor or control.

The lighting is mostly fluorescent. The campus has an intercom system. The fire alarm system is the newer addressable type and there are smoke sensors in addition to pull stations. The campus has no security system.

Plumbing fixtures have been partially upgraded and piping is original. There is no fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
999	Permanent	1974	57,685	60%	Q4	\$13,449,835
1000	Permanent	1974	48,505	57%	Q4	\$11,309,426
Total			106,190	58%	Q-4	\$24,759,260

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$10,219,034	95%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$59,589	0.6%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$19,695	0.2%
Life-safety	\$41,965	0.4%
MEP	\$25,369	0.2%
Playground	\$393,429	3.7%
Security	\$0	0.0%
L2 TOTAL	\$540,048	5%
L1 & L2 TOTAL	\$ 10,759,083	100%

* EFCI

SRM Project Title		INVESTMENT PLAN				
		FY-08	FY-09	FY-10	FY-11	FY-12
Install ADA Auto Doors		\$120,000				
Renovate Art Room 101, bldg. 1000		\$235,000				
Renovate rooms 110A and 111, bldg. 999		\$45,000				
Replace Ceiling Tiles 999/1000		\$200,000				
Replace Lighting 1000		\$200,000				
Renovate room 120, bldg. 999		\$140,000				
Renovate rooms 206 and 206A, bldg. 999		\$80,000				
Renovate room 115, bldg. 999		\$110,000				
Renovate nurse's office, room 114, bldg. 999		\$140,000				
Replace Interior Glass Partitions		\$10,000				
Paint Exterior 1000		\$200,000				
Paint Exterior 999		\$120,000				
Paint Interior 1000			\$250,000			
Paint Interior 999			\$250,000			
Replacel Interior Blinds			\$350,000			
Install Playground Equipment			\$400,000			
Replace Water Lines 1000			\$200,000			
Replace Water Lines 999			\$200,000			
Replace Classroom Doors			\$180,000			
Replace Electrical System 1000			\$200,000			
Replace Electrical System 999			\$200,000			
Replace Fire Alarm System			\$250,000			
Replace Heating System 1000			\$200,000			
Replace Heating System 999			\$200,000			
Replace Intercom System			\$300,000			
Replace Roof 1000				\$250,000		
Replace Roof 999				\$250,000		
Install Ceiling Fans				\$70,000		
Renovate Restrooms					\$215,000	
Computer Cooling					\$135,600	
Replace Emergency/Exit Lighting					\$80,000	
Replace Fire alarm					\$69,000	
Replace Roof						\$800,000
SRM Total		\$1,600,000	\$3,180,000	\$570,000	\$499,600	\$800,000
MILCON Project Title		FY-08	FY-09	FY-10	FY-11	FY-12
FY08 Constr Gym and Renovate/Expand MP Room	MILCON Major	\$5,393,000				
MILCON Total*		\$5,393,000	\$0	\$0	\$0	\$0
SRM & MILCON Total*		\$6,993,000	\$3,180,000	\$570,000	\$499,600	\$800,000
		INVESTMENT PLAN IMPACT ON PROJECTED CONDITION				
MILCON Impact on Condition		\$0	\$0	\$5,393,000	\$0	\$0
Current		FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	58.4%	65%	78%	100%	100%	100%
Q-Rating	Q-4	Q-3	Q-3	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existng facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Ramstein Middle School



SCHOOL SUMMARY	
Current Enrollment*	736
Maximum Capacity	760
GSF	98,814
Condition	58%
Average Q-Rating	Q-4

* as of Sep 2007

Ramstein Middle School is located off New York Avenue. The site is located adjacent to the military family area and includes a hard-surface play area and a large hardscape area.

The school has a parking capacity of approximately 91. Parking surfaces are constructed of asphalt. Sidewalks are constructed using concrete pavers. Landscaped areas include grass, shrubs, and trees.

The buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with masonry bearing walls and stucco or brick veneer. The roofs are a combination of corrugated metal and standing seam metal. Exterior doors are typically aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are generally painted plaster over masonry. Ceilings in most areas are suspended acoustical tile with painted plaster or drywall in some areas. Ceilings in the gym/cafeteria area have exposed structure. Flooring in high traffic areas is resilient tile while carpet is used in offices and most classrooms.

Heating is provided by a central heating plant to a heat exchanger and is distributed by a 2-pipe system to radiators. Each radiator is manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

The lighting is mostly fluorescent. The school has an intercom system. The campus has a fire alarm system. The fire alarm system is the newer addressable type and there are smoke sensors in addition to pull stations. The campus does not have a security system.

Plumbing fixtures and piping are original. There have been minimal upgrades and renovation to the restrooms. The campus has no fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
994	Permanent	1998	15,048	88%	Q2	\$3,156,769
1001	Permanent	1954	71,657	55%	Q4	\$16,873,790
1002	Permanent	1954	12,109	39%	Q4	\$2,504,868
Total			98,814	58%	Q-4	\$22,535,428

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$9,374,766	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$73,656	0.8%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$49,072	0.5%
Life-safety	\$93,055	1.0%
MEP	\$44,227	0.5%
Playground	\$5,403	0.1%
Security	\$0	0.0%
L2 TOTAL	\$265,413	3%
L1 & L2 TOTAL	\$ 9,640,179	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install New Speakers for Intercom	\$6,000					
Repair Pave Parking lot		\$120,000				
Restoration Phase 2, Bldg. 1001		\$2,800,000				
Construct Outdoor Soccer Field		\$300,000				
Replace Exterior Doors		\$0				
Revovate Restrooms		\$56,000				
Replace Fire Alarm System		\$97,000				
Restoration Phase 3, Bldg. 1001			\$1,600,000			
Restoration Phase 4, Bldg. 1001				\$2,500,000		
Restoration Phase 5, Bldg. 1001					\$2,500,000	
Replace Intercom					\$103,200	
Computer Cooling						\$88,000
SRM Total	\$6,000	\$3,373,000	\$1,600,000	\$2,500,000	\$2,691,200	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$6,000	\$3,373,000	\$1,600,000	\$2,500,000	\$2,691,200	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
% Condition**	Current	FY-08	FY-09	FY-10	FY-11	FY-12
	57.7%	58%	73%	80%	91%	100%
Q-Rating	Q-4	Q-4	Q-3	Q-3	Q-1	Q-1

*Assumes MILCON projects will replace existng faciities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Sembach Elementary School

SCHOOL SUMMARY	
Current Enrollment*	202
Maximum Capacity	420
GSF	60,298
Condition	50%
Average Q-Rating	Q-4

* as of Sep 2007

Sembach Elementary School is located at Sembach Air Base. The site is located near the Sembach Military Family Housing Area and includes playgrounds and a hard surface play area.

The school has a parking capacity of approximately 20. Parking surfaces and sidewalks are constructed of pavers. Landscaped areas include grass, shrubs, and trees.

The buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with masonry infill. Roofs are a combination of built-up and metal panels. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are generally painted masonry with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the multi-purpose room is acoustical tile. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Heating is provided by a central plant to a heat exchanger and is distributed by a 2-pipe system to radiators and air handling units. Radiators are manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors, heat detectors, and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs are not present at all required locations. The campus has a limited security system.

School Reports

Plumbing fixtures have been upgraded and piping appears to be original. Domestic hot water is provided by a heat exchanger. Some buildings have fire sprinkler systems.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
4	Permanent	1979	5,963	37%	Q4	\$1,390,214
17	Permanent	1955	48,460	52%	Q4	\$11,298,258
18	Permanent	1955	2,226	71%	Q3	\$518,970
19	Permanent	1955	3,649	39%	Q4	\$806,575
Total			60,298	50%	Q-4	\$14,014,017

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$6,698,238	93%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$173,105	2.4%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$29,781	0.4%
MEP	\$65,929	0.9%
Playground	\$208,376	2.9%
Security	\$0	0.0%
L2 TOTAL	\$477,191	7%
L1 & L2 TOTAL	\$ 7,175,429	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace 10 broken electric blinds	\$5,000					
Asbestos Abatement Building 19	\$100,000					
Paint Interior		\$80,000				
Replace Cabinets			\$260,000			
Repair/Replace Ceilings finishes			\$300,000			
Replace Emergency Lighting			\$10,000			
Upgrade Fire Alarm System			\$15,000			
Replace Exit Lights			\$5,000			
Replace Fire Alarm System			\$250,000			
Upgrade Lighting				\$125,000		
Paint Interior				\$30,000		
Replace Roof				\$705,000		
Replace Flooring				\$175,000		
Relace Roof				\$500,000		
Renovate Restrooms						\$150,000
SRM Total	\$105,000	\$80,000	\$840,000	\$1,535,000		\$150,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$105,000	\$80,000	\$840,000	\$1,535,000		\$150,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	50.5%	51%	52%	58%	69%	70%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Sembach Middle School



SCHOOL SUMMARY	
Current Enrollment*	188
Maximum Capacity	710
GSF	94,001
Condition	59%
Average Q-Rating	Q-4

* as of Sep 2007

Sembach Middle School is located near Ramstein Air Base. The site is located near the Sembach Military Family Housing Area and includes limited playgrounds, a hard surface play area, and basketball/tennis courts.

The school has a parking capacity of approximately 44. Parking surfaces constructed of asphalt. Sidewalks are constructed using pavers. Landscaped areas include grass, shrubs, and trees.

The buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with precast concrete panels. Roofs are a combination of single ply flexible membrane and standing seam metal. Exterior doors are generally steel with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are generally painted drywall with some ceramic tile. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are suspended acoustical tile with metal slats ceilings in restrooms. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Heating is provided by oil-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a fire alarm system, which is activated by smoke sensors, heat detectors, and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs are not present at all required locations. The campus has a limited security system.

Plumbing fixtures and piping appears to be original. Domestic hot water is provided by a heat exchanger. The campus has a partial fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
2	Permanent	1976	6,770	43%	Q4	\$1,400,442
3	Permanent	1976	87,231	60%	Q3	\$20,542,028
Total			94,001	59%	Q-4	\$21,942,470

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$8,834,900	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$104,688	1.2%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$82,856	0.9%
MEP	\$10,723	0.1%
Playground	\$19,983	0.2%
Security	\$0	0.0%
L2 TOTAL	\$218,249	2%
L1 & L2 TOTAL	\$ 9,053,149	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Sound-Proof Music Room	\$20,000					
Repair Gym Roof	\$200,000					
Renew Water Distribution		\$606,100				
Replace Electrical Distribution		\$270,100				
Repair and replace playground equipment		\$200,000				
Paint Interior		\$100,000				
Replace Fire Alarm System			\$250,000			
Replace Exterior Doors				\$77,000		
SRM Total	\$220,000	\$1,176,200	\$250,000	\$77,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$220,000	\$1,176,200	\$250,000	\$77,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	59.1%	60%	65%	67%	67%	67%
Q-Rating	Q-4	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Smith Elementary School

SCHOOL SUMMARY	
Current Enrollment*	362
Maximum Capacity	480
GSF	67,780
Condition	55%
Average Q-Rating	Q-4

* as of Sep 2007

Smith Elementary School is located at Smith Barracks. The site is located near the Smith Military Family Housing Area and includes playgrounds, a hard surface play area, and basketball courts.

The school has a parking capacity of approximately 32. Parking surfaces are constructed of pavers. Sidewalks are constructed using asphalt. Landscaped areas include grass, shrubs, and trees.

The buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with masonry infill and stucco veneer. Roofs are a combination of asphalt shingle and corrugated cement fiber panels. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are generally painted plaster. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with metal slats in restrooms. The ceiling in the gymnasium is a metal slats. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Heating is provided by a central heating plant to a heat exchanger and is distributed by 2-pipe system to radiators and an air handling unit. Radiators are manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

School Reports

Plumbing fixtures and piping have been partially upgraded. Domestic hot water is provided by individual point of use electric water heaters at each sink. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
8033	Permanent	1953	60,084	54%	Q4	\$14,009,133
8033A	Permanent	1991	7,696	60%	Q4	\$1,794,245
Total			67,780	55%	Q-4	\$15,803,378

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$7,135,469	96%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$33,022	0.4%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$3,695	0.0%
Life-safety	\$25,467	0.3%
MEP	\$12,868	0.2%
Playground	\$209,182	2.8%
Security	\$0	0.0%
L2 TOTAL	\$284,234	4%
L1 & L2 TOTAL	\$ 7,419,702	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Repair Exterior Rolladen	\$24,000					
Refinish Stage			\$25,000			
Renovate Gym			\$200,000			
Renovate Multi-Purpose Room			\$280,000			
Replace Roof			\$270,000			
Replace Flooring			\$137,000			
Computer Cooling			\$60,100			
Replace Interior Doors				\$20,000		
Replace cabinets				\$135,000		
Repair/replace Ceiling Finishes				\$129,000		
Replace Exterior Windows						\$25,000
SRM Total	\$24,000	\$0	\$972,100	\$284,000		\$25,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$24,000	\$0	\$972,100	\$284,000		\$25,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	54.6%	55%	55%	61%	63%	63%
Q-Rating	Q-4	Q-4	Q-4	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Spangdahlem Elementary School



SCHOOL SUMMARY	
Current Enrollment*	463
Maximum Capacity	510
GSF	93,550
Condition	64%
Average Q-Rating	Q-3

* as of Sep 2007

Spangdahlem Elementary School is located at Spangdahlem Air Base. The site is located near the Spangdahlem Military Family Housing Area and includes playgrounds and a hard surface play area.

The school has a parking capacity of approximately 115. Parking surfaces are constructed of asphalt. Sidewalks are constructed using pavers. Landscaped areas include grass, shrubs, and trees.

The buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with precast concrete panels and masonry walls. Roofs consist of metal panels. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are generally painted plaster. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is metal slats. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Heating is provided by oil-fired boilers and is distributed by a 2-pipe system to radiators and air handling units. Radiators are manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors, heat detectors, and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs are not present at all required locations. The campus has a limited security system.

Plumbing fixtures have been partially upgraded but piping appears to be original. Domestic hot water is provided by a combination of heat exchangers and electric water heaters. Some buildings have fire sprinkler systems.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
430	Permanent	1955	2,551	61%	Q3	\$584,587
431	Permanent	1955	2,551	59%	Q4	\$584,587
432	Permanent	1955	2,551	74%	Q3	\$584,587
433	Permanent	1955	2,153	66%	Q3	\$493,381
434	Permanent	1955	6,049	53%	Q4	\$1,229,641
435	Permanent	1957	2,605	61%	Q3	\$596,962
436	Permanent	1957	2,605	51%	Q4	\$596,962
437	Permanent	1957	2,605	61%	Q3	\$596,962
439	Permanent	1987	68,459	66%	Q3	\$15,687,380
459	Permanent	1973	1,421	57%	Q4	\$325,636
Total			93,550	64%	Q-3	\$21,280,685

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$7,478,127	95%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$78,907	1.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$54,421	0.7%
MEP	\$115,275	1.5%
Playground	\$149,553	1.9%
Security	\$0	0.0%
L2 TOTAL	\$398,155	5%
L1 & L2 TOTAL	\$ 7,876,282	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install Water Softener/Boilers	\$20,000					
Repair Holes in Floor/Replace Flooring	\$10,000					
Renovate Gym		\$450,000				
Install Acoustical Ceiling MPR		\$80,000				
Replace Exit Lights		\$5,000				
Install A/C in Computer Labs			\$85,000			
Repair Paving and Drainage			\$95,000			
Install Kiln Exhaust				\$15,000		
Paint Interior				\$110,000		
Replace Lighting				\$105,000		
Upgrade Electrical Distribution /Lighting				\$105,000		
Replace Heating System				\$172,000		
Upgrade LAN				\$20,000		
Replace Elevator						\$85,000
Repair Electrical Service/Distribution						\$40,000
Renew Heating System						\$323,000
Upgrade LAN						\$25,000
Install Ceiling Fans						\$40,000
Replace Interior Doors						\$350,000
SRM Total	\$30,000	\$535,000	\$180,000	\$527,000		\$863,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$30,000	\$535,000	\$180,000	\$527,000		\$863,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	64.0%	64%	67%	67%	70%	74%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Spangdahlem Middle School

SCHOOL SUMMARY	
Current Enrollment*	216
Maximum Capacity	450
GSF	70,224
Condition	61%
Average Q-Rating	Q-3

* as of Sep 2007

Spangdahlem Middle School is located at Spangdahlem Air Base. The site is located near the Spangdahlem Military Family Housing Area and includes playgrounds, tennis courts, basketball courts, a baseball field, and a soccer field.

The school has a parking capacity of approximately 40. Parking surfaces are constructed of asphalt. Sidewalks are constructed using concrete. Landscaped areas include grass, shrubs, and trees.

The buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with pre-cast concrete panels and stucco veneer. Roofs consist of metal panels. Exterior doors are generally metal with vision panels. Windows are typically double-pane units with aluminum frames.

Interior partition walls are generally painted plaster. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Heating is provided by oil-fired boilers and is distributed by a 2-pipe system to radiators and air handling units. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors, heat detectors, and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs are not present at all required locations. The campus has a limited security system.

School Reports

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by an oil-fired boiler. Some buildings have fire sprinkler systems.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
441	Permanent	1990	70,224	61%	Q3	\$16,251,432
Total			70,224	61%	Q-3	\$16,251,432

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$6,134,706	94%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$131,820	2.0%
AHERA	\$0	0.0%
Architectural	\$3,410	0.1%
Infrastructure	\$29,785	0.5%
Life-safety	\$100,595	1.5%
MEP	\$79,672	1.2%
Playground	\$56,551	0.9%
Security	\$0	0.0%
L2 TOTAL	\$401,832	6%
L1 & L2 TOTAL	\$ 6,536,538	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Renovate rm110 for Art Room	\$80,000					
Renovate rm110 for Comp Lab	\$80,000					
Install cork strips/display rails in corridors throughout building	\$7,000					
Replace Flooring	\$500,000					
Repair Pavement	\$50,000					
Enlarge Nurse office		\$20,000				
Resurface Bball/Tennis Court		\$200,000				
Replace Gym Floor		\$110,000				
Replace Telephone Switch			\$50,000			
Replace Stair Railings and Guards				\$50,000		
Replace Roof				\$525,000		
Replace Roof				\$0		
Renovate Restrooms						\$35,000
Replace Cabinets						\$373,000
Repair/Replace Ceiling Finishes						\$331,000
Replace Cabinets						\$200,000
Repair/Replace Ceiling Finishes						\$185,000
SRM Total	\$717,000	\$330,000	\$50,000	\$575,000	\$1,124,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$717,000	\$330,000	\$50,000	\$575,000	\$1,124,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	60.7%	65%	67%	67%	71%	78%
O-Rating	O-3	O-3	O-3	O-3	O-3	O-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve O-Rating
 **EFCI based CI

Vogelweh Elementary School



SCHOOL SUMMARY	
Current Enrollment*	789
Maximum Capacity	910
GSF	137,850
Condition	55%
Average Q-Rating	Q-4

* as of Sep 2007

Vogelweh Elementary School is located off 3rd Ave in the Vogelweh Military Family Housing Area. The site is located adjacent to the Vogelweh Military Family Housing area and has a hard surface play area and several small playground areas.

The school has a parking capacity of approximately 31. Parking surfaces are constructed of asphalt. Sidewalks are constructed using pavers. Landscaped areas include grass, shrubs, and trees.

The main buildings rest on continuous concrete foundations. The structural system consists of concrete columns and beams with masonry infill. Roofs are a combination of modified bitumen, single-ply flexible membrane, and standing seam metal. Exterior doors are a combination of aluminum with double-pane glazing and hollow core metal with single pane glazing. Windows are a combination of double-pane units with aluminum frames and single-pane units with metal frames.

Interior partition walls are a combination of painted plaster over masonry walls, painted concrete, brick, and drywall. Ceilings in most areas are suspended acoustical tile. Flooring in high traffic areas is a combination of resilient tile and terrazzo while carpet is used in most classrooms and offices.

Heating is supplied by air handling units with hot water coils. The mechanical system consists of a two pipe, hot water distribution system to convection radiators. Each radiator is manually controlled by temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent. The school has an intercom system. The fire alarm system is addressable and is activated by smoke sensors in the hallways, classrooms, and pull stations. There is no security monitoring or alarm system.

Plumbing fixtures have been partially upgraded and piping appears to be original. There is no fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1032	Permanent	1960	46,669	48%	Q4	\$10,881,344
1033	Storage Garage	1960	183	100%	Q1	\$16,239
1178	Permanent	1955	76,736	57%	Q4	\$17,891,766
1179	Permanent	2003	8,019	97%	Q1	\$1,869,550
1181	Portable	1971	6,243	0%	Q4	\$598,891
Total			137,850	55%	Q-4	\$31,257,790

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$13,918,655	96%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$134,352	0.9%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$1,960	0.0%
Life-safety	\$114,627	0.8%
MEP	\$30,743	0.2%
Playground	\$223,422	1.5%
Security	\$0	0.0%
L2 TOTAL	\$505,104	4%
L1 & L2 TOTAL	\$ 14,423,759	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install palisades	\$8,000					
Replace telephone System 1032	\$160,000					
Resurface Stage	\$35,000					
Restoration Phase 1, Utilities Bldg. 1178J	\$1,200,000					
Renew Wall Finishes		\$36,000				
Computer Cooling		\$22,600				
Install ADA Ramps		\$40,000				
Restoration Phase 3, Bldg. 1178J			\$1,200,000			
Restoration Phase 4, Bldg. 1178J				\$2,400,000		
Replace Electrical Distribution				\$203,000		
Replace Exterior Doors				\$35,000		
Restoration Phase 5, Bldg. 1032						\$1,100,000
SRM Total	\$1,403,000	\$98,600	\$1,200,000	\$2,638,000	\$1,100,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$1,403,000	\$98,600	\$1,200,000	\$2,638,000	\$1,100,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	54.9%	59%	60%	64%	72%	75%
Q-Rating	Q-4	Q-4	Q-4	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existitng faciities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Wetzel Elementary School

SCHOOL SUMMARY	
Current Enrollment*	439
Maximum Capacity	450
GSF	58,074
Condition	72%
Average Q-Rating	Q-3

* as of Sep 2007

Wetzel Elementary School is located at Smith Barracks. The site is located near the Wetzel Military Family Housing Area and includes playgrounds and hard surface play areas.

The school has a parking capacity of approximately 44. Parking surfaces are constructed of asphalt. Sidewalks are constructed of pavers. Landscaped areas include grass, shrubs, and trees.

The buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with masonry infill and stucco veneer in addition to pre-cast concrete panels. Roofs are single-ply flexible membrane and corrugated metal panels. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are generally painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classrooms, restrooms, and office areas are generally painted drywall with suspended acoustical tiles in corridors. The ceiling in the gymnasium is acoustical tile. Flooring in high traffic areas is typically a combination of resilient and terrazzo while carpet is used in most classrooms and offices.

Heating is provided by a base heating system to a heat exchanger and is distributed by 2-pipe system to radiators and an air handler unit. Radiators are manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting does not appear to be present at all required locations. Exit signs do not appear to be present at all required locations. The campus does not have a security system.

School Reports

Plumbing fixtures have been partially upgraded but piping appears to be original. Domestic hot water is provided by a heat exchanger and storage tanks. No campus facility has a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
8880	Permanent	2003	4,610	98%	Q1	\$1,074,775
8882	Permanent	1975	34,901	76%	Q3	\$8,137,517
8884	Permanent	1952	3,272	38%	Q4	\$762,834
8885	Permanent	1985	15,291	65%	Q3	\$3,564,944
Total			58,074	72%	Q-3	\$13,540,070

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$3,554,793	89%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$52,054	1.3%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$98,556	2.5%
MEP	\$32,375	0.8%
Playground	\$245,858	6.2%
Security	\$0	0.0%
L2 TOTAL	\$428,842	11%
L1 & L2 TOTAL	\$ 3,983,634	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Paint interior doors Wetzel ES	\$20,000					
Replace A/C Server Room	\$10,000					
Renew Wall Finishes		\$21,000				
Computer Cooling		\$42,789				
Replace Flooring				\$290,000		
Replace Interior Doors				\$85,000		
Replace Exterior Windows						\$350,000
Replace Exterior Doors						\$55,000
SRM Total	\$30,000	\$63,789	\$0	\$375,000		\$405,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$30,000	\$63,789	\$0	\$375,000		\$405,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	72.4%	73%	73%	73%	76%	79%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existitng faciities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

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5.1.5 Mediterranean

Mediterranean District Superintendent's Office

Ankara Elementary School/High School

Aviano Elementary School/Middle School/High School

Gaeta American School (Closing June 2008)

Incirlik Elementary School/High School

Lajes Elementary School/High School

Livorno Elementary School/High School

Naples Elementary School

Naples High School

Rota Elementary School

Rota High School

Sevilla Elementary School

Sigonella Elementary School/High School

Vicenza Elementary School/High School

Mediterranean District Superintendent's Office

The list below shows DSO Administration buildings and is not a representation of all buildings in the district.

DSO SUMMARY	
GSF	11,786
Condition	50%
Average Q-Rating	Q-4

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
307	Permanent	1958	10,848	52%	Q4	\$2,808,873
355	Portable	1995	938	0%	Q4	\$93,866
Total			11,786	50%	Q-4	\$2,902,738

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$1,194,623	81%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$81,686	5.5%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$196,539	13.3%
MEP	\$0	0.0%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$278,225	19%
L1 & L2 TOTAL	\$ 1,472,848	100%

* EFCI

Ankara Elementary School and High School
(George C. Marshall Elementary and High School)



SCHOOL SUMMARY	
Current Enrollment*	206
Maximum Capacity	270
GSF	73,431
Condition	59%
Average Q-Rating	Q-4

* as of Sep 2007

George C. Marshall Elementary/High School is located at Belgat, Turkish Military Training Headquarters. The site is located at the Ankara Support Activity and includes a hard surface play area, soft surface play areas, running track, and a sports field.

The school has a parking capacity of approximately 42. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in poor condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with masonry infill. Roofs are generally clay tile with some metal. Exterior doors are generally metal with single-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted plaster with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom, office, and restroom areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically ceramic tile while carpet is used in most classrooms and offices.

Heating is provided by oil-fired boilers and is distributed by 2-pipe system to fan-coil units in most areas and to air handling units in areas such as the multi-purpose room. Although some radiators appear to have been replaced, heating piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control. Ventilation in restrooms is generally inadequate.

Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are not properly labeled. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system

School Reports

does not automatically report to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a heat exchanger. The campus has a partial fire sprinkler system in the stage area of the multi-purpose room.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
2026	Permanent	1965	52,582	57%	Q4	\$9,677,191
2027	Permanent	1965	12,658	59%	Q4	\$1,941,864
2029	Permanent	1988	6,426	70%	Q3	\$1,110,927
2432	Permanent	1982	1,001	54%	Q4	\$105,265
2448	Permanent	1988	764	66%	Q3	\$51,089
Total			73,431	59%	Q-4	\$12,886,336

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$5,238,672	91%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$28,777	0.5%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$171,095	3.0%
Life-safety	\$68,934	1.2%
MEP	\$32,933	0.6%
Playground	\$201,938	3.5%
Security	\$0	0.0%
L2 TOTAL	\$503,678	9%
L1 & L2 TOTAL	\$ 5,742,350	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Existing Playgrounds (FDKG and ES)	\$225,000					
Install Gymnasium Air Conditioning		\$425,000				
Refurbish Soccer Field		\$350,000				
Fire Suppression System		\$504,578				
Renovate Culinary Science Lab		\$111,385				
Electrical Upgrade Repair		\$250,000				
Replace Carpet with Tile		\$85,000				
Paint Exterior		\$100,000				
Paint Interior		\$85,000				
Renovate Bathrooms		\$125,000				
Upgrade Elec/Mech - Library		\$17,000				
Replace School Complex Roof			\$350,000			
Install VOIP Intercom System			\$150,000			
Resurface Athletic Track			\$275,000			
Repair Existing Sidewalk					\$85,000	
Relocate Administrative Area					\$45,000	
Relocate Administrative Area					\$45,000	
Design Media Center Renovation					\$50,000	
Renovate Gym Locker Rooms					\$456,750	
SRM Total	\$225,000	\$2,052,963	\$775,000	\$681,750		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$225,000	\$2,052,963	\$775,000	\$681,750		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	58.6%	60%	76%	82%	88%	88%
Q-Rating	Q-4	Q-3	Q-3	Q-2	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Aviano Elementary, Middle, and High School



SCHOOL SUMMARY	
Current Enrollment*	1,299
Maximum Capacity	1,395
GSF	290,622
Condition	96%
Average Q-Rating	Q-1

* as of Sep 2007

Aviano Elementary/Middle/High School is located at Aviano Air Base. The site is located within the community support area and includes playground equipment installed on soft surfaces, hard surface play areas, and a football practice field. The school uses the base-owned football field and rents track and field facilities off base.

The school has no dedicated parking. Sidewalks are constructed using a combination of pavers and concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The building typically rests on continuous concrete foundations. Structural systems include concrete columns and beams with cast in place concrete walls. Roofs are a combination of modified bitumen and clay tile. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted plaster. Wall finishes within restrooms are typically ceramic tile and painted plaster above that height. Ceilings in classroom and office areas are generally suspended acoustical tile with painted plaster and drywall ceilings in restrooms. The ceilings in the gymnasiums are exposed structure. Flooring in high traffic areas is typically terrazzo while carpet is used in most classrooms and offices.

Heating is provided by gas-fired boilers to heat exchangers and air conditioning is provided by roof mounted air cooled chillers. Distribution for heated and chilled water is by 4-pipe system to air handling units in most areas and to fan-coil units in areas such as corridors.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system but does not have a remote handset for use during fire drills or other practice facility evacuations. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required

locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Domestic hot water is provided by a heat exchanger. All campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
114	Permanent	2005	19,694	97%	Q1	\$4,790,369
151	Permanent	2002	270,725	96%	Q1	\$70,098,824
153	Storage Shed	2002	203	78%	Q3	\$13,313
Total			290,622	96%	Q-1	\$74,902,506

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,998,548	89%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$39,671	1.2%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$123,983	3.7%
MEP	\$80,652	2.4%
Playground	\$143,128	4.2%
Security	\$0	0.0%
L2 TOTAL	\$387,433	11%
L1 & L2 TOTAL	\$ 3,385,982	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Paint Classroom Interior	\$30,000					
Paint Exterior HS	\$293,875					
Paint Exterior ES	\$146,775					
Install Middle School Wall Lockers	\$85,000					
Repair HVAC System/Components	\$60,000					
Install Stove Top Fire Suppression Systems	\$95,000					
Resurface HS Gym Floor	\$30,000					
Replace Existing Carpet with Tile - Phase 1	\$225,000					
Install Door Closer	\$75,000					
MPR Sound and Light Deck	\$12,000					
Paint Interior ES	\$150,000					
Paint Interior HS		\$150,000				
Add additional playground safety tiles		\$70,000				
Replace Carpet with Tile - Phase 1		\$250,000				
Install Door Closers/Panic Hardware - Classroom Doors		\$165,000				
Replace Existing Carpet with Tile - Phase 2		\$225,000				
Paint Classroom Interiors		\$30,000				
Paint Interior HS		\$250,000				
Replace Carpet with Tile - Phase 2			\$262,000			
Paint Classroom Interiors			\$30,000			
Install VOIP in School Complex			\$115,425			
Replace Gym Scoreboard			\$35,000			
Replace Toilet Partitions			\$275,000			
Admin Office MS				\$30,000		
Resurface Playground Area				\$65,000		
Replace Playground Safety Tiles				\$325,000		
Paint Classroom Interiors				\$30,000		
Paint Classroom Interiors					\$35,000	
Repair HVAC System/Components					\$125,000	
Paint Classroom Interior					\$30,000	
Replace HVAC Units					\$450,000	
Replace HVAC Units					\$550,000	
Replace toiler partitions & accessories					\$236,806	
Replace Playground Equipment					\$525,000	
SRM Total	\$1,202,650	\$1,140,000	\$717,425	\$450,000	\$1,951,806	
MILCON Project Title						
	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$1,202,650	\$1,140,000	\$717,425	\$450,000	\$1,951,806	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	95.7%	97%	99%	100%	100%	100%
Q-Rating	Q-1	Q-1	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCl based Cl

Gaeta American School (Closing June 2008)

SCHOOL SUMMARY	
Current Enrollment*	29
Maximum Capacity	N/A
GSF	14,380
Condition	87%
Average Q-Rating	Q-2

* as of Sep 2007

Gaeta American School (Closing June 2008) is located in Gaeta, Italy. The site is located adjacent to the MWR Monte Orlando Administrative Support Building in the Gaeta Naval Support Area.

The school has a parking capacity of approximately 10. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using masonry pavers and are generally in good condition. Landscaped areas have grass. Site drainage appears to be adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of settlement. Structural systems consist of concrete columns and beams with masonry walls. The roofing consists of a single-ply flexible membrane system. Exterior doors are anodized aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are typically masonry with painted plaster with ceramic tile in the restrooms. Ceilings in most areas are plaster. Flooring in high traffic areas is resilient while carpet is used in the classrooms and offices.

The mechanical system consists of a two pipe, hot water distribution system to convection radiators providing perimeter heating and individual electric, split, D-X, ductless air conditioning units for most rooms for cooling. Space heating hot water is supplied by a relatively new fuel oil fired steam boiler and an aging shell and tube heat exchanger located in the basement. The steel hot water piping appears to be original. Each radiator is manually controlled by a temperature differential control valve. There are no discernable temperature settings such as are available from control thermostats. As a result, temperature is erratic and controlled by opening and closing windows. There is no measurable or controllable ventilation in the classrooms or administrative offices. Therefore, indoor air quality is impossible to monitor or control. Exhaust ventilation in

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the restrooms, mechanical room, and electrical rooms is inadequate. There is no mechanical cooling for the LAN concentrator area and cooling system for the computer classrooms and the Library is inadequate. There is no elevator to provide access to the upper floor and basement.

The school and MWR share the same facility and its heating system but MWR has a separate central air conditioning system with air handler units (AHUs) and ductwork.

The electrical system consists of a single 50 KVA, 380/230V, 50 Hz service entrance located in a freestanding structure apart from the main building. Access to this electrical structure and the main electrical disconnect is controlled by the DPW. There appears to be an electrical emergency generator in the electrical structure. 120V service is supplied via step down transformers as required. There is a LAN data system using a fiber optic backbone and Cat 5 distribution installed in 1999. A utility upgrade was performed to support the LAN, but the remaining wiring appears inadequate. The interior lighting has been upgraded to the newer fluorescent type T-8 bulbs and electronic ballasts in aged fixtures. Emergency lights and exit lights are functional but appear to be inadequate. Exterior lighting is reportedly adequate. There is no compensating GFCI circuit breaker protection in the distribution panels in the original electrical system. The fire alarm system is the older, non-addressable type. There are smoke sensors in the hallways only and pull stations at the egress points. The intercom is the newer duplex type. There is no security monitoring or alarm system. There is no lightning arrestor system installed.

The plumbing system is functional. There have been some fixture replacements but the piping appears to be original. The water closets are the raised tank type. A roof mounted water tank aids in the maintenance of adequate water pressure. Each classroom has a stainless steel sink. The domestic hot water is generated by two steam heat exchangers in hot water storage tanks in the basement. There is no fire sprinkler system for the school, just the basement.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
732	Permanent	1934	14,380	87%	Q2	\$3,381,745
Total			14,380	87%	Q-2	\$3,381,745

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$299,902	67%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$126,057	28.2%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$8,564	1.9%
MEP	\$12,843	2.9%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$147,464	33%
L1 & L2 TOTAL	\$ 447,366	100%

* EFCI

No Projects are planned for Gaeta American School. Therefore, the Investment Plan is omitted.

Incirlik Elementary School and High School



SCHOOL SUMMARY	
Current Enrollment*	493
Maximum Capacity	600
GSF	157,209
Condition	62%
Average Q-Rating	Q-3

* as of Sep 2007

Incirlik American High School is located at Incirlik Air Base. The site is located close to the main gate near the Phantom Military Family Housing Area and includes a sports field, running track, and tennis courts.

The school has a parking capacity of approximately 94, which it shares with the elementary school. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in poor condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete stem wall. Structural systems include concrete columns and beams with masonry infill. The roof at the gymnasium is supported by steel trusses. Roofs are generally clay tile except for the gymnasium, where metal panels are used. Exterior doors are generally hollow metal with single-pane glazing. Some exterior doors have been replaced with aluminum doors with double-pane glazing. Windows are typically single-pane units with aluminum frames in the original areas of the building while double-pane units with aluminum frames are used in the addition.

The interior partition walls are generally painted plaster with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in most areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically terrazzo while carpet is used in most classrooms and offices.

Heating is provided by oil-fired boilers and is distributed by 2-pipe system to fan-coil units in most areas and to air handling units in areas such as the gymnasium. Although some fan-coil units appear to have been replaced in the original portion of the school, the heating / chilled water piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm, which is activated by smoke sensors and

pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by an oil-fired boiler. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
2711	Permanent	1987	79,094	67%	Q3	\$13,354,231
2712	Permanent	1987	16,652	70%	Q3	\$2,494,803
2715	Permanent	1972	61,463	54%	Q4	\$11,048,589
Total			157,209	62%	Q-3	\$26,897,622

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$9,833,199	92%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$139,091	1.3%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$354,275	3.3%
Life-safety	\$100,043	0.9%
MEP	\$85,476	0.8%
Playground	\$178,097	1.7%
Security	\$0	0.0%
L2 TOTAL	\$856,982	8%
L1 & L2 TOTAL	\$ 10,690,180	100%

* EFCI

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INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
ReDesign Roof Replacement	\$100,000					
Refurbish Roof Systems	\$750,000					
Various Repairs - Incirlik Complex	\$385,000					
Renovate/Modernize Science Labe	\$150,000					
Replace Existing Playground (ES) - Phase 2	\$670,100					
Design Replacement of existing HVAC System	\$114,500					
Renovate Gym Locker Rooms & Restrooms	\$498,284					
HVAC Upgrade	\$250,000					
HVAC Upgrade	\$25,000					
Replace Existing HVAC	\$549,069					
Replace Carpet		\$275,000				
New Lock System		\$40,000				
Paint Exterior		\$75,000				
Paint Interior		\$90,000				
Replace Existing Playground (FDKG & ES - Grades 1-2)		\$232,000				
New Lock System			\$63,000			
Replace Gym Lifts			\$75,000			
Replace Track Surface			\$150,000			
Repair Fire Barriers			\$35,000			
Paint Exterior Building			\$150,000			
Refurbish tennis Court Surface			\$25,000			
Renovate Bathrooms			\$70,000			
Replace Gymnasium Bleachers			\$175,000			
Refurbish Gymnasium Floor			\$75,000			
Replace Toilet Partitions			\$235,000			
Repair HVAC				\$135,000		
Repave School Parking Lot				\$375,000		
Replace electrical System				\$525,000		
Install VOIP Intercom System				\$200,000		
Replace Gym Floor					\$150,000	
Paint Interior Classrooms					\$75,000	
SRM Total	\$3,491,953	\$712,000	\$1,053,000	\$1,235,000	\$225,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$3,491,953	\$712,000	\$1,053,000	\$1,235,000	\$225,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	62.3%	75%	78%	82%	86%	87%
Q-Rating	Q-3	Q-3	Q-3	Q-2	Q-2	Q-2

*Assumes MILCON projects will replace existitng facilities which will reduce deficiencies thereby improve Q-Rating

**EFCL based CI

Lajes Elementary School and High School

SCHOOL SUMMARY	
Current Enrollment*	385
Maximum Capacity	530
GSF	104,037
Condition	40%
Average Q-Rating	Q-4

* as of Sep 2007

Lajes Elementary School is located on Terceira Island, one of the Portuguese Azores. The site is located adjacent to Lajes Field and includes a playground area.

The school has a parking capacity of approximately 20. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage appears to be adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of settlement. Structural systems consist of concrete columns and beams with masonry walls. The roofing consists of a combination of corrugated metal roofing and built-up roofing with gravel ballast. Exterior doors are anodized aluminum with double-pane glazing. Windows are typically double-pane units with vinyl frames.

The interiors partition walls are typically masonry with painted plaster with ceramic tile in the restrooms. Ceilings in most areas are suspended acoustical tile with plaster in some areas. Flooring in high traffic areas is resilient while carpet is used in the classrooms and offices.

The mechanical system consists of a two pipe, hot water distribution system providing perimeter heat. Hallways have single coil, air handling units. The Gym has wall hung hot water unit heaters. Space heating hot water is supplied by an aging fuel oil fired, hot water boiler. The steel hot water piping appears to be original. Each FCU is manually controlled by a temperature differential control valve. There are no discernable temperature settings such as are available from control thermostats. As a result, temperature is erratic and controlled by opening and closing windows. Indoor air quality is impossible to monitor or control.

The interior lighting is typically fluorescent. Emergency lights and exit lights appear to be inadequate. Exterior lighting is reportedly adequate. The fire alarm systems is the older, zone type. There are smoke sensors in the hallways and pull stations. The duplex

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intercom system - telephones - was replaced recently. The clock and bell system is aged. There is a security monitoring and alarm system utilizing motion sensors.

Plumbing system is functional. There have been some fixture replacements but the piping appears to be original. The domestic hot water is generated by new, oil fired water heaters. There is no fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
233	Permanent	1956	59,560	46%	Q4	\$17,357,571
234	Permanent	1960	42,100	33%	Q4	\$13,063,209
236	Permanent	1973	95	83%	Q2	\$8,122
294	Permanent	1973	2,282	37%	Q4	\$708,082
Total			104,037	40%	Q-4	\$31,136,983

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$18,069,737	95%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$211,899	1.1%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$2,323	0.0%
Life-safety	\$153,938	0.8%
MEP	\$322,791	1.7%
Playground	\$202,073	1.1%
Security	\$0	0.0%
L2 TOTAL	\$893,025	5%
L1 & L2 TOTAL	\$ 18,962,762	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Room Renovation Phase 1 (MS Classrooms)	\$150,000					
Replace Lower Elementary School Playground	\$300,000					
Refurbish Multipurpose Room	\$50,000					
Renovate Kindergarten Hallway	\$15,000					
Replace Exterior Steel Doors	\$100,000					
Expand the Kiln Room	\$20,000					
Lajes Complex- ATRP Upgrades	\$758,000					
Renovate HS Gymnasium	\$75,000					
Renovate MS Science Lab		\$30,000				
HS Stage Repairs		\$30,000				
Renovate Video Lab		\$25,000				
Survey Roof Trusses in HS West Wing		\$15,000				
Install an Awning in front of elementary wing doors		\$50,000				
Renovate ES Gymnasium		\$60,000				
Room Renovation Phase 2 (HS Classrooms)		\$225,000				
Renovate Stairwells		\$30,000				
Replace Interior Fence			\$25,000			
Structural Survey of the Main Entry			\$10,000			
Paint Exterior of Buildings			\$200,000			
Room Renovation Phase 3 (ES Classrooms)			\$225,000			
Renovate Band Room			\$40,000			
Replace MS/HS Roofs			\$500,000			
Replace Early Childhood Playground						
Room Renovation Phase 4 (Support Rooms)				\$200,000		
Replace Playground Equipment				\$320,000		
ES Stage Repairs				\$40,000		
Replace floor tiles on Ramp to Library				\$15,000		
Install an Interior Video Surveillance						\$175,000
Replace ES Sloped Roof						\$100,000
Renovate Building T-294						\$45,000
Relocate Dumpster Enclosure						\$10,000
Room Renovation Phase 5 (Admin Rooms)						\$200,000
SRM Total	\$1,468,000	\$465,000	\$1,000,000	\$575,000	\$530,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$1,468,000	\$465,000	\$1,000,000	\$575,000	\$530,000	
	INVESTMENT PLAN IMPACT ON PROJECTED CONDITION					
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	40.0%	45%	46%	49%	51%	53%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-4

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCl based CI

Livorno Elementary School and High School



SCHOOL SUMMARY	
Current Enrollment *	72
Maximum Capacity	285
GSF	69,156
Condition	58%
Average Q-Rating	Q-4

* as of Sep 2007

Livorno Unit School is located on Camp Darby in the Tuscany Region of Italy. The site is located adjacent to the Military Family Housing area and includes a playground, and a basketball court.

The school has a parking capacity of approximately 30. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using masonry pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage appears to be adequate.

Buildings typically rest on continuous concrete foundations. Structural systems consist of concrete columns and beams with masonry walls. The roofing consists of a single-ply flexible membrane system. Exterior doors are anodized aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are typically masonry with painted plaster with ceramic tile in the restrooms. Ceilings in most areas are slats. Flooring in high traffic areas is resilient while carpet is used in the classrooms and offices.

The mechanical system consists of a two pipe, hot water distribution system to convection radiators providing perimeter heating. Space heating hot water is supplied by fuel oil fired, hot water boilers located in designated boiler rooms. The steel hot water piping appears to be original. Each radiator is manually controlled by a temperature differential control valve. There are no discernable temperature settings such as are available from control thermostats. As a result, temperature is erratic and controlled by opening and closing windows. There is no measurable or controllable ventilation in the classrooms or administrative offices. Therefore, indoor air quality is impossible to monitor or control.

The interior lighting is fluorescent. Emergency lights and exit lights appear to be inadequate. Exterior lighting is reportedly adequate. The fire alarm systems are the newer addressable type. There are smoke sensors and pull station are in the hallways

and some classrooms. The clock and duplex intercom systems are inadequate. There is no security monitoring or alarm system.

Plumbing systems are functional. There have been some fixture replacements but the piping appears to be original. There are no fire sprinkler systems.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
201	Permanent	1954	39,360	73%	Q3	\$9,573,926
501	Permanent	1954	18,807	0	Q4	\$4,869,697
504	Permanent	1959	4,875	0	Q4	\$1,262,381
601	Permanent	1990	6,114	1	Q4	\$1,583,220
Total			69,156	58%	Q-4	\$17,289,224

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$6,791,208	90%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$45,184	0.6%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$82,973	1.1%
Life-safety	\$67,495	0.9%
MEP	\$376,463	5.0%
Playground	\$200,011	2.6%
Security	\$0	0.0%
L2 TOTAL	\$772,127	10%
L1 & L2 TOTAL	\$ 7,563,335	100%

* EFCI

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INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Repair/Replace HVAC System	\$375,000					
Replace ES Gymnasium Flooring	\$271,825					
Design - Replacement of Fire Sprinkler System and Fire Alarm System	\$140,500					
Seismic Repairs to Bldg 201	\$318,742					
Unit School Conversion ES/MS Phase 2	\$225,000					
Electrical Assessment and Repair	\$45,000					
Install Temporary Storage Facility	\$12,500					
Repair Safety Deficiencies	\$35,000					
Conduct Underground Storage Tank Tightness Test	\$11,000					
Resurface ES walkway		\$40,000				
Paint Interior Classroom Walls		\$60,000				
Replace Underground Fuel Storage Tank			\$225,000			
Repave Parking Lot				\$150,000		
Replace Roofing of Classrooms				\$360,000		
Replace ES Gym Roof					\$120,000	
Paint Interior Classrooms					\$50,000	
SRM Total	\$1,434,567	\$100,000	\$225,000	\$510,000	\$170,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$1,434,567	\$100,000	\$225,000	\$510,000	\$170,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	58%	67%	67%	68%	71%	72%
Q-Rating	Q-4	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Naples Elementary School

SCHOOL SUMMARY	
Current Enrollment*	907
Maximum Capacity	920
GSF	116,435
Condition	83%
Average Q-Rating	Q-2

* as of Sep 2007

Naples Elementary School is located in Gricignano di Aversa 15 miles north of Naples, Italy. The site is located adjacent to the Military Family Housing area and includes playgrounds with soft surfaces and hard surface play areas.

The school has a parking capacity of approximately 75. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using masonry pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage appears to be adequate.

Buildings typically rest on continuous concrete foundations. Structural systems consist of concrete columns and beams with masonry walls. The roofing consists of a single-ply flexible membrane system. Exterior doors are anodized aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are typically masonry with painted plaster with ceramic tile in the restrooms. Ceilings in most areas are suspended acoustical tile. Flooring in high traffic areas is resilient while carpet is used in the classrooms and offices.

The mechanical system consist of a two pipe distribution system. Hot or chilled water is supplied from a common utility plant including four fuel oil fired boilers. Each VAV box and FCU is controlled by an area thermostat to control the ambient temperature to a locally adjustable level.

The interior lighting is fluorescent. Emergency lights and exit lights are functional and appear to be adequate. Exterior lighting is reportedly adequate. The fire alarm systems is the addressable type. There are smoke sensors in the hallways and classrooms and pull stations. The intercom is the telephone type and there is a central digital clock system. There is no security monitoring or alarm system.

Plumbing system is functional. The piping appears to be all copper for the cold water distribution and cast iron for the sanitary sewer. Galvanized steel piping appears to have

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been used for all or part of the domestic hot water distribution system. The domestic hot water is generated from hot water heated storage tanks located in the common utility plant. There is a fire sprinkler system and a stand pipe system with fire hose stations.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
2057	Permanent	1996	116,435	83%	Q2	\$25,510,909
Total			116,435	83%	Q-2	\$25,510,909

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,209,471	94%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$50,259	1.1%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$1,163	0.0%
Life-safety	\$33,729	0.8%
MEP	\$69,971	1.6%
Playground	\$99,668	2.2%
Security	\$0	0.0%
L2 TOTAL	\$254,790	6%
L1 & L2 TOTAL	\$ 4,464,261	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Upgrade ES Stage Lighting and Sound System	\$35,000					
SRM Total	\$35,000	\$0	\$0	\$0	\$0	\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$35,000	\$0	\$0	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	83.1%	83%	83%	83%	83%	83%
Q-Rating	Q-2	Q-2	Q-2	Q-2	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Naples High School



SCHOOL SUMMARY	
Current Enrollment*	574
Maximum Capacity	660
GSF	128,095
Condition	83%
Average Q-Rating	Q-2

* as of Sep 2007

Naples High School is located in Gricignano di Aversa 15 miles north of Naples, Italy. The site is located adjacent to the Military Family Housing area and includes hard surface play areas, basketball courts, a running track, and a football field.

The school has a parking capacity of approximately 50. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using masonry pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage appears to be adequate.

Buildings typically rest on continuous concrete foundations. Structural systems consist of concrete columns and beams with masonry walls. The roofing consists of a single-ply flexible membrane system. Exterior doors are anodized aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are typically masonry with painted plaster with ceramic tile in the restrooms. Ceilings in most areas are suspended acoustical tile. Flooring in high traffic areas is resilient while carpet is used in the classrooms and offices.

The mechanical system consist of a two pipe distribution system of hot or chilled water to variable air volume fan coils. Hot or chilled water is supplied from a common utility plant including four fuel oil fired boilers. For the VAV boxes, the thermostat controls the fan speed as well as a water flow control valve. The restrooms, mechanical rooms and electrical rooms are vented by a central exhaust system that may not be adequate for the main electrical room.

The interior lighting is fluorescent. Emergency lights and exit lights are functional and appear to be adequate. Exterior lighting is reportedly adequate. The fire alarm systems is the addressable type. There are smoke sensors in the hallways and classrooms and pull stations at the egress points. The intercom is the telephone type and there is a central digital clock system. There is no security monitoring or alarm system.

Plumbing system is functional. The piping appears to be all copper for the cold water distribution and cast iron for the sanitary sewer. Galvanized steel piping appears to have been used for all or part of the domestic hot water distribution system. The domestic hot water is generated from hot water heated storage tanks located in the common utility plant. There is a fire sprinkler system and a stand pipe system with fire hose stations.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	O-Rating*	Plant Replacement Value
2058	Permanent	1996	108,038	83%	Q2	\$25,204,185
2059	Permanent	1996	20,057	82%	Q2	\$3,953,836
Total			128,095	83%	Q-2	\$29,158,021

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$5,017,933	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$66,371	1.3%
AHERA	\$0	0.0%
Architectural	\$1,838	0.0%
Infrastructure	\$5,235	0.1%
Life-safety	\$19,715	0.4%
MEP	\$42,239	0.8%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$135,399	3%
L1 & L2 TOTAL	\$ 5,153,331	100%

* EFCI

No Projects are planned for Naples High School. Therefore, the Investment Plan is omitted.

Rota Elementary School



SCHOOL SUMMARY	
Current Enrollment*	404
Maximum Capacity	490
GSF	94,662
Condition	97%
Average Q-Rating	Q-1

* as of Sep 2007

David Glasgow Farragut Elementary School is located at United States Naval Station, Rota. The site is located off Granada Lane within the Las Palmeras Military Family Housing Area and includes a hard surface play area and playground equipment.

The school has a parking capacity of approximately 63, which is shared with the high school. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams in most areas with some steel frame construction. Exterior walls are generally masonry infill except where insulated metal panels are used. Roofs are a combination of corrugated panels and aluminum / asphalt torch-down membrane. Exterior doors are a combination of aluminum, hollow metal, and wood with single-pane glazing. Windows are a combination of single- and double-pane units with aluminum frames.

The interior partition walls are generally painted plaster. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted plaster ceilings in restrooms. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating and cooling are provided by heat pumps. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system, which is inoperative. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system does not automatically report to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a combination of heat exchanger and electric water heaters. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	O-Rating*	Plant Replacement Value
73	Permanent	1958	3,294	92%	Q1	\$794,546
78	Permanent	1958	6,405	90%	Q1	\$1,544,950
3191	Permanent	2004	9,703	99%	Q1	\$2,355,694
3193	Permanent	2004	75,260	97%	Q1	\$18,151,959
Total			94,662	97%	Q-1	\$22,847,150

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$575,404	74%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$100,282	12.9%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$6,158	0.8%
MEP	\$38,085	4.9%
Playground	\$55,424	7.1%
Security	\$0	0.0%
L2 TOTAL	\$199,949	26%
L1 & L2 TOTAL	\$ 775,353	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Convert area under stairs into storage area.	\$17,850					
Paint Interior Classroom Walls - Bldg 73		\$15,209				
Paint Interior Classroom Walls - Bldg 77		\$15,209				
Paint Interior Classrooms - ES Bldg 1393		\$367,028				
Repair/replace hallway & classroom floor tiles ES Bldg 3193		\$225,000				
Paint Interior ES Gym - Bldg 3191		\$29,691				
Paint Interior Classroom Walls - Bldg 78		\$29,573				
Replace vinyl flooring - Bldg 73				\$44,649		
SRM Total	\$17,850	\$681,710	\$0	\$44,649	\$0	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$17,850	\$681,710	\$0	\$44,649	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$7,885,000	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	96.9%	100%	100%	100%	100%	100%
Q-Rating	Q-1	Q-1	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Rota High School

SCHOOL SUMMARY	
Current Enrollment*	198
Maximum Capacity	260
GSF	88,738
Condition	52%
Average Q-Rating	Q-4

* as of Sep 2007

David Glasgow Farragut High School is located at United States Naval Station, Rota. The site is located within the Las Palmeras Military Family Housing Area and has no outdoor sports facilities.

The school has a parking capacity of approximately 63, which is shared with the elementary school. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams in most areas with concrete columns and steel beams in the gymnasium. Exterior walls are masonry infill. Roofs are a combination of aluminum / asphalt hot applied membrane, clay tile, and modified bitumen with mineral surface. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

The interior partition walls are generally painted plaster with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted plaster in restrooms. The ceiling in the gymnasium is acoustical panels. Flooring in high traffic areas is typically carpet while carpet and resilient is used in most classrooms and offices.

Heating is provided by heat pumps or oil-fired boilers and is distributed by 2-pipe system to radiators and air handling units. Radiators are manually controlled by a temperature differential control valve. Although some radiators appear to have been replaced with fan-coil units, heating piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control.

School Reports

Lighting is typically fluorescent with limited use of incandescent. The school does not have a functional intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system does not automatically report to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a combination of an oil-fired boiler and electric hot water heaters. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
74	Permanent	1958	7,556	34%	Q4	\$1,940,154
75	Permanent	1958	5,952	38%	Q4	\$1,528,295
76	Permanent	1958	4,446	40%	Q4	\$1,141,599
77	Permanent	1958	2,982	92%	Q1	\$765,688
79	Permanent	1958	7,481	37%	Q4	\$1,920,896
80	Permanent	1959	4,198	38%	Q4	\$1,077,920
81	Permanent	1958	3,186	35%	Q4	\$818,069
547	Permanent	1966	17,997	35%	Q4	\$4,621,090
571	Permanent	1967	11,087	35%	Q4	\$2,846,809
3192	Permanent	2004	23,078	99%	Q1	\$4,938,692
T-7	Portable	1988	775	0%	Q4	\$76,911
Total			88,738	52%	Q-4	\$21,676,124

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$10,056,132	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$161,457	1.6%
AHERA	\$0	0.0%
Architectural	\$676	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$147,890	1.4%
MEP	\$45,910	0.4%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$355,932	3%
L1 & L2 TOTAL	\$ 10,412,064	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Repair/Replace Tennis Court	\$100,000					
Repair Athletic Field	\$50,000					
Replace HS Gym Bleachers		\$150,000				
Paint Interior HS Gym Bldg 3192		\$58,157				
Replace vinyl flooring - Bldg 77				\$42,323		
SRM Total	\$150,000	\$208,157	\$0	\$42,323	\$0	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$150,000	\$208,157	\$0	\$42,323	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$23,048,000	\$0	\$0	\$0	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	52.1%	53%	100%	100%	100%	100%
Q-Rating	Q-4	Q-4	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existng facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Sevilla Elementary School



SCHOOL SUMMARY	
Current Enrollment *	36
Maximum Capacity	55
GSF	12,726
Condition	68%
Average Q-Rating	Q-3

* as of Sep 2007

Sevilla Elementary School is located at Moron Air Base. The site is located off Avenue E near the Moron Air Base Military Family Housing Area and includes playground equipment located on soft surfaces and a hard surface play area.

The school has a parking capacity of approximately 24. Parking surfaces are constructed of asphalt and are generally in poor condition. Sidewalks are constructed using concrete and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The building rests on a continuous concrete foundation. Structural systems include concrete columns and beams with masonry infill. Roofs are clay tile. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

The interior partition walls are generally painted plaster while finishes within restrooms are a combination of ceramic tile and painted plaster. Ceilings in classroom and office areas are a combination of painted plaster and suspended acoustical tile. Ceilings in restrooms are painted plaster. Flooring in high traffic areas is typically ceramic tile.

Heating and cooling are provided by heat pumps. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school does not have an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by electric water heaters. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
314	Permanent	1958	12,726	68%	Q3	\$3,069,638
Total			12,726	68%	Q-3	\$3,069,638

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$903,877	83%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$28,542	2.6%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$95,070	8.7%
Life-safety	\$24,267	2.2%
MEP	\$40,552	3.7%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$188,432	17%
L1 & L2 TOTAL	\$ 1,092,309	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Paint Interior		\$25,000				
Replace Window Blinds		\$7,000				
Install visible annunciators		\$5,000				
Replace HVAC			\$225,000			
Replace Library Carpeting			\$15,000			
Replace lights and install ceiling tiles				\$50,000		
Repave Parking Lot						\$70,000
SRM Total	\$0	\$37,000	\$240,000	\$50,000		\$70,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$37,000	\$240,000	\$50,000		\$70,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	68.1%	68%	69%	77%	79%	81%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCEI based CI

Sigonella Elementary School and High School

SCHOOL SUMMARY	
Current Enrollment*	705
Maximum Capacity	940
GSF	107,475
Condition	86%
Average Q-Rating	Q-2

* as of Sep 2007

Sigonella Elementary School and Stephen Decatur High School are located at Sigonella Naval Air Station. The site is located at Naval Air Station I adjacent to the Military Family Housing area and includes a playground.

The school has a parking capacity of approximately 15. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using masonry pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage appears to be adequate.

Buildings rest on continuous concrete foundations that show signs of settlement. Structural systems consist of concrete columns and beams with masonry walls. The roofing consists of a single-ply flexible membrane system. Exterior doors are double-pane aluminum. Windows are typically double-pane units with aluminum frames.

The interior partition walls are typically masonry with painted plaster with ceramic tile in the restrooms. Ceilings in most areas are suspended acoustical tile with drywall in some areas. Flooring in high traffic areas is resilient while carpet is used in the classrooms and offices.

The mechanical system consists of a two pipe distribution system. Hot water is supplied from a new, temporary, fuel oil fired boiler. Chilled water is supplied from two aging, air cooled water chillers.

The interior lighting is fluorescent. Motion sensors have been recently installed to optimize hallway lighting. Emergency lights and exit lights are functional yet appear to be inadequate. Exterior lighting is reportedly adequate. The fire alarm system is functional but obsolete. There are smoke sensors in some of the hallways and classrooms with pull stations at the egress points. The intercom and central clock systems are functional but obsolete. There is no security monitoring or alarm system.

School Reports

The plumbing system is functional. The domestic hot water is generated from an electric water heater located in the ground floor electrical room. There is no fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
213	Permanent	2003	11,711	97%	Q1	\$2,801,037
216	Permanent	1999	56,820	89%	Q2	\$14,469,213
219	Portable	2005	24,750	100%	Q1	\$2,435,648
219A	Portable	1997	852	0%	Q4	\$83,845
219B	Portable	1997	852	0%	Q4	\$83,845
219C	Portable	1997	852	0%	Q4	\$83,845
219D	Portable	1997	852	0%	Q4	\$83,845
219E	Portable	1997	852	0%	Q4	\$83,845
219F	Portable	1997	852	0%	Q4	\$83,845
219FT	Portable	1997	551	0%	Q4	\$54,224
219G	Portable	1997	852	0%	Q4	\$83,845
219H	Portable	1997	852	0%	Q4	\$83,845
219I	Portable	1997	852	0%	Q4	\$83,845
219J	Portable	1997	852	0%	Q4	\$83,845
219K	Portable	1997	852	0%	Q4	\$83,845
219L	Portable	1997	852	0%	Q4	\$83,845
219M	Portable	1997	852	0%	Q4	\$83,845
219MT	Portable	1997	551	0%	Q4	\$54,224
219N	Portable	2005	752	0%	Q4	\$74,004
219O	Portable	2005	752	0%	Q4	\$74,004
219P	Portable	2005	512	0%	Q4	\$50,386
Total			107,475	86%	Q-2	\$21,102,729

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,855,339	91%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$137,555	4.4%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$10,826	0.3%
MEP	\$60,562	1.9%
Playground	\$70,894	2.3%
Security	\$0	0.0%
L2 TOTAL	\$279,837	9%
L1 & L2 TOTAL	\$ 3,135,177	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Paint exterior - Bldg 213 (FDKG)	\$103,680					
HVAC Repair & Balance System - Bldg 216	\$298,090					
Correct Drainage around School Track	\$100,000					
Replace Toilet Partitions and Accessories - MS Annex Bldg 216		\$50,563				
Paint classrooms in FDKG Bldg 213		\$53,622				
Security Improvements - Bldg 213			\$40,000			
SRM Total	\$501,770	\$104,185	\$40,000	\$0	\$0	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	
MILCON Total*	\$0	\$0	\$0	\$0	\$0	
SRM & MILCON Total*	\$501,770	\$104,185	\$40,000	\$0	\$0	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	85.6%	88%	89%	89%	89%	
Q-Rating	Q-2	Q-2	Q-2	Q-2	Q-2	

*Assumes MILCON projects will replace existng facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Vicenza Elementary School and High School



SCHOOL SUMMARY	
Current Enrollment *	842
Maximum Capacity	955
GSF	153,461
Condition	54%
Average Q-Rating	Q-4

* as of Sep 2007

Vicenza Elementary / High School is located at Caserma Ederle. The site is located off Olson Avenue near the commercial center of the caserne and includes playgrounds and a hard surface play area. The high school uses base-owned outdoor sports facilities for football and track.

The school has a parking capacity of approximately 29 with additional on-street parking shared with the base. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using pavers and concrete and are generally in poor condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Permanent buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with masonry infill. Roofs are a combination of modified bitumen and built-up with gravel ballast. Exterior doors are generally aluminum with double-pane glazing and steel with single-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted plaster with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted plaster in restrooms. The ceiling in the gymnasium is acoustical panel. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a central heating plant to a heat exchanger and is distributed by 2-pipe system to radiators and air handling units. Radiators are manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire

department upon activation. Emergency lighting appears to be present at all required locations. Exit signs are not present at all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a combination of heat exchangers and electric hot water heaters. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
309	Permanent	1968	108,751	49%	Q4	\$28,158,896
327	Permanent	2005	11,659	97%	Q1	\$2,835,935
340	Bubble gym	1994	8,040	35%	Q4	\$405,859
352	Portable	1995	840	0%	Q4	\$84,059
353	Portable	1995	840	0%	Q4	\$84,059
354	Portable	1995	938	0%	Q4	\$93,866
356	Portable	1995	835	0%	Q4	\$83,558
357	Portable	1995	938	0%	Q4	\$93,866
358	Portable	1995	840	0%	Q4	\$84,059
359	Portable	2003	9,373	99%	Q1	\$937,956
367	Permanent	1974	7,226	42%	Q4	\$1,871,028
(CMU Shed)	Storage Shed	1983	412	69%	Q3	\$76,908
(ES Supply)	Permanent	2005	748	100%	Q1	\$74,852
J	Permanent	2005	1,070	100%	Q1	\$107,075
K	Permanent	2005	951	100%	Q1	\$95,167
Total			153,461	54%	Q-4	\$35,087,143

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$15,852,618	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$97,654	0.6%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$6,004	0.0%
Life-safety	\$173,311	1.1%
MEP	\$237,554	1.5%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$514,524	3%
L1 & L2 TOTAL	\$ 16,367,142	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Refurbish Existing Gym Floor	\$225,000					
Repaint ES Gymnasium	\$23,000					
Replace Existing Telephone Switch Bldg 309	\$32,000					
Replace Gym Ceiling/Lighting	\$95,000					
AFCEE S&A services	\$42,000					
Electrical Repairs - ES Computer Lab	\$12,000					
Replace Bldg 309A HS LAN (1st Floor)	\$20,000					
Convert ES to HS Classrooms		\$60,000				
Repair Existing Exterior North Wall		\$125,000				
Install Office Buildings for ES Gymnasium		\$50,000				
Install Brick Pavers at ES Gymnasium		\$15,000				
Misc. School Repairs		\$85,000				
Correct Ventilation Deficiencies		\$200,000				
Install Stove Top Fire Suppression Systems		\$92,000				
Replace HS Gymnasium Lockers		\$175,000				
Construct Temporary Storage Space - bldg 309		\$225,000				
Paint Classrooms		\$100,000				
Repair JROTC Firin Range			\$75,000			
Refurbish ES for HS Classrooms			\$350,000			
Paint Classrooms			\$100,000			
Refurbish Plumbing and Bathrooms				\$125,000		
Repair Existing Electrical System				\$575,000		
Replace Handicap Elevator					\$75,000	
Repair classroom walls					\$45,000	
Install Wainscoting in Hallways					\$350,000	
Repaint ES Gymnasium					\$30,000	
Refurbish Existing Gym Floor					\$95,000	
	SRM Total	\$449,000	\$1,127,000	\$525,000	\$700,000	\$595,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
	MILCON Total*	\$0	\$0	\$0	\$0	\$0
	SRM & MILCON Total*	\$449,000	\$1,127,000	\$525,000	\$700,000	\$595,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$47,210,000	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	53.6%	55%	100%	100%	100%	100%
Q-Rating	Q-4	Q-4	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

5.2 DDESS Roll-Up Report

Q-RATING & BUILDING COUNT			
Q-Rating	PERMANENT	TEMPORARY	TOTAL
1	35	21	56
2	44	1	45
3	84	1	85
4	106	74	180
Total	269	97	366
AVG Q-Rating %	66%	29%	58%
AVG Q-Rating	Q-3	Q-4	Q-4
AVG Age (yr)	31	17	
Remaining Service Life	14		

Table 15: DDESS Roll-Up Q-Rating and Building Count

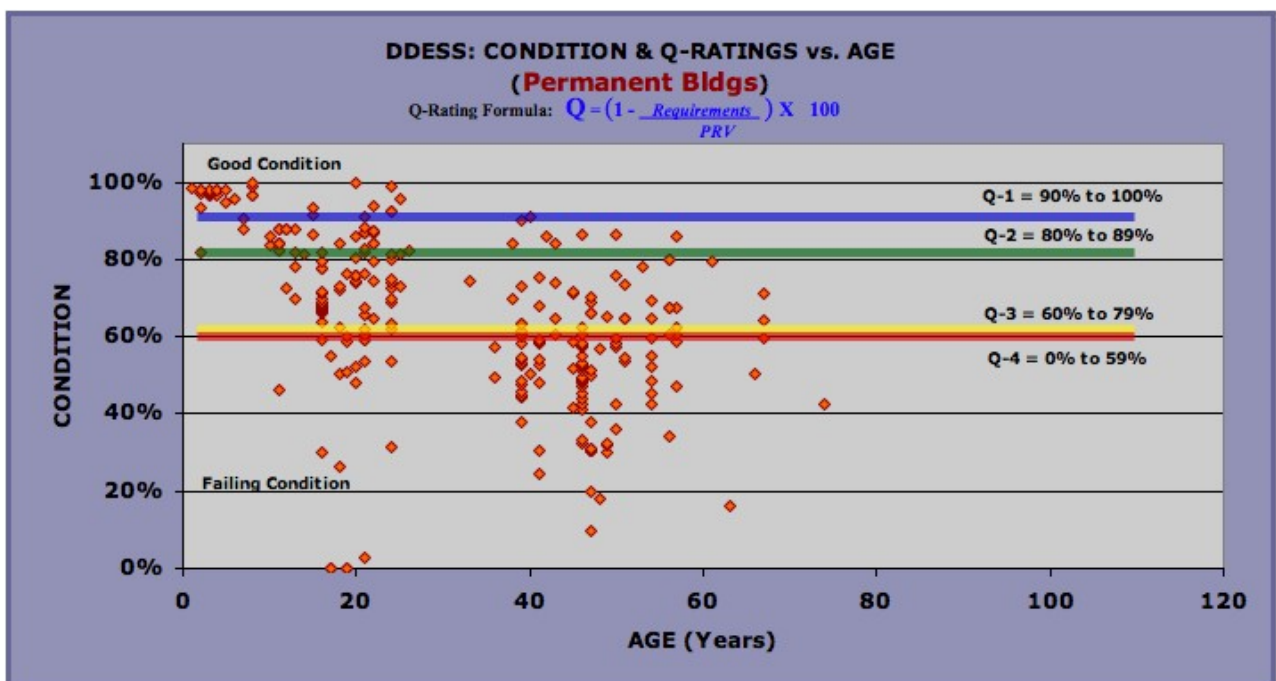


Figure 14: DDESS Condition and Q-Ratings vs. Building Age

School Reports

DDESS 5-YEAR - INVESTMENT PLAN						
Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Sustainment	\$19,643,676	\$29,432,131	\$37,042,375	\$34,711,938	\$47,756,659	
Recapitalization O&M	\$3,432,603	\$3,189,289	\$2,441,021	\$5,578,000	\$8,728,284	
SRM / Recap O&M Total	\$23,076,279	\$32,621,420	\$39,483,396	\$40,289,938	\$56,484,943	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Recapitalization MILCON	\$2,014,000	\$27,945,000	\$22,559,000	\$33,078,000	\$20,784,000	
MILCON Total*	\$2,014,000	\$27,945,000	\$22,559,000	\$33,078,000	\$20,784,000	
SRM & MILCON Total*	\$25,090,279	\$60,566,420	\$62,042,396	\$73,367,938	\$77,268,943	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$18,108,000	\$2,014,000	\$27,945,000	\$22,559,000	
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	65.3%	67.4%	71.9%	74.0%	81.7%	88.8%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCL based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

DDESS Support Facilities

SUPPORT FACILITY SUMMARY	
GSF	36,244
Condition	84%
Average Q-Rating	Q-2

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
700	Permanent	1998	36,244	84%	Q2	\$7,756,578
Total			36,244	84%	Q-2	\$7,756,578

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$1,260,359	100%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$2,016	0.2%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$1,296	0.1%
MEP	\$0	0.0%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$3,313	0%
L1 & L2 TOTAL	\$ 1,263,671	100%

* EFCI

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5.2.1 Dover AFB

Welch Elementary School/Dover Middle School

Dover AFB –Welch Elementary School/Dover Middle School



SCHOOL SUMMARY	
Current Enrollment*	589
Maximum Capacity	750
GSF	146,161
Condition	57%
Average Q-Rating	Q-4

* as of Sep 2007

Major George S. Welch Elementary and Dover Air Force Base Middle Schools are located in a single facility at Dover, Air Force Base, Delaware, near the Eagle Heights Military Family Housing Area. DoDEA has contracted with the Caesar Rodney School District to conduct the educational programs of military dependents who reside on Dover AFB.

Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 101. Site drainage is generally adequate.

There were signs of damage to foundations. In addition, brick veneer walls showed no indication of water penetration, but there was some minor damage. Roof coverings include metal panels and single-ply flexible membrane with some minor leaks reported. Exterior doors and windows are generally weather-tight.

Interiors partition walls are generally painted masonry with some glazed block. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the middle school gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. The heating equipment and piping appear to be original. Ventilation in restrooms is generally adequate. Campus facilities do not have air conditioning with dedicated air conditioning for all Local Area Network (LAN) concentrator rooms. The campus has two elevators.

Lighting is typically fluorescent with limited use of incandescent. Ground-fault circuit interrupter (GFCI) receptacles are not present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system. Fire sprinkler systems are present in some campus facilities. The campus has a fire alarm

system which is activated by smoke sensors and pull stations and automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations.

Plumbing fixtures and piping appears to be original. Domestic hot water is provided by gas-fired water heater.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
3100	Permanent	1960	145,591	57%	Q4	\$31,920,827
Toilet	Permanent	1960	570	18%	Q4	\$94,802
Total			146,161	57%	Q-4	\$32,015,629

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$13,105,576	92%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$503,643	3.5%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$7,979	0.1%
Life-safety	\$348,143	2.4%
MEP	\$128,477	0.9%
Playground	\$214,704	1.5%
Security	\$0	0.0%
L2 TOTAL	\$1,202,945	8%
L1 & L2 TOTAL	\$ 14,308,521	100%

*EFCI

No Projects are planned for Dover AFB –Welch Elementary School/Dover Middle School. Therefore, the Investment Plan is omitted.

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5.2.2 Georgia - Alabama

Georgia – Alabama District Superintendent's Office

Dexter Elementary School

Faith Middle School

Kessler Elementary School

Loyd Elementary School

Maxwell Elementary School

McBride Elementary School

Robins Elementary School

Rucker Elementary School

Rucker Primary School

Stowers Elementary School

White Elementary School

Wilson Elementary School

Georgia – Alabama District Superintendent’s Office

The list below shows DSO Administration buildings and is not a representation of all buildings in the district.

DSO SUMMARY	
GSF	38,498
Condition	67%
Average Q-Rating	Q-3

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1049	Permanent	1966	2,198	86%	Q2	\$107,570
2663	Portable	1960	720	0%	Q4	\$49,421
2664	Portable	1996	768	0%	Q4	\$52,716
2665	Permanent	1951	2,244	60%	Q3	\$374,322
2666	Permanent	1951	2,886	47%	Q4	\$481,414
2667	Permanent	1951	8,421	63%	Q3	\$1,404,707
2668	Permanent	1951	3,824	67%	Q3	\$637,881
2669	Permanent	1951	5,757	59%	Q4	\$960,325
2670	Permanent	1951	5,844	86%	Q2	\$974,838
4025	Permanent	2000	5,836	99%	Q1	\$310,589
Total			38,498	67%	Q-3	\$5,353,782

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$1,727,175	62%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$393,131	14.0%
AHERA	\$48,516	1.7%
Architectural	\$320,703	11.4%
Infrastructure	\$206,730	7.4%
Life-safety	\$28,985	1.0%
MEP	\$79,789	2.8%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$1,077,853	38%
L1 & L2 TOTAL	\$ 2,805,028	100%

* EFCI

Dexter Elementary School



SCHOOL SUMMARY	
Current Enrollment*	152
Maximum Capacity	407
GSF	39,632
Condition	91%
Average Q-Rating	Q-1

* as of Sep 2007

Dexter Elementary School is located at Fort Benning, Georgia, near the Perkins Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 80. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration, but there was some minor damage. Roof coverings include metal panels with some minor leaks reported. Exterior doors and windows are generally weather tight.

Interior partition walls are generally painted masonry with some glazed block. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the multipurpose room is acoustical tile. Flooring in high traffic areas is typically carpet while resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 4-pipe system to fan-coil units in most areas and to air handling units in areas such as the multi-purpose room. Fan-coil units, air handling units and hydronic piping appear to have been replaced. Ventilation in restrooms is generally adequate.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Plumbing fixtures and piping appear to have been replaced. Domestic hot water is provided by a combination of gas-fired boilers and electric water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1400	Permanent	1968	38,576	91%	Q1	\$6,434,863
1401	Greenhouse	2005	1,056	100%	Q1	\$72,484
Total			39,632	91%	Q-1	\$6,507,346

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$543,805	48%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$195,290	17.1%
AHERA	\$17,789	1.6%
Architectural	\$40,430	3.5%
Infrastructure	\$281,685	24.7%
Life-safety	\$3,234	0.3%
MEP	\$41,721	3.7%
Playground	\$16,820	1.5%
Security	\$0	0.0%
L2 TOTAL	\$596,969	52%
L1 & L2 TOTAL	\$ 1,140,773	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title		FY-08	FY-09	FY-10	FY-11	FY-12
Expand Media Center						\$88,200
	SRM Total	\$0	\$0	\$88,200	\$0	\$88,200
MILCON Project Title		FY-08	FY-09	FY-10	FY-11	FY-12
Constr Gym, Dexter ES	MILCON Major				\$1,844,000	
	MILCON Total*	\$0	\$0	\$0	\$1,844,000	\$0
	SRM & MILCON Total*	\$0	\$0	\$88,200	\$1,844,000	\$88,200
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	90.9%	91%	91%	92%	92%	94%
Q-Rating	Q-1	Q-1	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existng faciities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Faith Middle School

SCHOOL SUMMARY	
Current Enrollment*	474
Maximum Capacity	987
GSF	98,190
Condition	67%
Average Q-Rating	Q-3

* as of Sep 2007

Don C. Faith Middle School is located at Fort Benning, Georgia, near the Norton Village Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 75 with additional shared parking nearby. Site drainage is generally adequate.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically a combination of carpet and resilient while carpet is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to fan-coil units in most areas and to air handling units in areas such as the multi-purpose room. The heating system appears to be original.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by gas-fired water heater.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1375	Permanent	1987	98,047	67%	Q3	\$16,521,900
1376	Permanent	1987	143	91%	Q1	\$6,998
Total			98,190	67%	Q-3	\$16,528,898

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$5,267,250	79%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$427,519	6.4%
AHERA	\$0	0.0%
Architectural	\$8,086	0.1%
Infrastructure	\$37,757	0.6%
Life-safety	\$200,368	3.0%
MEP	\$731,728	11.0%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$1,405,458	21%
L1 & L2 TOTAL	\$ 6,672,707	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Renovate Bathrooms		\$609,131				
Renovate Six Science Classrooms				\$342,274		
Replace School Lockers			\$60,000			
Replace Chalkboards with Whiteboards			\$80,000			
Constr Addition/Repl Floor & Ltg. Gym				\$1,149,750		
Renovate Industrial Arts Classroom						\$54,600
Renovate for Central Kitchen Facility						\$109,200
Athletics Track						\$100,800
SRM Total	\$0	\$609,131	\$482,274	\$1,149,750		\$264,600
MILCON Project Title						
	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$609,131	\$482,274	\$1,149,750		\$264,600
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	67%	67%	71%	74%	81%	82%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Kessler Elementary School

SCHOOL SUMMARY	
Current Enrollment *	498
Maximum Capacity	400
GSF	76,414
Condition	98%
Average Q-Rating	Q-1

* as of Sep 2007

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
7560	Permanent	2007	76,414	98%	Q1	\$12,287,371
Total			76,414	98%	Q-1	\$12,287,371

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$214,033	100%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$0	0.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$0	0.0%
MEP	\$0	0.0%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$0	0%
L1 & L2 TOTAL	\$ 214,033	100%

*EFCI

Kessler Elementary School is new with no planned projects. Therefore, the Investment Plan is omitted.

Loyd Elementary School

SCHOOL SUMMARY	
Current Enrollment*	214
Maximum Capacity	560
GSF	52,958
Condition	76%
Average Q-Rating	Q-3

* as of Sep 2007

Frank R. Loyd Elementary School is located at Fort Benning, Georgia, near the Custer Village Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 65. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, but there was some minor damage. Roof coverings include metal panels with some minor leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some glazed block. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 4-pipe system to fan-coil units in most areas and to air handling units in areas such as the multi-purpose room.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a combination of gas-fired and electric water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
11800	Permanent	1958	49,198	76%	Q3	\$8,206,718
11801	Temp Occupied	1998	752	100%	Q1	\$51,617
11802	Temp Occupied	1998	752	100%	Q1	\$51,617
11803	Temp Occupied	1998	752	100%	Q1	\$51,617
11804	Temp Occupied	1998	752	100%	Q1	\$51,617
11805	Temp Occupied	1998	752	100%	Q1	\$51,617
Total			52,958	76%	Q-3	\$8,464,805

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$1,827,566	49%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$198,986	5.4%
AHERA	\$6,469	0.2%
Architectural	\$569,408	15.4%
Infrastructure	\$115,137	3.1%
Life-safety	\$186,065	5.0%
MEP	\$280,139	7.6%
Playground	\$2,714	0.1%
Security	\$521,155	14.1%
L2 TOTAL	\$1,880,073	51%
L1 & L2 TOTAL	\$ 3,707,639	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Construct Awning		\$80,000				
Replace Chalkboards with Whiteboards		\$25,000				
SRM Total	\$0	\$105,000	\$0	\$0	\$0	\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Constr Addition/Add Gym, Loyd ES	MILCON Major		\$3,992,000			
MILCON Total*	\$0	\$0	\$3,992,000	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$105,000	\$3,992,000	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$3,992,000	
% Condition**	Current	FY-08	FY-09	FY-10	FY-11	FY-12
Q-Rating	76%	76%	78%	78%	78%	100%
	Q-3	Q-3	Q-3	Q-3	Q-3	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Maxwell Elementary School



SCHOOL SUMMARY	
Current Enrollment*	359
Maximum Capacity	807
GSF	108,477
Condition	72%
Average Q-Rating	Q-3

* as of Sep 2007

Maxwell Elementary School is located at Maxwell Air Force Base, Alabama, near the Maxwell Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 78. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include shingles and a small area of single-ply flexible membrane with some minor leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically carpet while carpet is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the cafeteria. The radiators and heating piping appears to be original. Ventilation in restrooms is generally adequate. Campus facilities have air conditioning with dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

Some electrical upgrades have been installed to support the additions to the building, but most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent and high intensity discharge. GFCI receptacles appear to be present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system or security cameras.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a combination of gas-fired water heaters and electric water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
538	Permanent	1963	108,477	72%	Q3	\$17,004,855
Total			108,477	72%	Q-3	\$17,004,855

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,489,902	58%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$403,341	5.2%
AHERA	\$67,275	0.9%
Architectural	\$1,076,859	13.8%
Infrastructure	\$386,979	5.0%
Life-safety	\$187,355	2.4%
MEP	\$911,437	11.7%
Playground	\$116,090	1.5%
Security	\$136,513	1.8%
L2 TOTAL	\$3,285,848	42%
L1 & L2 TOTAL	\$ 7,775,750	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Maxwell Elementary School Envelope Repairs	\$557,619					
Replace Gym Flooring		\$9,000				
Upgrade Playground		\$150,000				
Replace Gym Flooring			\$79,875			
Replace HVAC, Renov Old Wing of School				\$588,000		
SRM Total	\$557,619	\$159,000	\$79,875	\$588,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0		\$0
MILCON Total*	\$0	\$0	\$0	\$0		\$0
SRM & MILCON Total*	\$557,619	\$159,000	\$79,875	\$588,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
Current	72%	75%	76%	76%	80%	80%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

McBride Elementary School

SCHOOL SUMMARY	
Current Enrollment*	203
Maximum Capacity	498
GSF	42,067
Condition	74%
Average Q-Rating	Q-3

* as of Sep 2007

Morris R. McBride Elementary School is located at Fort Benning, Georgia, near the McGraw Village Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 75. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, exterior walls showed some signs of water penetration, and there was some minor damage. Roof coverings include metal panels with no leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some glazed block. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Heating is provided by a gas-fired boiler and is distributed by a 4-pipe system to fan-coil units in most areas and to air handling units in areas such as the multi-purpose room.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by gas-fired water heaters.

School Reports

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
11300	Permanent	1965	42,067	74%	Q3	\$7,017,196
Total			42,067	74%	Q-3	\$7,017,196

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$1,617,804	54%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$381,877	12.7%
AHERA	\$99,112	3.3%
Architectural	\$321,394	10.7%
Infrastructure	\$236,077	7.9%
Life-safety	\$212,017	7.1%
MEP	\$114,330	3.8%
Playground	\$21,031	0.7%
Security	\$0	0.0%
L2 TOTAL	\$1,385,838	46%
L1 & L2 TOTAL	\$ 3,003,642	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Construct Awning	\$30,000					
Renovate School						\$378,000
SRM Total	\$30,000	\$0	\$0	\$0	\$0	\$378,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$30,000	\$0	\$0	\$0	\$0	\$378,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition		\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	74%	74%	74%	74%	74%	100%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Robins Elementary School



SCHOOL SUMMARY	
Current Enrollment*	154
Maximum Capacity	798
GSF	72,185
Condition	68%
Average Q-Rating	Q-3

* as of Sep 2007

Robins Elementary School is located at Robins AFB, Georgia, near the Crestview Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 77. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include modified bitumen and built-up with no leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Heating and cooling is provided by a combination of roof mounted package outdoor air units, a gas fired boiler, water-cooled screw chiller, and cooling tower. Distribution is by a two-pipe system to fan coil units and air handlers.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Plumbing: Some plumbing fixtures have been upgraded but most are original. Piping appears to be original. Domestic hot water is provided by gas fired water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
988	Permanent	1963	61,924	71%	Q3	\$9,957,379
990	Permanent	2000	1,961	97%	Q1	\$92,500
991	Portable	1990	2,075	0%	Q4	\$137,282
992	Portable	1990	2,075	0%	Q4	\$137,282
995	Portable	1992	2,075	0%	Q4	\$137,282
996	Portable	1992	2,075	0%	Q4	\$137,282
Total			72,185	68%	Q-3	\$10,599,008

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,961,441	54%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$444,562	8.1%
AHERA	\$100,518	1.8%
Architectural	\$372,758	6.8%
Infrastructure	\$168,700	3.1%
Life-safety	\$218,287	4.0%
MEP	\$1,177,844	21.5%
Playground	\$23,621	0.4%
Security	\$0	0.0%
L2 TOTAL	\$2,506,289	46%
L1 & L2 TOTAL	\$ 5,467,730	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Removal and Disposal of Modular Classrooms	\$7,500					
Renovate Bathrooms		\$502,031				
SRM Total	\$7,500	\$502,031	\$0	\$0	\$0	\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$7,500	\$502,031	\$0	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	68%	68%	72%	72%	72%	72%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Fort Rucker Elementary School



SCHOOL SUMMARY	
Current Enrollment*	483
Maximum Capacity	755
GSF	107,662
Condition	63%
Average Q-Rating	Q-3

* as of Sep 2007

Fort Rucker Elementary School is located at Fort Rucker, Alabama, near the Bowden Terrace Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 92. Site drainage is generally adequate.

We found some signs of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include single-ply flexible membrane and modified bitumen with major leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is acoustical tile. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the cafeteria. The radiators and heating piping appear to be original. Ventilation in restrooms is generally adequate. Campus facilities have air conditioning but do not have dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

Minor electrical upgrades have been installed to support the computer network, but most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent and high intensity discharge. GFCI receptacles appear to be present in all required locations. The campus has an intercom system and has a remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Plumbing fixtures are original and piping appears to be original. Domestic hot water is provided by a combination of gas-fired water heater and electric water heater.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
21037	Permanent	1965	41,149	61%	Q3	\$5,376,528
21038	Permanent	1965	65,070	65%	Q3	\$8,502,046
21040	Permanent	1984	1,443	54%	Q4	\$188,542
Total			107,662	63%	Q-3	\$14,067,117

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$5,130,984	70%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$699,168	9.5%
AHERA	\$90,368	1.2%
Architectural	\$2,036	0.0%
Infrastructure	\$172,584	2.3%
Life-safety	\$154,192	2.1%
MEP	\$877,766	11.9%
Playground	\$115,609	1.6%
Security	\$107,284	1.5%
L2 TOTAL	\$2,219,006	30%
L1 & L2 TOTAL	\$ 7,349,989	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Paint Interior and Exterior of School			\$75,000			
Replace HVAC System with 4-Pipe System				\$393,750		
Replace Canopies					\$29,925	
Install Standing Seam Metal Roof						\$210,000
SRM Total	\$0	\$0	\$75,000	\$393,750		\$239,925
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$0	\$75,000	\$393,750		\$239,925
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	63.0%	63%	64%	66%	68%	
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Fort Rucker Primary School



SCHOOL SUMMARY	
Current Enrollment*	391
Maximum Capacity	588
GSF	68,926
Condition	57%
Average Q-Rating	Q-4

* as of Sep 2007

Fort Rucker Primary School is located at Fort Rucker, Alabama, near the Bowden Terrace Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 68. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include metal panels and modified bitumen with major leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is acoustical tile. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. The heating piping appears to be original. Ventilation in restrooms is generally adequate. Campus facilities have air conditioning but do not have dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

Minor electrical upgrades have been installed to support the computer network, but most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent and high intensity discharge. GFCI receptacles are not present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system or security cameras.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a gas-fired water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
22210	Permanent	1972	68,926	57%	Q4	\$9,005,871
Total			68,926	57%	Q-4	\$9,005,871

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$3,227,054	67%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$625,343	12.9%
AHERA	\$65,723	1.4%
Architectural	\$56,467	1.2%
Infrastructure	\$120,574	2.5%
Life-safety	\$94,754	2.0%
MEP	\$331,713	6.8%
Playground	\$261,377	5.4%
Security	\$69,144	1.4%
L2 TOTAL	\$1,625,093	33%
L1 & L2 TOTAL	\$ 4,852,147	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Controls/Install Reheat Capability/Ft Worth AE Award		\$44,625				
Replace Emergency Lighting		\$9,000				
Upgrade Playground		\$150,000				
Replace Emergency Lighting			\$95,000			
General Renovations			\$425,000			
Replace Controls/Install Reheat Capability/Ft Worth AE Award			\$297,938			
Replace Store Fronts and all Exterior Door				\$30,000		
General Renovations						\$3,750,000
SRM Total	\$0	\$203,625	\$817,938	\$30,000		\$3,750,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0		\$0
MILCON Total*	\$0	\$0	\$0	\$0		\$0
SRM & MILCON Total*	\$0	\$203,625	\$817,938	\$30,000		\$3,750,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	57.1%	57%	59%	68%	69%	110%
Q-Rating	Q-4	Q-4	Q-4	Q-3	Q-3	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Stowers Elementary School

SCHOOL SUMMARY	
Current Enrollment*	448
Maximum Capacity	890
GSF	74,934
Condition	92%
Average Q-Rating	Q-1

* as of Sep 2007

Stowers Elementary School is located at Fort Benning, Georgia, near the Davis / Bouton Village Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 172. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, brick veneer walls showed some signs of water penetration, and there was some minor damage. Roof coverings include single-ply flexible membrane and metal panels with some minor leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 4-pipe system to fan-coil units in most areas and to air handling units in areas such as the multi-purpose room. The heating system appears to be original.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by a combination of gas-fired water heaters and electric water heater.

School Reports

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
9610	Permanent	1993	66,934	91%	Q1	\$11,225,312
9611	Permanent	1993	8,000	94%	Q1	\$1,334,480
Total			74,934	92%	Q-1	\$12,559,792

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$926,117	30%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$301,347	9.6%
AHERA	\$0	0.0%
Architectural	\$960,144	30.7%
Infrastructure	\$0	0.0%
Life-safety	\$113,486	3.6%
MEP	\$816,796	26.1%
Playground	\$6,530	0.2%
Security	\$0	0.0%
L2 TOTAL	\$2,198,303	70%
L1 & L2 TOTAL	\$ 3,124,420	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install Covered Walkways						\$20,403
SRM Total	\$20,403	\$0	\$0	\$0	\$0	\$20,403
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$20,403	\$0	\$0	\$0	\$0	\$20,403
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	91.7%	92%	92%	92%	92%	92%
Q-Rating	Q-1	Q-1	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

White Elementary School



SCHOOL SUMMARY	
Current Enrollment*	215
Maximum Capacity	422
GSF	45,346
Condition	57%
Average Q-Rating	Q-4

* as of Sep 2007

White Elementary School is located at Fort Benning, Georgia, near the Main Post Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 57. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include metal panels with no leaks reported. Exterior doors and windows are generally weather tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating and cooling is provided by gas fired boilers and air cooled chillers. Distribution is by a two pipe system to fan coil units.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Some plumbing fixtures have been upgraded but most are original. Piping appears to be original. Domestic hot water is provided by gas fired water heaters.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1042	Portable	1995	809	0%	Q4	\$55,530
1043	Portable	1995	476	0%	Q4	\$32,673
1044	Permanent	1958	5,248	42%	Q4	\$875,419
1045	Permanent	1958	8,156	58%	Q4	\$1,360,502
1046	Permanent	1994	7,374	81%	Q2	\$1,230,057
1047	Permanent	1958	5,248	57%	Q4	\$875,419
1048	Permanent	1958	4,363	58%	Q4	\$727,792
1050	Permanent	1961	13,672	51%	Q4	\$2,280,626
Total			45,346	57%	Q-4	\$7,438,018

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,665,133	48%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$568,124	10.3%
AHERA	\$9,703	0.2%
Architectural	\$1,060,399	19.3%
Infrastructure	\$68,957	1.3%
Life-safety	\$117,187	2.1%
MEP	\$996,572	18.1%
Playground	\$14,599	0.3%
Security	\$0	0.0%
L2 TOTAL	\$2,835,542	52%
L1 & L2 TOTAL	\$ 5,500,675	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Construct Awning		\$25,000				
Replace Chalkboards with Whiteboards		\$80,000				
Upgrade Electrical System			\$40,000			
General Renovations			\$425,000			
General Renovations						\$3,750,000
Upgrade Electrical System						\$350,000
Upgrade Electrical System						\$0
SRM Total	\$0	\$105,000	\$465,000	\$0	\$0	\$4,100,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$105,000	\$465,000	\$0	\$0	\$4,100,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	57.3%	57%	101%	100%	108%	100%
Q-Rating	Q-4	Q-4	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Wilson Elementary School

SCHOOL SUMMARY	
Current Enrollment*	356
Maximum Capacity	527
GSF	52,293
Condition	84%
Average Q-Rating	Q-2

* as of Sep 2007

Wilson Elementary School is located at Fort Benning, Georgia, near the Indianhead Terrace Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 59. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include metal panels with no leaks reported. Exterior doors and windows are generally weather tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Heating and cooling is provided by a gas fired boiler and air-cooled chiller. Distribution is by a two pipe system to fan coil units and air handlers.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Some plumbing fixtures have been upgraded but most are original. Piping appears to be original. Domestic hot water is provided by gas fired water heaters.

School Reports

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1850	Permanent	1965	51,557	84%	Q2	\$8,600,223
1852	Portable	1997	736	0	Q4	\$50,519
Total			52,293	84%	Q-2	\$8,650,742

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$1,371,208	76%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$138,061	7.7%
AHERA	\$0	0.0%
Architectural	\$122,906	6.8%
Infrastructure	\$32,416	1.8%
Life-safety	\$45,904	2.5%
MEP	\$73,832	4.1%
Playground	\$17,224	1.0%
Security	\$0	0.0%
L2 TOTAL	\$430,342	24%
L1 & L2 TOTAL	\$ 1,801,550	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Expand Media Center				\$30,000		
SRM Total	\$0	\$0	\$0	\$30,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Constr Gym, Wilson ES				\$1,866,000		
MILCON Major				\$1,866,000		
MILCON Total*	\$0	\$0	\$0	\$1,866,000		\$0
SRM & MILCON Total*	\$0	\$0	\$0	\$1,896,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	83.7%	84%	84%	84%	84%	84%
Q-Rating	Q-2	Q-2	Q-2	Q-2	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

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5.2.3 Hanscom AFB

Hanscom Middle School

Hanscom Primary School

Hanscom Middle School



SCHOOL SUMMARY	
Current Enrollment*	246
Maximum Capacity	490
GSF	68,388
Condition	32%
Average Q-Rating	Q-4

* as of Sep 2007

Hanscom Middle School is located at Hanscom AFB, Massachusetts, near the American Eagle Military Family Housing Area. DoDEA has contracted with Lincoln Public Schools to operate the school.

Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 61, which is shared with Hanscom Primary School. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, exterior walls showed some signs of water penetration, and there was some minor damage. Roof coverings include single-ply flexible membrane with major leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some brick. Ceilings in classroom and office areas are generally exposed structure. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Most radiators and the heating piping appear to be original. Ventilation in restrooms is generally adequate. Campus facilities do not have air conditioning but do have dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

Minor electrical upgrades have been installed to support the computer network, but most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles appear to be present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by gas-fired water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
B	Permanent	1961	7,419	38%	Q4	\$1,840,283
D	Permanent	1961	203	70%	Q3	\$42,675
E	Permanent	1961	203	66%	Q3	\$42,675
F	Permanent	1961	60,563	31%	Q4	\$15,490,199
Total			68,388	32%	Q-4	\$17,415,831

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$11,364,558	92%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$637,530	5.1%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$138,988	1.1%
Life-safety	\$127,167	1.0%
MEP	\$117,944	1.0%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$1,021,629	8%
L1 & L2 TOTAL	\$ 12,386,187	100%

*EFCI

No Projects are planned for Hanscom Middle School. Therefore, the Investment Plan is omitted.

Hanscom Primary School



SCHOOL SUMMARY	
Current Enrollment*	204
Maximum Capacity	400
GSF	53,027
Condition	69%
Average Q-Rating	Q-3

* as of Sep 2007

Hanscom Primary School is located at Hanscom AFB, Massachusetts, near the American Eagle Military Family Housing Area. DoDEA has contracted with Lincoln Public Schools to operate the school.

Parking areas are generally constructed using asphalt while sidewalks are typically constructed using asphalt. The school has a parking capacity of approximately 61, which it shares with Hanscom Middle School. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, or other signs of damage. Due to approximately 18 inches of snow, we were unable to access roofs or to confirm type(s) of roof coverings, although roofs were reported to be single-ply flexible membrane with some minor leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry. Ceilings in classroom and office areas are a combination of suspended acoustical tile and exposed structure. The ceiling in the multi-purpose room is exposed structure. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Most radiators and the heating piping appear to have been replaced. Ventilation in restrooms is generally adequate. Campus facilities do not have air conditioning but do have dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

Minor electrical upgrades have been installed to support the computer network, but most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles appear to be present in all required locations. The

campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system. Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by gas-fired water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
A	Permanent	1961	53,027	69%	Q3	\$13,429,618
Total			53,027	69%	Q-3	\$13,429,618

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,041,785	88%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$95,223	2.1%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$10,255	0.2%
Life-safety	\$53,582	1.2%
MEP	\$9,079	0.2%
Playground	\$375,595	8.2%
Security	\$0	0.0%
L2 TOTAL	\$543,734	12%
L1 & L2 TOTAL	\$ 4,585,519	100%

*EFCI

No Projects are planned for Hanscom Primary School. Therefore, the Investment Plan is omitted.

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5.2.4 Kentucky

Kentucky District Superintendent's Office

Barkley Elementary School

Fort Campbell High School

Fort Knox

Jackson Elementary School

Kingsolver Elementary School

Lincoln Elementary School

Lucas Elementary School

MacDonald Intermediate School

Mahaffey Middle School

Marshall Elementary School

Mudge Elementary School

Pierce Elementary School

Scott Middle School

Van Voohris Elementary School

Walker Intermediate School

Wassom Middle School

Kentucky District Superintendent's Office

The list below shows DSO Administration buildings and is not a representation of all buildings in the district.

DSO SUMMARY	
GSF	66,516
Condition	63%
Average Q-Rating	Q-3

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
86	Modular	1988	4,721	74%	Q3	\$303,371
1108	Modular	1970	1,800	70%	Q3	\$115,668
1110	Modular	1992	8,225	78%	Q3	\$528,539
4551	Permanent	1986	636	74%	Q3	\$40,869
4553	Permanent	1952	42,304	61%	Q3	\$9,267,114
4558	Permanent	1987	4,202	66%	Q3	\$920,490
5440	Modular	1990	4,280	73%	Q3	\$275,033
Knox DSO Freezer	Permanent	1996	348	88%	Q2	\$22,362
Total			66,516	63%	Q-3	\$11,473,447

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$3,726,406	58%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$344,052	5.4%
AHERA	\$69,138	1.1%
Architectural	\$993,223	15.5%
Infrastructure	\$412,632	6.5%
Life-safety	\$105,716	1.7%
MEP	\$742,230	11.6%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$2,666,990	42%
L1 & L2 TOTAL	\$ 6,393,396	100%

* EFCI

Barkley Elementary School



SCHOOL SUMMARY	
Current Enrollment*	675
Maximum Capacity	666
GSF	78,983
Condition	65%
Average Q-Rating	Q-3

* as of Sep 2007

Site: Barkley Elementary School is located at Fort Campbell, Kentucky, near the New Lee Village Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 76. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration. Roof coverings include modified bitumen. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Heating and cooling is provided by roof mounted, gas fired package units and is distributed by metal ductwork to each space.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
3708	Permanent	1954	77,408	65%	Q3	\$16,180,594
3710	Modular	1984	1,575	80%	Q2	\$96,548
Total			78,983	65%	Q-3	\$16,277,142

*EFCI

**Other may include covered shelter, modular, portable, temporary

School Reports

Some plumbing fixtures have been upgraded but most are original. Piping appears to be original. Domestic hot water is provided by gas fired water heaters.

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$5,100,738	56%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$651,732	7.2%
AHERA	\$56,778	0.6%
Architectural	\$933,392	10.3%
Infrastructure	\$213,889	2.4%
Life-safety	\$634,768	7.0%
MEP	\$678,024	7.5%
Playground	\$644,783	7.1%
Security	\$123,903	1.4%
L2 TOTAL	\$3,937,269	44%
L1 & L2 TOTAL	\$ 9,038,007	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Metal Building Addition	\$720,000					
Door keying/Door replacement	\$60,000					
Upgrade Playground		\$150,000				
Media Center Addition				\$65,000		
Replace Roof						\$72,000
Renovate School						\$564,000
SRM Total	\$780,000	\$150,000	\$0	\$65,000	\$636,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$780,000	\$150,000	\$0	\$65,000	\$636,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	64.9%	70%	71%	71%	71%	75%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Fort Campbell High School

SCHOOL SUMMARY	
Current Enrollment*	632
Maximum Capacity	974
GSF	111,574
Condition	65%
Average Q-Rating	Q-3

* as of Sep 2007

Fort Campbell High School is located at Fort Campbell, Kentucky, near the Werner Park Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 176. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration. Roof coverings include modified bitumen. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically carpet while carpet is used in most classrooms and offices.

Heating and cooling is provided by water source heat pumps and is distributed by metal ductwork to each space.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system.

Some plumbing fixtures have been upgraded but most are original. Piping appears to be original. Domestic hot water is provided by gas fired water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
902	Permanent	1986	109,613	65%	Q3	\$24,398,758
903	Modular	1982	761	82%	Q2	\$46,649
904	Modular	1987	1,200	83%	Q2	\$73,560
Total			111,574	65%	Q-3	\$24,518,967

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$8,315,792	55%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$266,773	1.8%
AHERA	\$0	0.0%
Architectural	\$1,899,410	12.5%
Infrastructure	\$191,091	1.3%
Life-safety	\$345,324	2.3%
MEP	\$4,155,530	27.4%
Playground	\$0	0.0%
Security	\$10,609	0.1%
L2 TOTAL	\$6,868,737	45%
L1 & L2 TOTAL	\$ 15,184,529	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
New Carpeting/VCT	\$100,000					
Replace Gym Bleachers.	\$95,000					
Renovate/Relocate Offices	\$400,063					
Space Utilization	\$15,000					
Space Utilization		\$50,000				
Space Utilization			\$500,000			
Upgrade Electrical Pwr/HVAC			\$575,000			
Resurface Track				\$75,000		
Upgrade Electrical Pwr/HVAC						\$6,000,000
SRM Total	\$610,063	\$50,000	\$1,075,000	\$75,000		\$6,000,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$610,063	\$50,000	\$1,075,000	\$75,000		\$6,000,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	64.9%	67%	68%	63%	72%	97%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Fort Knox High School



SCHOOL SUMMARY	
Current Enrollment*	412
Maximum Capacity	761
GSF	164,184
Condition	43%
Average Q-Rating	Q-4

* as of Sep 2007

Fort Knox High School is located at Fort Knox, Kentucky, near the Knox Heights Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 357. Site drainage is generally adequate.

We found some signs of damage to foundations during the course of the assessment. In addition, exterior walls showed no indication of water penetration, but there was some minor damage. Roof coverings include single-ply flexible membrane with major leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is acoustical tile. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to fan-coil units in most areas and to air handling units in areas such as the gymnasium. Most fan-coil units and the heating piping appear to be original. Ventilation in restrooms is generally adequate. Campus facilities have air conditioning but do not have dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

Minor electrical upgrades have been installed to support the computer network, but most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles appear to be present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system but does have security cameras.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a combination of gas-fired and electric water heaters.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
7462	Permanent	1989	1,203	60%	Q4	\$201,924
7463	Permanent	1990	1,203	26%	Q4	\$201,924
7467	Permanent	1992	36,806	64%	Q3	\$8,585,368
7469	Permanent	1988	30,588	52%	Q4	\$7,134,957
7472	Permanent	1984	4,200	69%	Q3	\$854,658
7475	Permanent	1984	1,203	31%	Q4	\$201,924
7494	Permanent	1986	636	87%	Q2	\$44,819
7495	Permanent	1986	636	87%	Q2	\$44,819
7496	Storage Shed	1989	264	0%	Q4	\$23,797
7497	Storage Shed	1989	329	0%	Q4	\$29,656
7498	Permanent	1989	1,032	0%	Q4	\$93,024
7499	Permanent	1967	3,627	24%	Q4	\$846,034
7500	Permanent	1962	9,002	32%	Q4	\$2,099,807
7501	Permanent	1961	71,861	31%	Q4	\$16,762,297
7563	Storage Shed	1989	264	0%	Q4	\$23,797
7565	Permanent	1988	44	76%	Q3	\$7,399
7566	Permanent	1988	44	76%	Q3	\$7,399
7567	Permanent	1988	44	76%	Q3	\$7,399
Press Box 1	Press Box	1989	612	0%	Q4	\$356,472
Press Box 2	Press Box	1991	203	0%	Q4	\$118,241
Press Box 3	Press Box	1989	180	0%	Q4	\$104,845
Press Box 4	Press Box	1991	203	0%	Q4	\$118,241
Total			164,184	43%	Q-4	\$37,868,799

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$20,672,122	74%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$968,134	3.5%
AHERA	\$445,076	1.6%
Architectural	\$1,955,589	7.0%
Infrastructure	\$962,687	3.5%
Life-safety	\$397,883	1.4%
MEP	\$2,434,414	8.7%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$7,163,783	26%
L1 & L2 TOTAL	\$ 27,835,904	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Upgrade FF Field Lighting	\$275,000					
Knox HS Gym Renovations		\$1,000,000				
Title IX-Softball and Tennis Improvements		\$601,125				
New roof for voc-ed			\$7,000			
HS Track and Soccer Lighting and Track Improvements			\$1,122,188			
Voc Ed HVAC				\$42,000		
New roof for voc-ed					\$717,752	
Mass Notification system for Voc-ED					\$15,000	
SRM Total	\$275,000	\$1,601,125	\$1,129,188	\$42,000	\$732,752	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$275,000	\$1,601,125	\$1,129,188	\$42,000	\$732,752	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$18,108,000	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	42.9%	44%	96%	93%	99%	100%
Q-Rating	Q-4	Q-4	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existng facilities which will reduce deficiencies thereby improve Q-Rating

**EFCEI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Jackson Elementary School



SCHOOL SUMMARY	
Current Enrollment*	619
Maximum Capacity	761
GSF	80,504
Condition	74%
Average Q-Rating	Q-3

* as of Sep 2007

Jackson Elementary School is located at Fort Campbell, Kentucky, near the Werner Park Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 59. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration. Roof coverings include metal panels. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Heating and cooling is provided by a combination of gas fired outdoor air units and water source heat pumps and is distributed by metal ductwork to each space.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system. The campus has a functional security system.

Some plumbing fixtures have been upgraded but most are original. Piping appears to be original. Domestic hot water is provided by gas fired water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
710	Permanent	1957	80,504	74%	Q3	\$16,869,733
Total			80,504	74%	Q-3	\$16,869,733

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$3,650,181	46%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$399,647	5.0%
AHERA	\$0	0.0%
Architectural	\$342,479	4.3%
Infrastructure	\$419,712	5.3%
Life-safety	\$439,782	5.5%
MEP	\$2,144,846	26.9%
Playground	\$524,823	6.6%
Security	\$45,352	0.6%
L2 TOTAL	\$4,316,641	54%
L1 & L2 TOTAL	\$ 7,966,822	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Upgrade Playground		\$150,000				
Upgrade Electrical Pwr/HVAC				\$400,000		
SRM Total	\$0	\$0	\$0	\$400,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$0	\$0	\$400,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	73.5%	74%	74%	74%	76%	76%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Kingsolver Elementary School

SCHOOL SUMMARY	
Current Enrollment *	268
Maximum Capacity	238
GSF	43,126
Condition	29%
Average Q-Rating	Q-4

* as of Sep 2007

Kingsolver Elementary School is located at Fort Knox Kentucky, near the Historic District Military Family Housing Area.

Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 49. Site drainage is generally adequate.

We found some signs of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include metal panels, shingles, and single-ply flexible membrane with some minor leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas and classrooms is typically resilient while carpet is used in most offices.

Corridors in Kingsolver Elementary School generally comply with provisions of NFPA 101. Assembly spaces generally comply with egress requirements. Fire sprinkler systems are not present in all campus facilities. The campus has a fire alarm system, which is activated by smoke sensors and pull stations and automatically reports to the fire department upon activation. Emergency lighting is not present at all required locations. Exit signs are not present at all required locations.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Although some radiators appear to have been replaced, the heating piping appears to be original. Ventilation in restrooms is generally adequate. Campus facilities have air conditioning but do not have dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

School Reports

Minor electrical upgrades have been installed to support the computer network, but most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are not present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system or security cameras.

Plumbing fixtures have been partially upgraded and piping has been upgraded. Domestic hot water is provided by a combination of heat exchanger and gas water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition *	Q-Rating*	Plant Replacement Value
1398	Permanent	2006	2,987	93%	Q1	\$654,332
1399	Permanent	1997	6,898	82%	Q2	\$1,511,076
1437	Permanent	1987	4,202	3%	Q4	\$920,490
1488	Permanent	1956	16,009	0%	Q4	\$3,506,932
1496	Permanent	1961	5,221	31%	Q4	\$1,143,712
1498	Permanent	1961	5,388	31%	Q4	\$1,180,295
1499	Permanent	1967	1,523	31%	Q4	\$333,628
1500	Permanent	1986	636	84%	Q2	\$40,869
1501	Storage Shed	1989	262	0%	Q4	\$23,617
Total			43,126	29%	Q-4	\$9,314,952

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,193,372	56%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$698,026	9.3%
AHERA	\$56,175	0.7%
Architectural	\$1,002,790	13.3%
Infrastructure	\$142,057	1.9%
Life-safety	\$212,283	2.8%
MEP	\$1,049,331	14.0%
Playground	\$159,450	2.1%
Security	\$0	0.0%
L2 TOTAL	\$3,320,111	44%
L1 & L2 TOTAL	\$ 7,513,484	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Upgrade Electrical Pwr/HVAC	\$26,551					
Replacement Boiler	\$16,000					
General Renovations	\$225,000					
Upgrade Playground		\$150,000				
Upgrade Electrical Pwr/HVAC		\$297,063				
Replacement Boiler		\$160,000				
Replacement roof		\$27,000				
Plumbing Study		\$30,000				
Replacement intercom			\$40,000			
Replacement roof			\$276,010			
General Renovations			\$2,421,072			
Computer room/HVAC				\$4,000		
Computer room/HVAC						\$25,000
SRM Total	\$267,551	\$664,063	\$2,737,082	\$4,000		\$25,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$267,551	\$664,063	\$2,737,082	\$4,000		\$25,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	28.9%	32%	39%	68%	68%	69%
Q-Rating	Q-4	Q-4	Q-4	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Lincoln Elementary School



SCHOOL SUMMARY	
Current Enrollment*	687
Maximum Capacity	716
GSF	77,103
Condition	67%
Average Q-Rating	Q-3

* as of Sep 2007

Lincoln Elementary School is located at Fort Campbell, Kentucky, near the Pierce Village Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 95. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration. Roof coverings include modified bitumen and single-ply flexible membrane.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Heating and cooling is provided by a combination of roof mounted, gas fired package units and air cooler chillers. Distribution is by metal duct to each space.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system.

Some plumbing fixtures have been upgraded but most are original. Piping appears to be original. Domestic hot water is provided by gas fired water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
3709	Permanent	1952	77,103	67%	Q3	\$16,116,840
Total			77,103	67%	Q-3	\$16,116,840

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,515,309	61%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$350,662	4.8%
AHERA	\$334,048	4.5%
Architectural	\$1,002,440	13.6%
Infrastructure	\$394,717	5.4%
Life-safety	\$315,289	4.3%
MEP	\$122,284	1.7%
Playground	\$317,983	4.3%
Security	\$19,096	0.3%
L2 TOTAL	\$2,856,518	39%
L1 & L2 TOTAL	\$ 7,371,827	100%

* EFCI

INVESTMENT PLAN					
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12
Door locks/keying and replacement	\$40,000				
Upgrade Playground		\$150,000			
Replace Roof			\$95,000		
Bathroom renovation				\$52,000	
Upgrade Electrical Pwr/HVAC					\$500,000
Replace Roof					\$800,000
SRM Total	\$40,000	\$150,000	\$95,000	\$52,000	\$1,300,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12
	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$40,000	\$150,000	\$95,000	\$52,000	\$1,300,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION					
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	67.3%	68%	69%	69%	77%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Lucas Elementary School



SCHOOL SUMMARY	
Current Enrollment*	503
Maximum Capacity	772
GSF	83,731
Condition	73%
Average Q-Rating	Q-3

* as of Sep 2007

Lucas Elementary School is located at Fort Campbell, Kentucky, near the Werner Park Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 100. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration. Roof coverings include metal panels and single-ply flexible membrane. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by gas fired boiler. Cooling is provided by air cooled chillers. Distribution is a four pipe system to air handlers with ductwork to the spaces.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system.

Plumbing fixtures are original. Piping appears to be original. Domestic hot water is provided by gas fired water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
2115	Permanent	1996	83,731	73%	Q3	\$17,502,291
Total			83,731	73%	Q-3	\$17,502,291

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,020,784	67%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$70,444	1.2%
AHERA	\$0	0.0%
Architectural	\$101,844	1.7%
Infrastructure	\$0	0.0%
Life-safety	\$269,839	4.5%
MEP	\$1,232,477	20.5%
Playground	\$311,095	5.2%
Security	\$0	0.0%
L2 TOTAL	\$1,985,700	33%
L1 & L2 TOTAL	\$ 6,006,483	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Lucas Gym Wall	\$85,000					
Upgrade Playground		\$150,000				
Expand Restrooms (PTR)						\$21,000
Upgrade Electrical Pwr/HVAC						\$5,000
SRM Total	\$85,000	\$150,000	\$0	\$0	\$0	\$26,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$85,000	\$150,000	\$0	\$0	\$0	\$26,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	72.8%	73%	74%	74%	74%	74%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

* Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

** EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Macdonald Intermediate School



SCHOOL SUMMARY	
Current Enrollment*	265
Maximum Capacity	535
GSF	65,599
Condition	35%
Average Q-Rating	Q-4

* as of Sep 2007

Macdonald Intermediate School is located at Fort Knox Kentucky, near the Morand Manor Military Family Housing Area.

Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 47. Site drainage is generally adequate.

We found some signs of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include metal panels and modified bitumen with some minor leaks reported. Exterior doors and windows are generally weather-tight.

Interiors partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically terrazzo while resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Although some radiators appear to have been replaced, the heating piping appears to be original. Ventilation in restrooms is generally adequate. Campus facilities have air conditioning but do not have dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

Minor electrical upgrades have been installed to support the computer network, but most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are not present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system or security cameras.

Plumbing fixtures have been partially upgraded and piping has been upgraded. Domestic hot water is provided by a combination of heat exchanger and electric water heater.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
7729	Permanent	1967	65,337	35%	Q4	\$14,312,723
7731	Storage Shed	1992	262	0%	Q4	\$23,617
Total			65,599	35%	Q-4	\$14,336,340

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$7,438,666	73%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$466,591	4.6%
AHERA	\$388,901	3.8%
Architectural	\$995,123	9.7%
Infrastructure	\$339,262	3.3%
Life-safety	\$58,335	0.6%
MEP	\$477,112	4.7%
Playground	\$77,197	0.8%
Security	\$0	0.0%
L2 TOTAL	\$2,802,522	27%
L1 & L2 TOTAL	\$ 10,241,188	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Upgrade Electrical Pwr/HVAC	\$10,000					
Termite Damage Study	\$15,000					
General Renovations		\$475,000				
Upgrade Electrical Pwr/HVAC			\$230,344			
Replacement Intercom				\$30,000		
Interior Door Replacement				\$50,000		
General Renovations				\$4,000,000		
SRM Total	\$25,000	\$475,000	\$230,344	\$4,080,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$25,000	\$475,000	\$230,344	\$4,080,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	34.9%	35%	38%	40%	68%	68%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-3	Q-3

*Assumes MILCON projects will replace existng facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Mahaffey Middle School

SCHOOL SUMMARY	
Current Enrollment*	422
Maximum Capacity	634
GSF	72,999
Condition	52%
Average Q-Rating	Q-4

* as of Sep 2007

Mahaffey Middle School is located at Fort Campbell, Kentucky, near the Stryker Village Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 110. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration. Roof coverings include single-ply flexible membrane and modified bitumen. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. In high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Heating and cooling is provided by combination of a gas fired boiler, air cooled chiller and gas fired package units. Distribution is by a two pipe system to fan coils and metal ductwork to each space.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system.

Some plumbing fixtures have been upgraded but most are original. Piping appears to be original. Domestic hot water is provided by gas fired water heaters.

School Reports

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
71	Permanent	1963	71,795	52%	Q4	\$15,157,360
73	Portable	1986	1,056	79%	Q3	\$64,733
Concession Stand	Permanent	1997	148	46%	Q4	\$9,072
Total			72,999	52%	Q-4	\$15,231,166

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$5,879,605	42%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$450,078	3.2%
AHERA	\$10,609	0.1%
Architectural	\$1,807,223	12.9%
Infrastructure	\$377,841	2.7%
Life-safety	\$521,764	3.7%
MEP	\$4,975,047	35.5%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$8,142,561	58%
L1 & L2 TOTAL	\$ 14,022,166	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Roof/HVAC System	\$210,000					
Upgrade security (cameras/intercoms)	\$4,000					
Kitchen renovation		\$5,000				
Replace/refurbish bleachers		\$75,000				
Upgrade security (cameras/intercoms)		\$35,000				
Relocate Offices			\$406,088			
Kitchen renovation				\$500,000		
SRM Total	\$214,000	\$115,000	\$406,088	\$500,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$214,000	\$115,000	\$406,088	\$500,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	52.1%	53%	54%	57%	60%	60%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Marshall Elementary School



SCHOOL SUMMARY	
Current Enrollment*	613
Maximum Capacity	605
GSF	78,191
Condition	65%
Average Q-Rating	Q-3

* as of Sep 2007

Marshall Elementary School is located at Fort Campbell, Kentucky, near the Hammond Heights Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 70. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration. Roof coverings include modified bitumen. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system.

Some plumbing fixtures have been upgraded but most are original. Piping appears to be original. Domestic hot water is provided by gas fired water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
84	Permanent	1961	76,967	66%	Q3	\$16,088,412
85	Modular	1988	1,224	0%	Q4	\$105,276
Total			78,191	65%	Q-3	\$16,193,688

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,575,317	54%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$590,823	7.0%
AHERA	\$392,524	4.6%
Architectural	\$1,359,154	16.0%
Infrastructure	\$418,921	4.9%
Life-safety	\$537,765	6.3%
MEP	\$204,830	2.4%
Playground	\$391,416	4.6%
Security	\$0	0.0%
L2 TOTAL	\$3,895,433	46%
L1 & L2 TOTAL	\$ 8,470,750	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Upgrade Playground		\$150,000				
New roof/canopies				\$150,000		
SRM Total	\$0	\$150,000	\$0	\$150,000	\$0	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	
MILCON Total*	\$0	\$0	\$0	\$0	\$0	
SRM & MILCON Total*	\$0	\$150,000	\$0	\$150,000	\$0	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
% Condition**	Current	FY-08	FY-09	FY-10	FY-11	FY-12
	65.5%	65%	66%	66%	67%	67%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Mudge Elementary School



SCHOOL SUMMARY	
Current Enrollment*	110
Maximum Capacity	357
GSF	53,787
Condition	60%
Average Q-Rating	Q-4

* as of Sep 2007

Mudge Elementary School is located at Fort Knox, Kentucky, near the Van Voorhis Military Family Housing Area.

Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 47. Site drainage is generally adequate.

We found some signs of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include metal panels and single-ply flexible membrane with some minor leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Corridors in Mudge Elementary School generally comply with provisions of NFPA 101. Assembly spaces generally comply with egress requirements. Fire sprinkler systems are not present in all campus facilities. The campus has a fire alarm system which is activated by smoke sensors and pull stations and automatically reports to the fire department upon activation. Emergency lighting is not present at all required locations. Exit signs are not present at all required locations.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Although some radiators appear to have been replaced, the heating piping appears to be original. Ventilation in restrooms is generally adequate. Campus facilities have air conditioning but do not have dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

Minor electrical upgrades have been installed to support the computer network, but most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are not present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system or security cameras.

Plumbing fixtures have been partially upgraded and piping has been upgraded. Domestic hot water is provided by a combination of heat exchanger and electric water heater.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
5373	Permanent	1961	17,958	72%	Q3	\$3,933,879
5374	Permanent	1997	6,895	84%	Q2	\$1,510,419
5375	Permanent	1988	4,202	48%	Q4	\$920,490
5382	Permanent	1961	5,247	31%	Q4	\$1,149,408
5383	Permanent	2006	2,987	98%	Q1	\$654,332
5384	Permanent	1961	5,411	31%	Q4	\$1,185,334
5385	Permanent	1961	9,936	31%	Q4	\$1,149,408
5386	Permanent	1986	554	84%	Q2	\$35,600
5387	Permanent	1995	335	78%	Q3	\$73,385
5388	Storage Shed	1989	262	0%	Q4	\$23,617
Total			53,787	60%	Q-4	\$10,635,872

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,304,093	58%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$868,926	11.7%
AHERA	\$57,255	0.8%
Architectural	\$290,334	3.9%
Infrastructure	\$387,281	5.2%
Life-safety	\$163,836	2.2%
MEP	\$1,277,080	17.1%
Playground	\$102,627	1.4%
Security	\$0	0.0%
L2 TOTAL	\$3,147,339	42%
L1 & L2 TOTAL	\$ 7,451,432	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Upgrade Electrical Pwr/HVAC	\$80,000					
Upgrade Playground		\$150,000				
Upgrade Electrical Pwr/HVAC			\$800,000			
Intercom replacement			\$54,253			
SRM Total	\$80,000	\$150,000	\$854,253	\$0	\$0	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$80,000	\$150,000	\$854,253	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	59.7%	60%	62%	70%	70%	70%
Q-Rating	Q-4	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Pierce Elementary School

SCHOOL SUMMARY	
Current Enrollment*	219
Maximum Capacity	322
GSF	51,484
Condition	43%
Average Q-Rating	Q-4

* as of Sep 2007

Pierce Elementary School is located at Fort Knox, Kentucky, near the Knox Heights Military Family Housing Area.

Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 34. Site drainage is generally adequate.

We found some signs of damage to foundations during the course of the assessment. In addition, brick veneer walls showed some signs of water penetration, and there was some minor damage. Roof coverings include single-ply flexible membrane with major leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient and resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to fan-coil units in most areas and to air handling units in areas such as the gymnasium. Most fan-coil units and the heating piping appear to be original. Ventilation in restrooms is generally adequate. Most campus facilities have air conditioning but do not have dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

Minor electrical upgrades have been installed to support the computer network, but most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles appear to be present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system but does have security cameras.

School Reports

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a combination of gas-fired and electric water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
7409	Permanent	1986	634	94%	Q1	\$44,678
7502	Permanent	1961	16,885	25%	Q4	\$3,698,828
7503	Permanent	1998	6,895	86%	Q2	\$1,510,419
7504	Permanent	1991	4,206	53%	Q4	\$921,366
7505	Permanent	2005	4,092	97%	Q1	\$896,394
7506	Permanent	1959	7,936	29%	Q4	\$1,738,460
7507	Permanent	1959	5,221	29%	Q4	\$1,143,712
7508	Permanent	1959	5,221	27%	Q4	\$1,143,712
7562	Permanent	1995	394	82%	Q2	\$25,318
Total			51,484	43%	Q-4	\$11,122,888

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$5,873,997	65%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$961,577	10.7%
AHERA	\$58,335	0.6%
Architectural	\$415,188	4.6%
Infrastructure	\$428,947	4.8%
Life-safety	\$159,813	1.8%
MEP	\$937,311	10.4%
Playground	\$166,415	1.8%
Security	\$0	0.0%
L2 TOTAL	\$3,127,588	35%
L1 & L2 TOTAL	\$ 9,001,584	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Upgrade Electrical Pwr/HVAC	\$25,000					
General Renovations		\$475,000				
Upgrade Playground		\$150,000				
Upgrade Electrical Pwr/HVAC			\$650,000			
General Renovations				\$3,500,000		
SRM Total	\$25,000	\$625,000	\$650,000	\$3,500,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$25,000	\$625,000	\$650,000	\$3,500,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	43.0%	43%	49%	55%	86%	86%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCl based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Scott Middle School



SCHOOL SUMMARY	
Current Enrollment*	307
Maximum Capacity	617
GSF	70,380
Condition	57%
Average Q-Rating	Q-4

* as of Sep 2007

Scott Middle School is located at Fort Knox, Kentucky, near the near the Knox Heights Military Family Housing Area.

Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 39 with additional parking across the street at Fort Knox High School. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, exterior walls showed some signs of water penetration, but there was some minor damage. Roof coverings include metal panels and single-ply flexible membrane with ballast with some minor leaks reported. Exterior doors and windows are generally weather-tight.

Interiors partition walls are generally painted masonry with some glazed block. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to fan-coil units in most areas and to air handling units in areas such as the multi-purpose room. Although some fan-coil units appear to have been replaced, the heating piping appears to be original. Ventilation in restrooms is generally adequate. Some campus facilities have air conditioning but do not have dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

Minor electrical upgrades have been installed to support the computer network, but most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles appear to be present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a combination of gas-fired and electric water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
7458	Permanent	1997	497	88%	Q2	\$31,937.22
7459	Permanent	1997	283	88%	Q2	\$18,185.58
7474	Permanent	1957	59600	52%	Q4	\$13,188,288.00
7478	Permanent	1997	10000	83%	Q2	\$2,212,800.00
Total			70,380	57%	Q-4	\$15,451,211

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$6,509,155	81%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$724,865	9.1%
AHERA	\$0	0.0%
Architectural	\$184,276	2.3%
Infrastructure	\$150,074	1.9%
Life-safety	\$222,866	2.8%
MEP	\$158,034	2.0%
Playground	\$43,211	0.5%
Security	\$0	0.0%
L2 TOTAL	\$1,483,327	19%
L1 & L2 TOTAL	\$ 7,992,482	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Upgrade Electrical Pwr/HVAC	\$10,350					
Roof Penetration/Roof Repairs		\$184,511				
Upgrade Electrical Pwr/HVAC			\$163,721			
Repaint, refinish, repair masonry			\$20,000			
Replace doors/windows				\$25,000		
Expand Media Center/Office Areas						\$965,869
Repaint, refinish, repair masonry						\$200,000
SRM Total	\$10,350	\$184,511	\$183,721	\$25,000		\$1,165,869
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$10,350	\$184,511	\$183,721	\$25,000		\$1,165,869
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	56.5%	57%	58%	59%	59%	67%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Van Voorhis Elementary School

SCHOOL SUMMARY	
Current Enrollment*	411
Maximum Capacity	675
GSF	82,431
Condition	40%
Average Q-Rating	Q-4

* as of Sep 2007

Van Voorhis Elementary School is located at Fort Knox, Kentucky, near the Van Voorhis Military Family Housing Area.

Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 160. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include single-ply flexible membrane and metal panels with some minor leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas and classrooms is typically resilient while carpet is used in most offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Although some radiators appear to have been replaced, the heating piping appears to be original. Ventilation in restrooms is generally adequate. Campus facilities have air conditioning but do not have dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

Minor electrical upgrades have been installed to support the computer network, but most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are not present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system or security cameras.

School Reports

Plumbing fixtures have been partially upgraded and piping has been upgraded. Domestic hot water is provided by a combination of heat exchanger and electric water heater.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
5544	Permanent	1997	6,899	83%	Q2	\$1,511,295
5550	Permanent	1958	73,664	36%	Q4	\$16,136,836
5578	Permanent	1986	636	87%	Q2	\$40,869
5579	Permanent	1986	970	87%	Q2	\$62,332
5582	Storage Garage	1989	262	0%	Q4	\$23,617
Total			82,431	40%	Q-4	\$17,774,949

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$8,940,524	69%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$670,112	5.2%
AHERA	\$116,022	0.9%
Architectural	\$1,051,225	8.1%
Infrastructure	\$165,345	1.3%
Life-safety	\$163,728	1.3%
MEP	\$1,715,797	13.2%
Playground	\$134,212	1.0%
Security	\$0	0.0%
L2 TOTAL	\$4,016,441	31%
L1 & L2 TOTAL	\$ 12,956,965	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	P-Code	FY-08	FY-09	FY-10	FY-11	FY-12
Replace Boilers and controls	3150-Sustainment	\$664,125				
Upgrade Electrical Pwr/HVAC	3150-Sustainment		\$5,250			
Upgrade Electrical Pwr/HVAC	3150-Sustainment			\$295,313		
Replace roof	3150-Sustainment			\$124,000		
Update plumbing and fixtures	3150-Sustainment				\$43,600	
Replace roof	3150-Sustainment				\$1,234,026	
Update plumbing and fixtures	3150-Sustainment					\$436,299
SRM Total		\$664,125	\$5,250	\$419,313	\$1,277,626	\$436,299
MILCON Project Title		FY-08	FY-09	FY-10	FY-11	FY-12
		\$0	\$0	\$0	\$0	\$0
MILCON Total*		\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*		\$664,125	\$5,250	\$419,313	\$1,277,626	\$436,299
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition		\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	40.4%	31%	31%	29%	40%	43%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-4

*Assumes MILCON projects will replace existng faciilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

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Walker Intermediate School



SCHOOL SUMMARY	
Current Enrollment*	268
Maximum Capacity	132
GSF	58,296
Condition	44%
Average Q-Rating	Q-4

* as of Sep 2007

Walker Intermediate School is located at Fort Knox, Kentucky, near the Van Voorhis Military Family Housing Area.

Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 38. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, but there was some minor damage. Roof coverings include shingles, metal panels, and single-ply flexible membrane with some minor leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas and classrooms is typically resilient while carpet is used in most offices.

Corridors generally comply with provisions of NFPA 101. Assembly spaces generally comply with egress requirements. Fire sprinkler systems are present in all campus facilities. The campus has a fire alarm system that is activated by smoke sensors and pull stations and automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. Typical deficiencies include areas of refuge missing or not present, areas of refuge missing or not present, areas of refuge missing or not present, and areas of refuge missing or not present.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Although some of the radiators appear to have been replaced the heating piping appears to be original. Ventilation in restrooms is generally adequate. Campus facilities have air

conditioning but do not have dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

Minor electrical upgrades have been installed to support the computer network, but most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are not present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system or security cameras.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a combination of heat exchanger and electric water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
5542	Permanent	1987	4,202	54%	Q4	\$920,490
5549	Permanent	1962	52,415	42%	Q4	\$11,482,030
5580	Permanent	1987	636	87%	Q2	\$40,869
5581	Permanent	1987	636	87%	Q2	\$40,869
5583	Permanent	1995	407	70%	Q3	\$89,157
Total			58,296	44%	Q-4	\$12,573,416

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$6,829,435	73%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$427,743	4.5%
AHERA	\$23,766	0.3%
Architectural	\$494,912	5.3%
Infrastructure	\$120,099	1.3%
Life-safety	\$404,172	4.3%
MEP	\$1,102,388	11.7%
Playground	\$14,006	0.1%
Security	\$0	0.0%
L2 TOTAL	\$2,587,085	27%
L1 & L2 TOTAL	\$ 9,416,520	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Boilers and Controls	\$19,500					
Upgrade Electrical Pwr/HVAC	\$20,000					
New roof	\$7,500					
Walker Boiler Project	\$50,000					
Replace Boilers and Controls		\$50,355				
Replace Boilers and Controls		\$2,000,000				
Upgrade Electrical Pwr/HVAC			\$426,869			
General Renovations				\$3,500,000		
SRM Total	\$97,000	\$2,050,355	\$426,869	\$3,500,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$97,000	\$2,050,355	\$426,869	\$3,500,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	43.6%	44%	61%	64%	92%	92%
Q-Rating	Q-4	Q-4	Q-3	Q-3	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Wassom Middle School



SCHOOL SUMMARY	
Current Enrollment*	360
Maximum Capacity	868
GSF	69,988
Condition	65%
Average Q-Rating	Q-3

* as of Sep 2007

Wassom Elementary School is located at Fort Campbell, Kentucky, near the Hammond Heights Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 70. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include modified bitumen and single-ply flexible membrane. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system. The campus has a functional security system.

Some plumbing fixtures have been upgraded but most are original. Piping appears to be original. Domestic hot water is provided by gas fired water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
175	Permanent	1957	68,413	65%	Q3	\$14,443,353
176	Modular	1988	1,575	80%	Q2	\$96,548
Total			69,988	65%	Q-3	\$14,539,900

*EFCI

**Other may include covered shelter, modular, portable, temporary

School Reports

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,597,721	70%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$421,649	6.4%
AHERA	\$0	0.0%
Architectural	\$268,303	4.1%
Infrastructure	\$172,709	2.6%
Life-safety	\$789,851	11.9%
MEP	\$308,646	4.7%
Playground	\$55,392	0.8%
Security	\$0	0.0%
L2 TOTAL	\$2,016,551	30%
L1 & L2 TOTAL	\$ 6,614,272	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Domestic Waterline Replacement	\$696,150					
Update HVAC/add controls	\$6,000					
Canopy Demolition	\$20,000					
Update HVAC/add controls		\$40,000	\$40,000			
Correct ADA and Life Safety Deficiencies				\$50,000		
SRM Total	\$722,150	\$40,000	\$40,000	\$50,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$722,150	\$40,000	\$40,000	\$50,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	64.8%	70%	70%	70%	71%	71%
Q-Rating	O-3	O-3	O-3	O-3	O-3	O-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

5.2.5 New York – Virginia

Ashurst Elementary School

Burrows Elementary School

Dahlgren Elementary School/Middle School

Quantico Middle School/High School

Russell Elementary School

West Point Elementary School

West Point Middle School

Ashurst Elementary School



SCHOOL SUMMARY	
Current Enrollment*	255
Maximum Capacity	361
GSF	49,295
Condition	61%
Average Q-Rating	Q-3

* as of Sep 2007

Ashurst Elementary School is located at MCB Quantico, near the North and South Lyman Military Family Housing Areas. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 35 with a gravel overflow parking area. Site drainage is generally adequate.

We found some signs of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, but there was some minor damage. Roof coverings include metal panels and a small amount of asphalt shingles with some minor leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some glazed block. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is acoustical tile. Flooring in high traffic areas is typically a combination of resilient and terrazzo while carpet and resilient is used in most classrooms and offices.

Heating is provided by a combination of gas-fired boilers, distributed by a 2-pipe system to fan-coil units (FCU) in most areas and to air handling units in areas such as the multi-purpose room and gas furnaces.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Plumbing fixtures and piping appears to be original. Domestic hot water is provided by gas-fired boiler.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
4320	Permanent	1962	47,269	62%	Q3	\$9,975,650
IT	Permanent	1983	2,026	0%	Q4	\$175,938
Total			49,295	61%	Q-3	\$10,151,588

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$3,543,968	52%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$296,365	4.4%
AHERA	\$61,196	0.9%
Architectural	\$360,158	5.3%
Infrastructure	\$380,930	5.6%
Life-safety	\$136,850	2.0%
MEP	\$1,912,131	28.1%
Playground	\$112,148	1.6%
Security	\$0	0.0%
L2 TOTAL	\$3,259,779	48%
L1 & L2 TOTAL	\$ 6,803,747	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install Playground Equipment		\$150,000				
Interior Renovations			\$334,000			
Interior Renovations						\$2,371,375
SRM Total	\$0	\$150,000	\$334,000	\$0		\$2,371,375
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$150,000	\$334,000	\$0		\$2,371,375
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	61.2%	61%	63%	66%	66%	89%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Burrows Elementary School

SCHOOL SUMMARY	
Current Enrollment*	150
Maximum Capacity	240
GSF	37,111
Condition	62%
Average Q-Rating	Q-3

* as of Sep 2007

Burrows Elementary School is located at MCB Quantico, near the Master's Hill Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 10 with additional on street parking available. Site drainage is generally adequate.

We found some signs of damage to foundations during the course of the assessment. In addition, exterior walls showed no indication of water penetration, but there was some minor damage. Roof coverings include asphalt shingles and single-ply flexible membrane with no leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to fan-coil units in most areas and to air handling units in areas such as the multi-purpose room. The heating system appears to be original.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by gas-fired boiler.

School Reports

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
3308	Permanent	1990	37,111	62%	Q3	\$7,832,648
Total			37,111	62%	Q-3	\$7,832,648

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,894,726	71%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$297,575	7.3%
AHERA	\$0	0.0%
Architectural	\$293,793	7.2%
Infrastructure	\$46,861	1.1%
Life-safety	\$62,005	1.5%
MEP	\$349,670	8.6%
Playground	\$131,158	3.2%
Security	\$0	0.0%
L2 TOTAL	\$1,181,061	29%
L1 & L2 TOTAL	\$ 4,075,787	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
HVAC Repairs, Final Phase	\$169,519					
Upgrade Playground		\$150,000				
Upgrade Electrical Pwr/HVAC				\$177,975		
SRM Total	\$169,519	\$150,000	\$0	\$177,975		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$169,519	\$150,000	\$0	\$177,975		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	62.2%	100%	100%	100%	100%	100%
Q-Rating	Q-3	Q-1	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Dahlgren Elementary School/Middle School



SCHOOL SUMMARY	
Current Enrollment*	140
Maximum Capacity	253
GSF	42,780
Condition	50%
Average Q-Rating	Q-4

* as of Sep 2007

Dahlgren Elementary School is located at Naval Surface Warfare Center Dahlgren, near the Dahlgren Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 46. Site drainage is generally adequate.

Brick veneer walls showed some signs of water penetration, and there was some minor damage. Roof coverings include asphalt shingles and single-ply flexible membrane with major leaks reported in the original part of the building. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically carpet while carpet is used in most classrooms and offices.

Heating is provided by an oil-fired boiler and is distributed by a 2-pipe system to fan-coil units in most areas and to air handling units in areas such as the gymnasium. Although most of the heating system appears to have been replaced, the heating system appears to be at the end of its' useful life.

Minor electrical upgrades have been installed to support the computer network, but most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a combination of oil-fired boiler and electric water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
193	Permanent	1942	40,820	50%	Q4	\$7,706,408
193-E	Permanent	1990	1,960	50%	Q4	\$370,028
Total			42,780	50%	Q-4	\$8,076,436

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$3,914,197	60%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$448,633	6.8%
AHERA	\$39,589	0.6%
Architectural	\$801,452	12.2%
Infrastructure	\$66,210	1.0%
Life-safety	\$110,643	1.7%
MEP	\$1,056,362	16.1%
Playground	\$123,280	1.9%
Security	\$0	0.0%
L2 TOTAL	\$2,646,168	40%
L1 & L2 TOTAL	\$ 6,560,365	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install HC Lift to Stage/Replace Stage Lighting System		\$20,160				
Install HC Lift to Stage/Replace Stage Lighting System		\$141,120				
Upgrade Electrical Pwr/HVAC		\$233,415				
Upgrade Playground		\$150,000				
SRM Total	\$0	\$544,695	\$0	\$0	\$0	\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$544,695	\$0	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	50.5%	50%	57%	57%	57%	57%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-4

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Quantico Middle School/High School

SCHOOL SUMMARY	
Current Enrollment*	314
Maximum Capacity	864
GSF	71,084
Condition	48%
Average Q-Rating	Q-4

* as of Sep 2007

Quantico Middle / High School is located at MCB Quantico, Virginia, near the Thomason Park Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 79. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, but there was some minor damage. Roof coverings include single-ply flexible membrane and built-up with ballast with some minor leaks reported. Exterior doors and windows are generally weather tight.

Interior partition walls are generally painted masonry with some glazed block. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically a combination of resilient and terrazzo while carpet is used in most classrooms and offices.

Campus facilities have heating and air conditioning. Heating and cooling are provided by water exchange heat pumps and air handling units with some electric perimeter heating. Heating and chilled water is distributed by a 2-pipe system.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Plumbing fixtures and piping appear to be beyond their expected useful life. Domestic hot water is provided by a combination of gas-fired boiler and electric water heater.

School Reports

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition *	Q-Rating*	Plant Replacement Value
3307	Permanent	1962	67,807	49%	Q4	\$15,237,589
Concession	Storage Shed	2006	265	82%	Q2	\$15,081
MOD 1	Modular	1982	1,860	0%	Q4	\$161,522
MOD 2	Modular	1982	1,152	0%	Q4	\$100,040
Total			71,084	48%	Q-4	\$15,514,232

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$7,716,104	67%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$582,537	5.0%
AHERA	\$82,642	0.7%
Architectural	\$1,215,684	10.5%
Infrastructure	\$467,686	4.0%
Life-safety	\$98,967	0.9%
MEP	\$1,371,788	11.8%
Playground	\$50,367	0.4%
Security	\$0	0.0%
L2 TOTAL	\$3,869,671	33%
L1 & L2 TOTAL	\$ 11,585,775	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Dishwasher	\$63,000					
Replace Refrigerator	\$21,000					
Replace Lockers			\$88,777			
SRM Total	\$84,000	\$0	\$88,777	\$0	\$0	\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$84,000	\$0	\$88,777	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	48.2%	49%	49%	49%	49%	49%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-4

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Russell Elementary School



SCHOOL SUMMARY	
Current Enrollment*	277
Maximum Capacity	329
GSF	43,059
Condition	34%
Average Q-Rating	Q-4

* as of Sep 2007

Russell Elementary School is located at MCB Quantico, Virginia, near the Lyman Park Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 45. Site drainage is generally adequate.

Brick veneer walls showed some signs of water penetration, and there was some minor damage. Roof coverings include built-up with ballast and modified bitumen with major leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the multipurpose room is acoustical tile. Flooring in high traffic areas is typically terrazzo while carpet and resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Most radiators and heating piping appear to be original.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by gas-fired water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
3301	Permanent	1952	43,059	34%	Q4	\$9,087,171
Total			43,059	34%	Q-4	\$9,087,171

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$5,530,973	53%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$532,854	5.1%
AHERA	\$143,148	1.4%
Architectural	\$941,314	9.0%
Infrastructure	\$343,182	3.3%
Life-safety	\$261,402	2.5%
MEP	\$2,552,744	24.3%
Playground	\$202,168	1.9%
Security	\$0	0.0%
L2 TOTAL	\$4,976,811	47%
L1 & L2 TOTAL	\$ 10,507,785	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
General Renovations	\$475,000					
Upgrade Playground		\$150,000				
General Renovations			\$4,000,000			
SRM Total	\$475,000	\$150,000	\$4,000,000	\$0		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Repl Exist Schools Russell/Burrows				\$27,601,000		
MILCON Major				\$27,601,000		
MILCON Total*	\$0	\$0	\$0	\$27,601,000		\$0
SRM & MILCON Total*	\$475,000	\$150,000	\$4,000,000	\$27,601,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	34.0%	39%	41%	85%	85%	85%
Q-Rating	Q-4	Q-4	Q-4	Q-2	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

West Point Elementary School

SCHOOL SUMMARY	
Current Enrollment*	542
Maximum Capacity	588
GSF	58,190
Condition	50%
Average Q-Rating	Q-4

* as of Sep 2007

West Point Elementary School is located at West Point U.S. Army Garrison, near the Lee and Grey Ghost Military Family Housing Areas. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 137, which is shared with West Point Middle School. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include single-ply flexible membrane and built-up with ballast and metal panels with some minor leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically a combination of resilient and terrazzo while resilient is used in most classrooms and offices.

Heating is provided by a combination of steam, which is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room, and heat pumps. Most radiators and heating piping appear to be original.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by a combination of heat exchanger and electric water heaters.

School Reports

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
705B	Permanent	1968	58,190	50%	Q4	\$12,397,380
Total			58,190	50%	Q-4	\$12,397,380

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$5,549,169	63%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$376,433	4.3%
AHERA	\$531,246	6.1%
Architectural	\$1,560,528	17.8%
Infrastructure	\$58,470	0.7%
Life-safety	\$246,715	2.8%
MEP	\$398,873	4.5%
Playground	\$49,497	0.6%
Security	\$0	0.0%
L2 TOTAL	\$3,221,763	37%
L1 & L2 TOTAL	\$ 8,770,932	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
West Point ES Roof Repairs	\$15,500					
Replace Window Units with Central HVAC			\$475,000			
Replace Roof			\$1,897,088			
General Interior Renovations				\$251,606		
Correct ADA/Life Safety Study Deficiencies				\$105,926		
Correct ADA/Life Safety Study Deficiencies					\$790,916	
Replace Window Units with Central HVAC						\$3,750,000
SRM Total	\$15,500	\$0	\$2,372,088	\$357,532	\$4,540,916	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$15,500	\$0	\$2,372,088	\$357,532	\$4,540,916	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	50.3%	50%	50%	31%	72%	100%
% Condition**	50.3%	50%	50%	31%	72%	100%
Q-Rating	O-4	O-4	O-4	O-4	O-3	O-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

West Point Middle School



SCHOOL SUMMARY	
Current Enrollment*	289
Maximum Capacity	408
GSF	58,565
Condition	56%
Average Q-Rating	Q-4

* as of Sep 2007

West Point Middle School is located at West Point U.S. Army Garrison, New York, near the Lee and Grey Ghost Military Family Housing Areas. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 137, which is shared with West Point Elementary School. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration, but there was some minor damage. Roof coverings include built-up with ballast and single-ply flexible membrane with major leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically terrazzo while resilient is used in most classrooms and offices.

Heating is provided by a central plant and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Most radiators and the heating piping appear to be original.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by a combination of heat exchanger and electric water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
705	Permanent	1934	43,572	43%	Q4	\$9,375,191
705C	Permanent	2003	14,993	95%	Q1	\$3,226,194
Total			58,565	56%	Q-4	\$12,601,384

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,984,389	50%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$854,731	8.7%
AHERA	\$149,143	1.5%
Architectural	\$350,831	3.6%
Infrastructure	\$98,458	1.0%
Life-safety	\$288,890	2.9%
MEP	\$2,982,895	30.2%
Playground	\$163,037	1.7%
Security	\$0	0.0%
L2 TOTAL	\$4,887,983	50%
L1 & L2 TOTAL	\$ 9,872,372	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Roof/HVAC	\$1,839,600					
Replace Roof/HVAC	\$50,800					
Replace Window Units with Central HVAC	\$450,000					
Replace Roof Top Units		\$84,800				
Upgrade Playground		\$475,000				
Correct ADA/Life Safety Study Deficiencies		\$114,858				
Renovate Classrooms for Science (5th-6th Grade)		\$15,000				
Replace Window Units with Central HVAC			\$3,500,000			
General Interior Renovations-Maintenance Problems				\$15,000		
Correct ADA/Life Safety Study Deficiencies				\$857,608		
Renovate Classrooms for Science (5th-6th Grade)				\$212,231		
Clean and Repair Brick Walls of Bldg						\$5,871
SRM Total	\$2,340,400	\$689,658	\$3,500,000	\$1,084,839	\$5,871	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$2,340,400	\$689,658	\$3,500,000	\$1,084,839	\$5,871	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	55.8%	100%	100%	100%	100%	100%
Q-Rating	Q-4	Q-1	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

5.2.6 North Carolina

North Carolina District Superintendent's Office

Albritton Junior High School

Bitz Intermediate School

Bowley Elementary School

Brewster Middle School

Butner Elementary School

Camp Lejeune High School

Delalio Elementary School

Devers Elementary School

Holbrook Elementary School

Irwin Intermediate School

Johnson Primary School

McNair Elementary School

Murray Elementary School

Pope Elementary School

Tarawa Terrace I Elementary School

Tarawa Terrace II Elementary School

North Carolina District Superintendent's Office

The list below shows DSO Administration buildings and is not a representation of all buildings in the district.

DSO SUMMARY	
GSF	45,798
Condition	37%
Average Q-Rating	Q-4

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
40	Permanent	1945	13,386	16%	Q4	\$2,367,582
855	Permanent	1961	15,613	50%	Q4	\$2,761,471
887	Permanent	1970	379	84%	Q2	\$19,670
14569	Portable	1992	1,879	0%	Q4	\$136,754
14578	Portable	1992	508	0%	Q4	\$36,972
14669	Portable	1992	1,879	0%	Q4	\$136,754
14678	Portable	1992	982	0%	Q4	\$71,470
14679	Storage Shed	1992	4,000	68%	Q3	\$587,360
14979	Storage Shed	1992	4,000	68%	Q3	\$587,360
15267	Portable	1989	667	0%	Q4	\$48,544
855A	Temp Occupied	1990	840	0%	Q4	\$61,135
855B	Temp Occupied	1990	825	0%	Q4	\$60,044
855C	Temp Storage	1990	840	0%	Q4	\$61,135
Total			45,798	37%	Q-4	\$6,936,251

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$3,530,661	44%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$894,985	11.0%
AHERA	\$454,533	5.6%
Architectural	\$1,029,022	12.7%
Infrastructure	\$661,959	8.2%
Life-safety	\$218,376	2.7%
MEP	\$1,054,365	13.0%
Playground	\$171,163	2.1%
Security	\$86,723	1.1%
L2 TOTAL	\$4,571,126	56%
L1 & L2 TOTAL	\$ 8,101,787	100%

* EFCI

Albritton Junior High School



SCHOOL SUMMARY	
Current Enrollment*	629
Maximum Capacity	1,023
GSF	98,112
Condition	73%
Average Q-Rating	Q-3

* as of Sep 2007

Albritton Junior High School is located at Fort Bragg, North Carolina, near the Normandy Military Family Housing Area and Womack Army Hospital.

The school has a parking capacity of approximately 120. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, exterior walls showed no indication of water penetration, or other signs of damage. Roof coverings include asphalt shingles with some minor leaks reported. Exterior doors and windows are generally weather tight.

The interior partition walls are generally painted masonry. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is acoustical tile. Flooring in high traffic areas is typically terrazzo while resilient is used in most classrooms and offices. Ceilings were being replaced throughout the building at the time of our visit.

Fire sprinkler systems are present in some campus facilities. The campus has a fire alarm system which is activated by smoke sensors and pull stations and automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a limited security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a combination of heat exchanger and electric water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
43331	Permanent	1983	98,112	73%	Q3	\$17,526,728
Total			98,112	73%	Q-3	\$17,526,728

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,317,188	38%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$474,814	4.2%
AHERA	\$555,739	4.9%
Architectural	\$1,441,194	12.8%
Infrastructure	\$914,526	8.1%
Life-safety	\$143,602	1.3%
MEP	\$3,337,163	29.5%
Playground	\$0	0.0%
Security	\$109,265	1.0%
L2 TOTAL	\$6,976,303	62%
L1 & L2 TOTAL	\$ 11,293,491	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Purchase steps, ramps, decking for Temporary Classrooms	\$53,000					
Asbestos Abatement and Gym Floor Replacement		\$15,000				
Asbestos Abatement and Gym Floor Replacement			\$150,000			
Resurface Track				\$650,000		
SRM Total	\$53,000	\$15,000	\$150,000	\$650,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0		\$0
MILCON Total*	\$0	\$0	\$0	\$0		\$0
SRM & MILCON Total*	\$53,000	\$15,000	\$150,000	\$650,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	73.2%	74%	74%	74%	78%	78%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Bitz Intermediate School

SCHOOL SUMMARY	
Current Enrollment*	504
Maximum Capacity	661
GSF	83,858
Condition	98%
Average Q-Rating	Q-1

* as of Sep 2007

Bitz Intermediate School is located at Camp Lejeune, North Carolina, near the Watkins Village Military Family Housing Area.

Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 134. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include metal panels. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically terrazzo while resilient is used in classrooms and resilient is used in offices.

Heating is provided by oil-fired boilers and is distributed by a 4-pipe system to air handling units. Ventilation in restrooms is generally adequate. Campus facilities have air conditioning with dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

No electrical upgrades have been installed to support the computer network. Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles appear to be present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a functional security system, with Cambers.

Plumbing fixtures and piping are original. Domestic hot water is provided by oil-fired water heater.

School Reports

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
2028	Permanent	2006	83,663	98%	Q1	\$16,816,263
2028A	Permanent	2006	195	97%	Q1	\$32,536
Total			83,858	98%	Q-1	\$16,848,799

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$346,890	93%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$0	0.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$13,339	3.6%
Life-safety	\$13,008	3.5%
MEP	\$0	0.0%
Playground	\$640	0.2%
Security	\$0	0.0%
L2 TOTAL	\$26,988	7%
L1 & L2 TOTAL	\$ 373,877	100%

*EFCI

No Projects are planned for Bitz Intermediate School. Therefore, the Investment Plan is omitted.

Bowley Elementary School

SCHOOL SUMMARY	
Current Enrollment*	479
Maximum Capacity	550
GSF	78,052
Condition	57%
Average Q-Rating	Q-4

* as of Sep 2007

Bowley Elementary School is located at Fort Bragg, North Carolina, near Irwin Intermediate School. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 53 dedicated parking spaces with additional parking available nearby. Site drainage is generally adequate.

We found no indication of damage to foundation. Brick veneer walls showed no indication of water penetration. Roof coverings include single-ply flexible membrane and asphalt shingle. Exterior doors and windows are generally weather tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically terrazzo while resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Campus facilities have air conditioning.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a combination of heat exchanger and electric water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
13479	Permanent	1989	71,878	59%	Q4	\$12,713,062
13682	Portable	1992	2,058	0%	Q4	\$149,781
13683	Portable	1991	2,058	0%	Q4	\$149,781
13782	Portable	1991	2,058	0%	Q4	\$149,781
Total			78,052	57%	Q-4	\$13,162,406

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$5,575,554	65%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$353,696	4.1%
AHERA	\$0	0.0%
Architectural	\$1,159,423	13.6%
Infrastructure	\$0	0.0%
Life-safety	\$103,314	1.2%
MEP	\$848,053	9.9%
Playground	\$429,687	5.0%
Security	\$81,413	1.0%
L2 TOTAL	\$2,975,586	35%
L1 & L2 TOTAL	\$ 8,551,140	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Reroof School	\$1,373,400					
New Playgrounds		\$150,000				
HVAC Replacement			\$400,000			
HVAC Replacement					\$4,000,000	
SRM Total	\$1,373,400	\$150,000	\$400,000	\$0	\$4,000,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$1,373,400	\$150,000	\$400,000	\$0	\$4,000,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	56.5%	67%	68%	71%	71%	100%
Q-Rating	Q-4	Q-3	Q-3	Q-3	Q-3	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Brewster Middle School



SCHOOL SUMMARY	
Current Enrollment*	536
Maximum Capacity	971
GSF	126,280
Condition	88%
Average Q-Rating	Q-2

* as of Sep 2007

Brewster Middle School is located at Camp Lejeune, North Carolina, near the Berkeley Manor Military Family Housing Area.

Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 150. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include metal panels and modified bitumen with some minor leaks reported. Exterior doors and windows are generally weather tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to air handling units in most areas and to fan-coil units in areas such as the multi-purpose room. The heating piping appears to be original. Ventilation in restrooms is generally adequate. Campus facilities have air conditioning with dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

Minor electrical upgrades have been installed to support the computer network, but most wiring appears to be original. Lighting is typically fluorescent with limited use of high intensity discharge. GFCI receptacles appear to be present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system or security cameras.

Plumbing fixtures are original and piping appears to be original. Domestic hot water is provided by a combination of heat exchanger and gas fired water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
868	Storage Garage	1997	610	84%	Q2	\$34,172
883	Permanent	2001	125,670	88%	Q2	\$24,237,973
Total			126,280	88%	Q-2	\$24,272,145

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,997,843	92%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$0	0.0%
AHERA	\$0	0.0%
Architectural	\$61,619	1.9%
Infrastructure	\$63,159	1.9%
Life-safety	\$0	0.0%
MEP	\$5,705	0.2%
Playground	\$302	0.0%
Security	\$136,931	4.2%
L2 TOTAL	\$267,716	8%
L1 & L2 TOTAL	\$ 3,265,559	100%

*EFCI

No Projects are planned for Brewster Middle School. Therefore, the Investment Plan is omitted.

Butner Elementary School



SCHOOL SUMMARY	
Current Enrollment*	577
Maximum Capacity	642
GSF	76,750
Condition	65%
Average Q-Rating	Q-3

* as of Sep 2007

Butner Elementary School is located at Fort Bragg, North Carolina, near the Hammond Hills Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 108. Site drainage is generally adequate.

In addition, brick veneer walls showed no indication of water penetration. Roof coverings include single-ply flexible membrane. Exterior doors and windows are generally weather tight.

Interior partition walls are generally painted masonry with some glazed block. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically terrazzo while carpet is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to fan-coil units in most areas and to air handling units in areas such as the cafeteria. Most fan-coil units and heating piping appear to be original. Ventilation in restrooms is generally inadequate. Campus facilities have air conditioning.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by a combination of gas-fired water heater and electric water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
B5356	Permanent	1959	72,590	65%	Q3	\$12,838,993
B5251	Portable	1992	2,000	0%	Q4	\$145,560
B5251A	Portable	2003	1,440	100%	Q1	\$104,803
B5251B	Portable	2003	720	91%	Q1	\$52,402
Total			76,750	65%	Q-3	\$13,141,758

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$3,958,233	54%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$382,549	5.2%
AHERA	\$228,528	3.1%
Architectural	\$520,026	7.1%
Infrastructure	\$206,739	2.8%
Life-safety	\$330,027	4.5%
MEP	\$1,595,656	21.7%
Playground	\$72,103	1.0%
Security	\$74,986	1.0%
L2 TOTAL	\$3,410,613	46%
L1 & L2 TOTAL	\$ 7,368,846	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Carpet	\$249,165					
Replace Media Center Roof	\$17,000					
Replace Kitchen Hood	\$10,000					
Replace Kitchen Hood	\$75,000					
Lead paint survey		\$10,000				
Replace Media Center Roof		\$170,000				
Replace Grease Traps		\$15,000				
Refinish Stage			\$10,000			
HVAC Replacement			\$250,000			
Renovate All Restrooms				\$30,000		
HVAC Replacement						\$2,500,000
SRM Total	\$351,165	\$195,000	\$260,000	\$30,000		\$2,500,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$351,165	\$195,000	\$260,000	\$30,000		\$2,500,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	64.7%	67%	69%	71%	71%	90%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Camp Lejeune High School

SCHOOL SUMMARY	
Current Enrollment*	424
Maximum Capacity	842
GSF	123,074
Condition	72%
Average Q-Rating	Q-3

* as of Sep 2007

Camp Lejeune High School is located at Camp Lejeune, North Carolina, near the Berkeley Manor Military Family Housing Area.

Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 316. Site drainage is generally adequate.

We found some signs of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include single-ply flexible membrane and metal panels with some minor leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to fan-coil units in most areas and to air handling units in areas such as the multi-purpose room. The heating piping appears to be original. Ventilation in restrooms is generally adequate. Campus facilities have air conditioning with dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

Minor electrical upgrades have been installed to support the computer network, but most wiring appears to be original. Lighting is typically fluorescent with limited use of high intensity discharge. GFCI receptacles appear to be present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system or security cameras.

School Reports

Plumbing fixtures are original and piping appears to be original. Domestic hot water is provided by a combination of heat exchanger gas fired water heaters.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
821	Permanent	2004	834	97%	Q1	\$46,721
835	Permanent	1990	114,028	72%	Q3	\$23,181,892
836	Permanent	1990	2,416	84%	Q2	\$135,344
837	Temp Storage	1995	844	0%	Q4	\$66,313
838	Temp Occupied	1995	844	0%	Q4	\$66,313
1947	Permanent	1989	734	51%	Q4	\$107,406
Dugout A	Dugout	2005	393	97%	Q1	\$22,016
Dugout B	Dugout	2005	393	97%	Q1	\$22,016
Pressbox	Press Box	2000	198	100%	Q1	\$100,517
S589	Permanent	2000	2,390	97%	Q1	\$133,888
Total			123,074	72%	Q-3	\$23,882,426

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$6,514,881	75%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$361,976	4.2%
AHERA	\$0	0.0%
Architectural	\$197,028	2.3%
Infrastructure	\$238,911	2.7%
Life-safety	\$77,039	0.9%
MEP	\$1,166,191	13.4%
Playground	\$0	0.0%
Security	\$156,939	1.8%
L2 TOTAL	\$2,198,085	25%
L1 & L2 TOTAL	\$ 8,712,966	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Gym Floor/Improve Gym HVAC	\$1,806,525					
Upgrade Athletic Fields for Title IX/Sewer/Concessions				\$40,000		
Upgrade Electrical Power				\$58,800		
SRM Total	\$1,806,525	\$0	\$0	\$98,800		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
MILCON Total*	\$0	\$0	\$0	\$0		\$0
SRM & MILCON Total*	\$1,806,525	\$0	\$0	\$98,800		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	72%	79%	79%	79%	80%	80%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Delalio Elementary School



SCHOOL SUMMARY	
Current Enrollment*	330
Maximum Capacity	412
GSF	38,286
Condition	40%
Average Q-Rating	Q-4

* as of Sep 2007

Delalio Elementary School is located at Marine Corps Air Station New River, near the MCAS New River Military Family Housing Area.

Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 57. Site drainage is generally adequate.

We found some signs of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include metal panels with some minor leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically terrazzo while resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. The heating piping appears to be original. Ventilation in restrooms is generally adequate. Campus facilities have air conditioning but do not have dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

Minor electrical upgrades have been installed to support the computer network, but most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles appear to be present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system or security cameras.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a combination of heat exchanger and electric water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1500	Permanent	1963	34,239	41%	Q4	\$6,538,622
1502	Permanent	1995	600	88%	Q2	\$33,612
1500A	Temp Occupied	1993	1,149	0%	Q4	\$90,277
1500B	Temp Occupied	1993	1,149	0%	Q4	\$90,277
1500C	Temp Occupied	1993	1,149	0%	Q4	\$90,277
Total			38,286	40%	Q-4	\$6,843,065

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$3,417,375	64%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$421,055	7.9%
AHERA	\$228,218	4.3%
Architectural	\$204,178	3.8%
Infrastructure	\$295,884	5.5%
Life-safety	\$22,822	0.4%
MEP	\$435,646	8.1%
Playground	\$277,241	5.2%
Security	\$52,886	1.0%
L2 TOTAL	\$1,937,929	36%
L1 & L2 TOTAL	\$ 5,355,304	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title		FY-08	FY-09	FY-10	FY-11	FY-12
Upgrade Electrical Pwr		\$54,600				
Install New Tricycle Track in Pre-K Playground Area		\$55,000				
General Renovations		\$300,000				
Upgrade Playground			\$150,000			
Replace HVAC System			\$3,490,000			
Replace HVAC System			\$25,000			
Upgrade Electrical Pwr				\$385,613		
General Renovations				\$1,950,000		
	SRM Total	\$409,600	\$3,665,000	\$2,335,613	\$0	\$0
MILCON Project Title						
		FY-08	FY-09	FY-10	FY-11	FY-12
Constr New Gym and Music Room	MILCON Major	\$2,014,000				
	MILCON Total*	\$2,014,000	\$0	\$0	\$0	\$0
	SRM & MILCON Total*	\$2,423,600	\$3,665,000	\$2,335,613	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$2,014,000	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	40.0%	46%	100%	100%	100%	100%
Q-Rating	Q-4	Q-4	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Devers Elementary School

SCHOOL SUMMARY	
Current Enrollment*	507
Maximum Capacity	717
GSF	79,767
Condition	88%
Average Q-Rating	Q-2

* as of Sep 2007

Devers Elementary School is located at Fort Bragg, North Carolina, near the Ardennes Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 121. Site drainage is generally adequate.

Brick veneer walls showed some signs of water penetration, and there was some minor damage. Roof coverings include metal panels. Exterior doors and windows are generally weather tight.

Partition walls are generally painted masonry with some ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to air handling units in most areas and to fan-coil units in areas such as the kitchen. Campus facilities have air conditioning.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system.

Domestic hot water is provided by a combination of gas-fired hot water heaters and electric water heaters.

School Reports

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
95536	Permanent	1996	79,767	88%	Q2	\$14,108,389
Total			79,767	88%	Q-2	\$14,108,389

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$1,697,123	59%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$79,547	2.8%
AHERA	\$0	0.0%
Architectural	\$191,303	6.7%
Infrastructure	\$72,074	2.5%
Life-safety	\$169,016	5.9%
MEP	\$62,488	2.2%
Playground	\$518,378	18.0%
Security	\$86,019	3.0%
L2 TOTAL	\$1,178,825	41%
L1 & L2 TOTAL	\$ 2,875,948	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Boilers and Piping		\$290,063				
SRM Total	\$0	\$290,063	\$0	\$0	\$0	\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$290,063	\$0	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	87.6%	88%	90%	90%	90%	90%
Q-Rating	Q-2	Q-2	Q-2	Q-2	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Holbrook Elementary School



SCHOOL SUMMARY	
Current Enrollment*	335
Maximum Capacity	599
GSF	61,228
Condition	56%
Average Q-Rating	Q-4

* as of Sep 2007

Holbrook Elementary School is located at Fort Bragg, North Carolina, near the Casa Blanca Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 34. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration. Roof coverings include single-ply flexible membrane and metal panels. Exterior doors and windows are generally weather tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically terrazzo while carpet is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to fan-coil units in most areas and to air handling units in areas such as the multi-purpose room. Campus facilities have air conditioning.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system.

Domestic hot water is provided by a combination of gas-fired water heater and electric water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
67947	Portable	1991	2,000	0%	Q4	\$145,560
68045	Portable	1991	2,000	0%	Q4	\$145,560
68444	Permanent	1958	55,228	60%	Q4	\$9,768,176
68643	Portable	1990	2,000	0%	Q4	\$145,560
Total			61,228	56%	Q-4	\$10,204,856

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$3,785,064	48%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$850,651	10.7%
AHERA	\$79,628	1.0%
Architectural	\$373,000	4.7%
Infrastructure	\$222,985	2.8%
Life-safety	\$331,518	4.2%
MEP	\$1,962,071	24.7%
Playground	\$278,047	3.5%
Security	\$62,018	0.8%
L2 TOTAL	\$4,159,918	52%
L1 & L2 TOTAL	\$ 7,944,982	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Grease Traps	\$3,500					
New Kitchen Hood	\$8,000					
Asbestos Abatement and Carpet Replacement	\$25,000					
Asbestos Abatement and Carpet Replacement		\$275,000				
New Kitchen Hood		\$75,000				
New Playground		\$150,000				
Replace Grease Traps		\$0				
Replace HVAC System			\$200,000			
Replace Exterior and Interior Doors			\$20,000			
Renovate Common and Classroom Toilets				\$25,000		
Study, Design, and Replace Domestic and Waste Water Lines				\$15,000		
Study, Design, and Replace Domestic and Waste Water Lines					\$45,000	
Resurface and Expand Parking Lot					\$30,000	
Replace HVAC System					\$2,000,000	
SRM Total	\$36,500	\$500,000	\$220,000	\$40,000	\$2,075,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$36,500	\$500,000	\$220,000	\$40,000	\$2,075,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	56%	57%	62%	64%	64%	84%
O-Rating	O-4	O-3	O-3	O-3	O-2	

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve O-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Irwin Intermediate School

SCHOOL SUMMARY	
Current Enrollment*	667
Maximum Capacity	792
GSF	96,170
Condition	53%
Average Q-Rating	Q-4

* as of Sep 2007

Irwin Intermediate School is located at Fort Bragg, North Carolina, near the Bougainville Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 79. Site drainage is generally adequate.

In addition, brick veneer walls showed no indication of water penetration. Roof coverings include single-ply flexible membrane. Exterior doors and windows are generally weather tight.

Partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically terrazzo while resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Campus facilities have air conditioning.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system.

Domestic hot water is provided by a combination of gas-fired boilers and electric water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
14769	Portable	1975	1,228	0%	Q4	\$89,374
14865	Permanent	1962	87,500	55%	Q4	\$15,631,000
14869	Portable	1975	1,228	0%	Q4	\$89,374
14969	Portable	1975	1,228	0%	Q4	\$89,374
15069	Portable	1975	1,228	0%	Q4	\$89,374
15367	Portable	1991	1,879	0%	Q4	\$136,754
15467	Portable	1991	1,879	0%	Q4	\$136,754
Total			96,170	53%	Q-4	\$16,262,003

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$6,747,184	45%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$758,736	5.1%
AHERA	\$768,437	5.1%
Architectural	\$579,781	3.9%
Infrastructure	\$504,170	3.4%
Life-safety	\$299,876	2.0%
MEP	\$4,778,563	32.0%
Playground	\$391,151	2.6%
Security	\$108,472	0.7%
L2 TOTAL	\$8,189,186	55%
L1 & L2 TOTAL	\$ 14,936,370	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
SRM Total	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
FY09 Constr New Intermediate School		MILCON Major	\$27,945,000			
	MILCON Total*	\$0	\$27,945,000	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$27,945,000	\$0	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$27,945,000	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	52.7%	53%	53%	53%	100%	100%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Johnson Primary School



SCHOOL SUMMARY	
Current Enrollment*	747
Maximum Capacity	906
GSF	101,765
Condition	98%
Average Q-Rating	Q-1

* as of Sep 2007

Johnson Primary School is located at Camp Lejeune, North Carolina, near the Watkins Village Military Family Housing Area.

Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 181. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include metal panels. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically terrazzo while resilient is used in most classrooms and carpet is used in offices.

Heating is provided by oil-fired boilers and is distributed by a 4-pipe system to air handling units in most areas and to air handling units in areas such as the multi-purpose room. The hydronic system appears to be original. Ventilation in restrooms is generally adequate. Campus facilities have air conditioning with dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

No electrical upgrades have been installed to support the computer network. Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles appear to be present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Plumbing fixtures and piping are original. Domestic hot water is provided by oil-fired water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
2027	Permanent	2005	101,285	98%	Q1	\$20,358,285
2027A	Permanent	2005	120	97%	Q1	\$20,022
2027B	Permanent	2005	120	97%	Q1	\$20,022
2027C	Permanent	2005	120	97%	Q1	\$20,022
2027D	Permanent	2005	120	97%	Q1	\$20,022
Total			101,765	98%	Q-1	\$20,438,373

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$422,392	94%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$278	0.1%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$25,716	5.7%
MEP	\$0	0.0%
Playground	\$1,921	0.4%
Security	\$0	0.0%
L2 TOTAL	\$27,915	6%
L1 & L2 TOTAL	\$ 450,306	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Extend the Covered Walkways				\$40,000		
Install Playground Equipment						\$7,000
SRM Total	\$0	\$0	\$0	\$40,000		\$7,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$0	\$0	\$40,000		\$7,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	97.8%	98%	98%	98%	98%	98%
Q-Rating	Q-1	Q-1	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

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McNair Elementary School

SCHOOL SUMMARY	
Current Enrollment*	333
Maximum Capacity	527
GSF	54,526
Condition	52%
Average Q-Rating	Q-4

* as of Sep 2007

Site: Mc Nair Elementary School is located at Fort Bragg, North Carolina, near the Hammond Hills Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 46. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration. Roof coverings include single-ply flexible membrane. Exterior doors and windows are generally weather tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically terrazzo while carpet is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Campus facilities have air conditioning.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system.

Domestic hot water is provided by a combination of gas-fired boilers and electric water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
7456	Portable	1992	852	0%	Q4	\$62,009
7557	Portable	1992	852	0%	Q4	\$62,009
7657	Portable	1992	852	0%	Q4	\$62,009
7658	Portable	2005	1,440	95%	Q1	\$104,803
B7556	Permanent	1962	50,530	52%	Q4	\$8,937,241
Total			54,526	52%	Q-4	\$9,228,070

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$3,260,869	41%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$547,632	6.9%
AHERA	\$343,506	4.3%
Architectural	\$664,253	8.3%
Infrastructure	\$252,638	3.2%
Life-safety	\$389,287	4.9%
MEP	\$2,390,314	29.9%
Playground	\$85,771	1.1%
Security	\$56,867	0.7%
L2 TOTAL	\$4,730,269	59%
L1 & L2 TOTAL	\$ 7,991,138	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Asbestos Containing MPR Flooring	\$42,000					
Replace Grease Traps	\$2,000					
Replace Grease Traps	\$15,000					
Replace Asbestos Containing MPR Flooring		\$311,063				
Replace HVAC		\$150,000				
Correct Foundation Undermining		\$411,600				
Renovate Restrooms			\$15,000			
Replace HVAC				\$150,000		
Replace Walk-in Cooler				\$411,600		
Replace School Casework				\$50,000		
Renovate Restrooms					\$175,000	
SRM Total	\$59,000	\$872,663	\$15,000	\$611,600	\$175,000	
MILCON Project Title						
	FY-08	FY-09	FY-10	FY-11	FY-12	
Repl Exist School, McNair ES			\$18,567,000			
MILCON Major			\$18,567,000			
MILCON Total*	\$0	\$0	\$18,567,000	\$0	\$0	
SRM & MILCON Total*	\$59,000	\$872,663	\$18,582,000	\$611,600	\$175,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$18,567,000	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	51.5%	52%	62%	62%	68%	100%
Q-Rating	Q-4	Q-4	Q-3	Q-3	Q-3	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Murray Elementary School



SCHOOL SUMMARY	
Current Enrollment*	462
Maximum Capacity	625
GSF	55,798
Condition	52%
Average Q-Rating	Q-4

* as of Sep 2007

Murray Elementary School is located at Fort Bragg, North Carolina, near the Normandy Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 50. Site drainage is generally adequate.

Roof coverings include single-ply flexible membrane. Exterior doors and windows are generally weather tight.

Partition walls are generally painted masonry with some ceramic tile and glazed block. Ceilings in classroom and office areas are generally suspended acoustical tile with a combination of suspended acoustical tile and painted drywall in restrooms. Flooring in high traffic areas is typically terrazzo while carpet and resilient is used in most classrooms and offices.

Heating is provided by gas-fired boilers and is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Campus facilities have air conditioning.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system.

Domestic hot water is provided by a combination of gas-fired hot water heaters and electric water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
B5636	Portable	1975	1,120	0%	Q4	\$81,514
B5637	Portable	1975	1,120	0%	Q4	\$81,514
B5638	Portable	1975	1,120	0%	Q4	\$81,514
B5735	Portable	1991	1,800	0%	Q4	\$131,004
B6036	Permanent	1957	50,638	55%	Q4	\$8,956,343
Total			55,798	52%	Q-4	\$9,331,888

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$3,986,937	49%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$468,094	5.7%
AHERA	\$264,155	3.2%
Architectural	\$475,918	5.8%
Infrastructure	\$339,846	4.1%
Life-safety	\$221,846	2.7%
MEP	\$2,159,404	26.3%
Playground	\$232,310	2.8%
Security	\$59,221	0.7%
L2 TOTAL	\$4,220,793	51%
L1 & L2 TOTAL	\$ 8,207,730	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Grease Traps	\$2,000					
Replace Grease Traps	\$15,000					
Asbestos Abatement and Carpet Replacement	\$25,000					
Asbestos Abatement in Columns	\$50,000					
Asbestos Abatement in Columns	\$11,500					
Upgrade Playground		\$150,000				
Replace HVAC System		\$170,000				
Asbestos Abatement and Carpet Replacement		\$250,000				
Replace roof		\$100,000				
New Sports Flooring in Multi-purpose Room		\$8,000				
New Sports Flooring in Multi-purpose Room			\$50,000			
Renovate school entrance				\$5,000		
Replace HVAC System				\$1,700,000		
Replace roof				\$1,000,000		
Replace domestic and waste water lines				\$85,000		
Renovate Common and Classroom Toilets				\$25,000		
Resurface and Expand Parking Lot				\$25,000		
SRM Total	\$103,500	\$678,000	\$50,000	\$2,840,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Repl Existing School, Murray ES	\$0	\$0	\$0	\$0	\$20,784,000	
MILCON Total*	\$0	\$0	\$0	\$0	\$20,784,000	
SRM & MILCON Total*	\$103,500	\$678,000	\$50,000	\$2,840,000	\$20,784,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	52.4%	54%	61%	61%	92%	92%
Q-Rating	Q-4	Q-3	Q-3	Q-1	Q-1	

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Pope Elementary School

SCHOOL SUMMARY	
Current Enrollment*	249
Maximum Capacity	526
GSF	54,408
Condition	63%
Average Q-Rating	Q-3

* as of Sep 2007

Site: Pope Elementary School is located at Pope Air Force Base, North Carolina, near the Pope Air Force Base Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 32. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration. Roof coverings include single-ply flexible membrane. Exterior doors and windows are generally weather tight.

Partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Heating is provided by a combination of heat pumps and hot water from a central heating plant which is distributed by a 2-pipe system to radiators in most areas and to air handling units in areas such as the multi-purpose room. Most campus facilities have air conditioning.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system.

Domestic hot water is provided by a combination of gas-fired water heater and electric water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
9000	Permanent	1967	46,008	68%	Q3	\$8,137,435
9000A	Portable	1990	1,400	0%	Q4	\$96,586
9000B	Portable	1990	1,400	0%	Q4	\$96,586
9000C	Portable	1990	1,400	0%	Q4	\$96,586
9000D	Portable	1990	1,400	0%	Q4	\$96,586
9000E	Portable	1990	1,400	0%	Q4	\$96,586
9000F	Portable	1990	1,400	0%	Q4	\$96,586
Total			54,408	63%	Q-3	\$8,716,951

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,704,670	39%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$508,206	7.3%
AHERA	\$212,460	3.0%
Architectural	\$706,962	10.1%
Infrastructure	\$256,974	3.7%
Life-safety	\$276,576	4.0%
MEP	\$2,178,173	31.1%
Playground	\$99,304	1.4%
Security	\$53,483	0.8%
L2 TOTAL	\$4,292,137	61%
L1 & L2 TOTAL	\$ 6,996,807	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Grease Traps	\$2,000					
Replace Grease Traps		\$15,000				
Remove Asbestos Caulking		\$204,881				
Replace HVAC System				\$120,000		
Replace Domestic Water and Sewer Lines				\$70,000		
Renovate classroom, staff, and common restrooms.				\$15,000		
Renovate/Expand Parking				\$35,000		
Replace exterior and interior doors				\$20,000		
SRM Total	\$2,000	\$219,881	\$0	\$260,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$2,000	\$219,881	\$0	\$260,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	63.2%	63%	66%	66%	69%	69%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Tarawa Terrace I Primary School



SCHOOL SUMMARY	
Current Enrollment*	229
Maximum Capacity	277
GSF	40,261
Condition	55%
Average Q-Rating	Q-4

* as of Sep 2007

Tarawa Terrace I Primary School is located at Camp Lejeune, North Carolina, within the Tarawa Terrace I Military Family Housing Area.

Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 53. Site drainage is generally adequate.

We found some signs of damage to foundations during the course of the assessment. In addition, brick veneer walls showed some signs of water penetration, and there was some minor damage. Roof coverings include metal panels with some minor leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally exposed structure. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while carpet is used in most offices and resilient is used in most classrooms.

Heating is provided by an oil-fired boiler and is distributed by a 2-pipe system to radiators in most areas, gymnasium and remote buildings. Although most radiators appear to have been replaced, the heating piping appears to be original. Ventilation in restrooms is generally adequate. Campus facilities have limited air conditioning. Window units have been installed through out the building, but do not have dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

Minor electrical upgrades have been installed to support the computer network, but most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are not present in all required locations. The campus does not have a functional intercom. The campus does not have a functional security system or security cameras.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a oil-fired boilers and point-of-use water heaters.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
E2	Permanent	1967	174	75%	Q3	\$10,617
TT60	Permanent	1967	19,132	53%	Q4	\$3,653,638
TT60A	Permanent	1967	4,183	54%	Q4	\$798,828
TT60B	Permanent	1967	4,183	59%	Q4	\$798,828
TT60C	Permanent	1967	4,193	58%	Q4	\$800,737
TT60D	Permanent	1967	4,193	59%	Q4	\$800,737
TT60E	Permanent	1967	4,203	59%	Q4	\$802,647
Total			40,261	55%	Q-4	\$7,666,032

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,990,208	46%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$518,584	8.0%
AHERA	\$201,592	3.1%
Architectural	\$436,418	6.7%
Infrastructure	\$176,502	2.7%
Life-safety	\$160,583	2.5%
MEP	\$1,736,120	26.7%
Playground	\$234,863	3.6%
Security	\$49,706	0.8%
L2 TOTAL	\$3,514,369	54%
L1 & L2 TOTAL	\$ 6,504,576	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install Rubber Playground Surface		\$95,000				
General Renovations			\$250,000			
General Renovations						\$1,750,000
SRM Total	\$0	\$95,000	\$250,000	\$0	\$0	\$1,750,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$95,000	\$250,000	\$0	\$0	\$1,750,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	55%	55%	57%	60%	60%	83%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Tarawa Terrace II Elementary School

SCHOOL SUMMARY	
Current Enrollment*	359
Maximum Capacity	553
GSF	77,055
Condition	90%
Average Q-Rating	Q-1

* as of Sep 2007

Tarawa Terrace II Elementary School is located at Camp Lejeune, North Carolina, within the Tarawa Terrace II Military Family Housing Area.

Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 94. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include metal panels. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically terrazzo while carpet is used in most offices and resilient is used in most offices.

Heating is provided by oil-fired boilers and is distributed by a 4-pipe system to air handling units. Ventilation in restrooms is generally adequate. Campus facilities have air conditioning with dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

No electrical upgrades have been installed to support the computer network. Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles appear to be present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by oil-fired water heater.

School Reports

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
TT84	Permanent	2001	77,055	90%	Q1	\$14,715,193
Total			77,055	90%	Q-1	\$14,715,193

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$1,366,704	95%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$11,791	0.8%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$781	0.1%
Life-safety	\$55,445	3.9%
MEP	\$1,383	0.1%
Playground	\$1,921	0.1%
Security	\$0	0.0%
L2 TOTAL	\$71,321	5%
L1 & L2 TOTAL	\$ 1,438,026	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Construct Covered Walkways						\$15,000
SRM Total	\$0	\$0	\$0	\$0	\$0	\$15,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$15,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	FY-08	FY-09	FY-10	FY-11	FY-12
	Current	90.4%	90%	90%	90%	91%
% Condition**		90.4%	90%	90%	90%	91%
Q-Rating	Q-1	Q-1	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

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5.2.7 Puerto Rico

Antilles District Superintendent's Office

Antilles Elementary School

Antilles High School

Antilles Intermediate School

Antilles Middle School

Ramey Elementary School/High School

Antilles District Superintendent's Office

The list below shows DSO Administration buildings and is not a representation of all buildings in the district.

DSO SUMMARY	
GSF	23,840
Condition	71%
Average Q-Rating	Q-3

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
15	Permanent	1941	546	64%	Q3	\$149,244
19	Permanent	1941	2,185	59%	Q4	\$597,248
30	Modular	1984	1,500	0%	Q4	\$159,930
566	Permanent	1947	15,222	79%	Q3	\$4,160,781
569	Modular	1984	1,764	0%	Q4	\$188,078
Open Stor 1	Covered Shelter	1952	1,554	80%	Q2	\$103,372
Open Stor 2	Covered Shelter	1952	400	80%	Q2	\$26,608
Paint Storage	Covered Shelter	1952	669	68%	Q3	\$151,803
Total			23,840	71%	Q-3	\$5,537,064

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$1,373,075	84%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$49,314	3.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$36,891	2.2%
Life-safety	\$168,266	10.2%
MEP	\$14,929	0.9%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$269,399	16%
L1 & L2 TOTAL	\$ 1,642,474	100%

*EFCI

Antilles Elementary School

SCHOOL SUMMARY	
Current Enrollment*	638
Maximum Capacity	824
GSF	82,255
Condition	54%
Average Q-Rating	Q-4

* as of Sep 2007

Antilles Elementary School is located at Fort Buchanan, Puerto Rico, near Antilles High School. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 141 with a gravel overflow area. Site drainage is generally adequate.

We found some signs of damage to foundations during the course of the assessment. In addition, exterior walls showed no indication of water penetration, or other signs of damage. Roof coverings include single-ply flexible membrane and metal panels with major leaks reported. Exterior doors and windows show signs of weather infiltration.

The interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient and ceramic tile while resilient is used in most classrooms and offices.

Fire sprinkler systems are not present in all campus facilities. The campus has a fire alarm system that is activated by smoke sensors and pull stations and automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs are not present at all required locations.

The campus does not have a heating system. Air Conditioning is provided partially by a central cooling plant utilizing air-cooled water chillers and is distributed by 2-pipe system to air handling units in areas such as the cafeteria, some classrooms, information center and administrative areas. The chilled water piping appears to be original. Other classroom buildings and isolated structures use either split or window type cooling units. There is no controllable ventilation making indoor air quality difficult to monitor or control. Ventilation in restrooms is generally inadequate. Dedicated air conditioning for LAN concentrator rooms is not present in all required locations. The campus has no elevator.

School Reports

Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are not present in all required locations. The school has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a fire alarm system that is activated by pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting is not present at all required locations. Exit signs are not present at all required locations. The campus does not have a security system.

Plumbing fixtures are original and piping appears to be original. Domestic hot water is provided by electric hot water heaters. Some campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1029	Permanent	1954	4,365	45%	Q4	\$1,193,129
1030	Permanent	1954	3,103	55%	Q4	\$848,174
1031	Permanent	1954	3,191	42%	Q4	\$872,228
1032	Permanent	1954	3,191	60%	Q4	\$872,228
1033	Permanent	1954	3,191	52%	Q4	\$872,228
1034	Permanent	1975	644	74%	Q3	\$56,266
1035	Permanent	1954	2,628	69%	Q3	\$718,338
1036	Permanent	1954	12,223	49%	Q4	\$3,071,640
1037	Permanent	1962	5,293	57%	Q4	\$1,446,789
1038	Permanent	1962	5,233	51%	Q4	\$1,430,388
1039	Permanent	1962	6,075	58%	Q4	\$1,660,541
1040	Permanent	1999	2,628	78%	Q3	\$718,311
1043	Permanent	1987	12,949	61%	Q3	\$2,506,797
1045	Permanent	1987	672	88%	Q2	\$198,294
1046	Temp Occupied	1984	1,734	0%	Q4	\$184,879
1047	Permanent	1988	431	74%	Q3	\$97,798
1048	Permanent	1988	1,730	100%	Q1	\$115,080
1049	Permanent	1984	3,398	34%	Q4	\$928,775
1050	Temp Occupied	1984	1,675	0%	Q4	\$178,589
1051	Temp Occupied	1987	1,758	0%	Q4	\$187,438
1052	Temp Occupied	1987	1,752	0%	Q4	\$186,798
1054	Permanent	1984	327	62%	Q3	\$96,491
1055	Permanent	1984	320	93%	Q1	\$28,141
1056	Permanent	1984	129	75%	Q3	\$11,344
1057	Permanent	1984	590	73%	Q3	\$161,271
1058	Permanent	1984	217	99%	Q1	\$19,083
1059	Permanent	1984	2,510	70%	Q3	\$686,083
1060	Permanent	1984	77	93%	Q1	\$6,771
1061	Permanent	1984	221	74%	Q3	\$50,147
Total			82,255	54%	Q-4	\$19,404,039

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$8,367,444	85%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$856,889	8.7%
AHERA	\$0	0.0%
Architectural	\$43,672	0.4%
Infrastructure	\$39,714	0.4%
Life-safety	\$184,801	1.9%
MEP	\$175,895	1.8%
Playground	\$200,342	2.0%
Security	\$0	0.0%
L2 TOTAL	\$1,501,313	15%
L1 & L2 TOTAL	\$ 9,868,758	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Roof		\$120,800				
Upgrade Playground		\$150,000				
Replace Air Handlers			\$378,000			
Replace Roof				\$1,500,000		
Resurface Exterior Walkways				\$37,800		
Replace Gym Floor				\$18,000		
Renovate Cafeteria Kitchen					\$0	
Replace Air Handlers					\$2,608,750	
SRM Total	\$0	\$270,800	\$378,000	\$1,555,800	\$2,608,750	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	
MILCON Total*	\$0	\$0	\$0	\$0	\$0	
SRM & MILCON Total*	\$0	\$270,800	\$378,000	\$1,555,800	\$2,608,750	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
% Condition**	Current 53.7%	FY-08 54%	FY-09 55%	FY-10 57%	FY-11 65%	FY-12 78%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Antilles High School



SCHOOL SUMMARY	
Current Enrollment*	465
Maximum Capacity	897
GSF	100,539
Condition	70%
Average Q-Rating	Q-3

* as of Sep 2007

Antilles High School is located at Fort Buchanan, Puerto Rico, near Antilles Elementary School. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 85. Site drainage is generally inadequate. Flooding of occupied spaces within the school reportedly take place as a result of an inadequate or blocked storm water drain line near the fences at the top of the site.

The interior partition walls are generally painted plaster with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Fire sprinkler systems are not present in all campus facilities. The campus has a fire alarm system that is activated by smoke sensors and pull stations and automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs are not present at all required locations

The campus has no heating system. Air Conditioning is provided by a central cooling plant utilizing water cooled water chillers and is distributed by a 2-pipe system to air handling units in areas such as the cafeteria, classrooms, information center and administrative areas. The chilled water piping appears to be original. There is no controllable ventilation making indoor air quality difficult to monitor or control. Ventilation in restrooms is generally inadequate. The campus has no elevator.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a fire alarm system that is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required

locations. Exit signs are not present at all required locations. The campus does not have a security system.

Plumbing fixtures are original and piping appears to be original. Domestic hot water is provided by an electric hot water heater. Some campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1060	Permanent	1992	15,442	59%	Q4	\$4,027,428
1062	Permanent	1992	53,951	72%	Q3	\$15,701,360
1064	Permanent	1992	9,597	78%	Q3	\$2,411,726
1066	Modular	1980	2,428	0%	Q4	\$258,873
1068	Permanent	1992	10,030	70%	Q3	\$2,918,931
1070	Permanent	1992	1,209	30%	Q4	\$106,319
1072	Permanent	1992	1,272	71%	Q3	\$288,630
1074	Permanent	1992	66	82%	Q2	\$4,310
1076	Modular	1992	507	0%	Q4	\$54,056
1078	Permanent	1992	1,530	68%	Q3	\$388,452
000N	Modular	2000	4,507	80%	Q2	\$1,231,898
Total			100,539	70%	Q-3	\$27,391,983

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$7,869,414	93%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$222,984	2.6%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$30,359	0.4%
Life-safety	\$225,874	2.7%
MEP	\$117,491	1.4%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$596,709	7%
L1 & L2 TOTAL	\$ 8,466,122	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Renovation and Expansion of Existing SPED Classroom	\$0					
Repair Storm Drainage System		\$15,000				
Renovation and Expansion of Existing SPED Classroom		\$25,000				
Repair Roof			\$165,538			
Renovate Bathrooms				\$58,800		
Renovate Cafeteria				\$124,800		
Repair Storm Drainage System				\$150,000		
Replace Termite Damaged Cabinets						\$67,200
Repair Roof						\$1,184,500
SRM Total	\$0	\$40,000	\$165,538	\$333,600	\$1,251,700	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$40,000	\$165,538	\$333,600	\$1,251,700	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	69.6%	70%	70%	70%	72%	76%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Puerto Rico - Antilles Intermediate School

SCHOOL SUMMARY	
Current Enrollment*	301
Maximum Capacity	636
GSF	79,797
Condition	53%
Average Q-Rating	Q-4

* as of Sep 2007

Antilles Intermediate School is located at Fort Buchanan, Puerto Rico, near the bowling alley. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 41. Site drainage is generally adequate.

We found some signs of damage to foundations during the course of the assessment. In addition, exterior walls showed some signs of water penetration, and there was some minor damage. Roof coverings include built-up with ballast and low slope concrete with some minor leaks reported. Exterior doors and windows are generally weather-tight.

The interior partition walls are generally painted plaster. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically concrete while carpet and resilient is used in most classrooms and offices.

The campus has a fire alarm system that is activated by smoke sensors and pull stations and automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs are not present at all required locations

The campus does not have a heating system and originally was not air-conditioned. Air Conditioning is provided by a combination of split units and window units. Ventilation in restrooms is generally adequate. The campus has no elevator.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by electric water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
13	Permanent	1941	782	71%	Q3	\$177,444
73	Permanent	1962	5,647	48%	Q4	\$1,543,551
74	Permanent	1962	3,632	44%	Q4	\$992,771
75	Permanent	1962	5,183	49%	Q4	\$1,416,721
76	Permanent	1962	7,097	41%	Q4	\$1,783,476
77	Permanent	1962	4,050	45%	Q4	\$1,107,027
78	Permanent	1962	2,776	47%	Q4	\$758,792
79	Permanent	1962	2,687	58%	Q4	\$734,465
80	Permanent	1962	5,053	53%	Q4	\$1,381,187
81	Permanent	1962	2,687	52%	Q4	\$734,465
82	Permanent	1962	2,867	61%	Q3	\$783,666
83	Permanent	1962	3,463	49%	Q4	\$946,576
84	Permanent	1987	1,976	59%	Q4	\$540,120
85	Permanent	1962	11,105	33%	Q4	\$2,149,817
87	Temp Occupied	1987	1,765	0%	Q4	\$188,184
98	Covered Shelter	1987	883	82%	Q2	\$57,669
T001	Temp Occupied	2001	2,016	99%	Q1	\$214,946
T002	Temp Occupied	2001	2,016	99%	Q1	\$214,946
T003	Temp Occupied	2001	2,016	99%	Q1	\$214,946
T004	Temp Occupied	2001	2,016	100%	Q1	\$214,946
T005	Temp Occupied	2001	2,016	100%	Q1	\$214,946
T006	Temp Occupied	2001	2,016	100%	Q1	\$214,946
T007	Temp Occupied	2001	2,016	100%	Q1	\$214,946
T008	Temp Occupied	2001	2,016	100%	Q1	\$214,946
T009	Temp Occupied	2001	2,016	100%	Q1	\$214,946
Total			79,797	53%	Q-4	\$17,230,443

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$7,811,199	89%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$299,003	3.4%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$216,518	2.5%
Life-safety	\$135,677	1.5%
MEP	\$103,818	1.2%
Playground	\$219,950	2.5%
Security	\$0	0.0%
L2 TOTAL	\$974,966	11%
L1 & L2 TOTAL	\$ 8,786,165	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Relocation of Portable Classrooms from AIS	\$760,000					
SRM Total	\$760,000	\$0	\$0	\$0	\$0	\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$760,000	\$0	\$0	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	52.7%	57%	57%	57%	57%	57%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-4

* Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

** EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Antilles Middle School



SCHOOL SUMMARY	
Current Enrollment*	433
Maximum Capacity	844
GSF	83,757
Condition	69%
Average Q-Rating	Q-3

* as of Sep 2007

Antilles Middle School is located at Fort Buchanan, Puerto Rico, near the Coconut Grove Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 114. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, exterior walls showed some signs of water penetration, and there was some minor damage. Roof coverings include single-ply flexible membrane with major leaks reported. Exterior doors and windows are generally weather-tight.

The interior partition walls are generally painted plaster with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient and resilient is used in most classrooms and offices.

The campus has no heating system. Air Conditioning is provided by a central cooling plant utilizing air-cooled water chillers and is distributed by 2-pipe system to air handling units in areas such as the cafeteria, classrooms and administrative areas. The chilled water piping appears to be original. There is no controllable ventilation making indoor air quality difficult to monitor or control. Ventilation in restrooms is generally adequate. The campus has no elevator.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a fire alarm system that is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures are original and piping appears to be original. Domestic hot water is provided by an electric hot water heater. Some campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1071	Permanent	1992	11,101	67%	Q3	\$2,934,216
1073	Permanent	1992	8,434	68%	Q3	\$2,328,459
1075	Permanent	1992	8,434	67%	Q3	\$2,328,459
1077	Permanent	1992	12,223	67%	Q3	\$3,374,526
1079	Permanent	1992	8,200	69%	Q3	\$2,263,856
1081	Permanent	1992	5,807	66%	Q3	\$1,603,197
1083	Permanent	1992	8,434	67%	Q3	\$2,328,459
1085	Permanent	1992	8,434	68%	Q3	\$2,328,459
1087	Permanent	1992	12,690	79%	Q3	\$3,188,997
Total			83,757	69%	Q-3	\$22,678,627

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$6,883,736	95%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$119,724	1.6%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$140,359	1.9%
Life-safety	\$22,720	0.3%
MEP	\$63,963	0.9%
Playground	\$42,057	0.6%
Security	\$0	0.0%
L2 TOTAL	\$388,824	5%
L1 & L2 TOTAL	\$ 7,272,560	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace HVAC/Electrical		\$1,398,007				
Replace HVAC/Electrical		\$25,000				
Repair Gym Floor				\$41,600		
Replace Termite Damaged Cabinets						\$58,800
SRM Total	\$0	\$1,423,007	\$0	\$41,600	\$58,800	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$1,423,007	\$0	\$41,600	\$58,800	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	69.1%	69%	75%	75%	76%	76%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Ramey Elementary School/High School

SCHOOL SUMMARY	
Current Enrollment*	427
Maximum Capacity	915
GSF	95,753
Condition	52%
Average Q-Rating	Q-4

* as of Sep 2007

Ramey Elementary-High School is located near U.S. Coast Guard Air Station Borinquen. The site is located off West Parade Road and includes playgrounds, hard surface play areas, and a baseball field.

The school has a parking capacity of approximately 75. Parking surfaces are constructed of asphalt and are generally in fair condition. Sidewalks are constructed using pavers and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with precast concrete panels. Roofs are single-ply flexible membrane. The buildings are connected with exterior covered walkways. Exterior doors are generally wood with no glazing. Windows are typically single-pane units with aluminum frames.

The interior partition walls are generally painted plaster with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classrooms are generally exposed structure and suspended acoustical tile in office. Restrooms generally have painted plaster and drywall ceilings. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

The campus does not have a heating system. Air Conditioning is provided by a chilled water plant utilizing water-cooled chillers and is distributed by 2-pipe system to air handling units (AHU) in most areas. Although the chillers and cooling towers have been replaced most AHU and chilled water piping appear to be original. Ventilation in restrooms is generally adequate. The campus has one elevator

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system.

School Reports

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by electric water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	O-Rating*	Plant Replacement Value
A	Permanent	1969	3,164	60%	Q3	\$920,787
AA	Permanent	1969	12,640	53%	Q4	\$3,678,493
Administration	Permanent	1969	3,191	46%	Q4	\$928,645
B	Permanent	1969	3,163	63%	Q3	\$920,496
Boys Locker	Permanent	1969	3,359	58%	Q4	\$852,817
C	Permanent	1969	3,172	53%	Q4	\$923,115
Cafeteria	Permanent	1969	10,822	45%	Q4	\$3,149,527
D	Permanent	1969	3,163	48%	Q4	\$920,496
E	Permanent	1969	3,164	60%	Q3	\$920,787
F	Permanent	1969	3,161	54%	Q4	\$919,914
G	Permanent	1969	3,163	61%	Q3	\$920,496
Girls Locker	Permanent	1969	3,694	49%	Q4	\$937,870
Guard House 1	Permanent	1973	44	0%	Q4	\$4,949
Guard House 2	Permanent	2001	82	100%	Q1	\$9,223
Guidance	Permanent	1969	3,194	44%	Q4	\$929,518
Gymnasium	Permanent	1969	10,412	63%	Q3	\$2,715,554
HAZMAT Storage	Permanent	1969	333	90%	Q1	\$21,748
Maint Storage	Permanent	1969	950	73%	Q3	\$220,267
Media Center	Permanent	1969	7,149	38%	Q4	\$2,080,502
Science	Permanent	1969	7,890	44%	Q4	\$2,296,148
Theater	Permanent	1969	9,843	54%	Q4	\$2,864,510
Total			95,753	52%	Q-4	\$27,135,861

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$12,218,151	91%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$510,648	3.8%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$6,668	0.0%
Life-safety	\$296,160	2.2%
MEP	\$203,372	1.5%
Playground	\$234,199	1.7%
Security	\$0	0.0%
L2 TOTAL	\$1,251,047	9%
L1 & L2 TOTAL	\$ 13,469,198	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Upgrade Playground		\$150,000				
Upgrade HVAC/Electrical/Roof		\$4,000,000				
ADA/Life Safety Upgrades			\$253,680			
Repl Termite Infested Cabinets				\$67,200		
Upgrade HVAC/Electrical/Roof				\$3,750,000		
Renovate Gym				\$151,200		
ADA/Life Safety Upgrades						\$1,791,615
SRM Total	\$0	\$4,150,000	\$253,680	\$3,968,400		\$1,791,615
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$4,150,000	\$253,680	\$3,968,400		\$1,791,615
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	51.9%	52%	67%	68%	83%	89%
Q-Rating	Q-4	Q-4	Q-3	Q-3	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

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5.2.8 South Carolina - Ft. Stewart

South Carolina District Superintendent's Office

Bolden Elementary School

Brittin Elementary School

Diamond Elementary School

Elliott Elementary School

Galer Elementary School

Hood Street Elementary School - Closing

Pierce Terrace Elementary School

Pinckney Elementary School

South Carolina District Superintendent's Office

The list below shows DSO Administration buildings and is not a representation of all buildings in the district.

DSO SUMMARY	
GSF	14,860
Condition	78%
Average Q-Rating	Q-3

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1620	Permanent	1993	9,429	86%	Q2	\$1,800,656
5605	Permanent	1984	5,431	63%	Q3	\$929,787
Total			14,860	78%	Q-3	\$2,730,443

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$505,384	77%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$35,070	5.3%
AHERA	\$0	0.0%
Architectural	\$6,458	1.0%
Infrastructure	\$22,890	3.5%
Life-safety	\$41,075	6.2%
MEP	\$48,045	7.3%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$153,538	23%
L1 & L2 TOTAL	\$ 658,922	100%

* EFCI

Bolden Elementary School



SCHOOL SUMMARY	
Current Enrollment*	300
Maximum Capacity	593
GSF	70,638
Condition	63%
Average Q-Rating	Q-3

* as of Sep 2007

Bolden Elementary School is located at Beaufort Marine Corps Air Station, South Carolina, within the Laurel Bay Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 66. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration. Roof coverings include built-up and metal panel. Exterior doors and windows are generally weather tight.

Interior Partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile.. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Heating is provided by a gas-fired boiler and is distributed by 2-pipe hydronic system to fan-coil units in some areas and to air handling units in areas such as the multi-purpose room. Campus facilities have air conditioning.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system. The campus has a functional security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by a combination of gas-fired water heater and electric water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1523	Permanent	1962	53,710	53%	Q4	\$10,256,999
Butler	Modular	2000	1,061	100%	Q1	\$83,363
Gym	Permanent	2003	14,666	98%	Q1	\$2,800,766
Mechanical	Permanent	1962	1,201	86%	Q2	\$73,765
Total			70,638	63%	Q-3	\$13,214,893

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,361,997	58%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$323,425	4.3%
AHERA	\$126,529	1.7%
Architectural	\$1,021,533	13.6%
Infrastructure	\$18,779	0.2%
Life-safety	\$256,395	3.4%
MEP	\$1,117,660	14.8%
Playground	\$223,085	3.0%
Security	\$86,485	1.1%
L2 TOTAL	\$3,173,891	42%
L1 & L2 TOTAL	\$ 7,535,888	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Roof	\$1,671,000					
Replace Roof	\$40,000					
Upgrade Playground		\$150,000				
General Renovations			\$235,000			
General Renovations						\$1,750,000
SRM Total	\$1,711,000	\$150,000	\$235,000	\$0		\$1,750,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$1,711,000	\$150,000	\$235,000	\$0		\$1,750,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	62.7%	76%	77%	79%	79%	92%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Brittin Elementary School



SCHOOL SUMMARY	
Current Enrollment*	738
Maximum Capacity	777
GSF	80,429
Condition	81%
Average Q-Rating	Q-2

* as of Sep 2007

Brittin Elementary School is located at Fort Stewart, Georgia, near the Bryan Village Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 101. Site drainage is generally adequate, with the exception of the school-age play area.

Brick veneer walls showed no indication of water penetration. Roof coverings include metal panels. Exterior doors and windows are generally weather-tight.

Partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile with some painted drywall and concrete. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

The building is heated and cooled by individual ceiling mounted heat pumps with condensers on grade. Energy recovery ventilators provide out door air to each heat pump for ventilation. Distribution is through a metal duct system that is externally wrapped. The control system is a Siemens direct digital control system.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system. The campus has a security system with motion sensors, door contacts and includes security cameras.

Plumbing fixtures are original and in fair condition. Piping appears to be original. Domestic hot water is provided by multiple electric water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
7392	Permanent	1983	72,863	81%	Q2	\$11,716,370
7393	Permanent	1984	4,530	82%	Q2	\$728,424
7394	Permanent	1983	327	96%	Q1	\$15,425
7395	Permanent	1989	2,709	76%	Q3	\$139,216
Total			80,429	81%	Q-2	\$12,599,435

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,263,330	60%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$694,552	18.5%
AHERA	\$0	0.0%
Architectural	\$85,358	2.3%
Infrastructure	\$149,060	4.0%
Life-safety	\$67,158	1.8%
MEP	\$109,556	2.9%
Playground	\$378,087	10.1%
Security	\$0	0.0%
L2 TOTAL	\$1,483,771	40%
L1 & L2 TOTAL	\$ 3,747,102	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install Fire Supression Sprinkler System						\$66,130
SRM Total	\$0	\$0	\$0	\$0	\$0	\$66,130
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Constr Gym, Brittin ES	MILCON Major				\$1,767,000	
MILCON Total*	\$0	\$0	\$0	\$1,767,000		\$0
SRM & MILCON Total*	\$0	\$0	\$0	\$1,767,000		\$66,130
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	81%	81%	81%	81%	81%	82%
Q-Rating	Q-2	Q-2	Q-2	Q-2	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Diamond Elementary School

SCHOOL SUMMARY	
Current Enrollment*	701
Maximum Capacity	1,035
GSF	116,144
Condition	76%
Average Q-Rating	Q-3

* as of Sep 2007

Diamond Elementary School is located at Fort Stewart, Georgia, near the Marne Homes and Marne Terrace Military Family Housing Areas. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 99. Site drainage is generally adequate.

Roof coverings include metal panels and small areas of 1-ply flexible membrane. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall and metal panels. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

The buildings are heated/cooled by a combination of air-cooled water chillers, air handlers, heat pumps, direct expansion package units with electric heat and a gas fired hot water boiler. Distribution is primarily metal ductwork. Controls are manual/electric and a Siemens Direct Digital Control (DDC) system. HVAC systems have back flow preventers in place.

Lighting is typically fluorescent with limited use of incandescent and HID fixtures. The campus has an intercom system. The campus has a security system with motion detectors, door contacts and includes security cameras.

Plumbing fixtures are original. Piping is copper supply and cast iron drain and is original. Domestic hot water is provided by multiple electric water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
5601	Permanent	1987	2,660	62%	Q3	\$427,728
5602	Permanent	1955	101,891	78%	Q3	\$16,384,073
5603	Permanent	1987	7,976	59%	Q4	\$1,282,541
5604	Permanent	1987	3,617	76%	Q3	\$581,614
Total			116,144	76%	Q-3	\$18,675,955

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,310,520	78%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$558,408	10.1%
AHERA	\$13,248	0.2%
Architectural	\$74,905	1.4%
Infrastructure	\$6,365	0.1%
Life-safety	\$108,059	2.0%
MEP	\$253,141	4.6%
Playground	\$91,212	1.6%
Security	\$118,473	2.1%
L2 TOTAL	\$1,223,812	22%
L1 & L2 TOTAL	\$ 5,534,332	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Repair Roof	\$250,000					
Repair Roof	\$25,000					
SRM Total	\$275,000	\$0	\$0	\$0	\$0	\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$275,000	\$0	\$0	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	76.4%	78%	78%	78%	78%	78%
Q-Rating	O-3	O-3	O-3	O-3	O-3	O-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**This is based on the DESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Elliott Elementary School



SCHOOL SUMMARY	
Current Enrollment*	263
Maximum Capacity	500
GSF	67,863
Condition	98%
Average Q-Rating	Q-1

* as of Sep 2007

Elliott Elementary School is located at Beaufort Marine Corps Air Station, South Carolina, within the Laurel Bay Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 152. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration, or other signs of damage. Roof coverings include metal panels with no leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically terrazzo while resilient is used in most classrooms and offices.

Heating is provided by heat pumps and is distributed by a ductwork. Ventilation in restrooms is generally adequate.

Lighting is typically fluorescent with limited use of incandescent. Campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Plumbing fixtures and piping are original. Domestic hot water is provided by gas-fired water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1635	Permanent	2004	67,863	98%	Q1	\$12,959,797
Total			67,863	98%	Q-1	\$12,959,797

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$270,884	99%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$0	0.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$838	0.3%
MEP	\$2,244	0.8%
Playground	\$640	0.2%
Security	\$0	0.0%
L2 TOTAL	\$3,722	1%
L1 & L2 TOTAL	\$ 274,607	100%

* EFCI

No Projects are planned for Elliott Elementary School. Therefore, the Investment Plan is omitted.

Galer Elementary School



SCHOOL SUMMARY	
Current Enrollment*	240
Maximum Capacity	676
GSF	56,421
Condition	70%
Average Q-Rating	Q-3

* as of Sep 2007

Galer Elementary School is located at Beaufort Marine Corps Air Station, South Carolina, within the Laurel Bay Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 115. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration, but there was some minor damage. Roof coverings include modified bitumen and modified bitumen with some minor leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically quarry tile while resilient is used in most classrooms and offices.

Heating and cooling are provided by heat pumps. The old hydronic piping was reportedly abandoned in place.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by a combination of gas-fired water heater and electric water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1516	Permanent	1957	45,923	65%	Q3	\$8,769,915
Kindergarten	Permanent	2002	8,313	96%	Q1	\$1,587,534
Mechanical	Permanent	1958	1,201	86%	Q2	\$73,765
Portable	Permanent	2000	984	100%	Q1	\$77,313
Total			56,421	70%	Q-3	\$10,508,527

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,678,570	43%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$453,710	7.3%
AHERA	\$66,638	1.1%
Architectural	\$696,967	11.3%
Infrastructure	\$244,533	4.0%
Life-safety	\$101,733	1.6%
MEP	\$1,341,533	21.7%
Playground	\$276,562	4.5%
Security	\$323,958	5.2%
L2 TOTAL	\$3,505,635	57%
L1 & L2 TOTAL	\$ 6,184,206	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Upgrade Playground		\$150,000				
Renovate Media Center			\$72,104			
Renovate Media Center						\$538,373
SRM Total	\$0	\$150,000	\$72,104	\$0	\$0	\$538,373
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$150,000	\$72,104	\$0	\$0	\$538,373
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	70%	71%	72%	72%	77%	
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Hood Street Elementary School - Closing

SCHOOL SUMMARY	
Current Enrollment*	0
Maximum Capacity	N/A
GSF	29,711
Condition	59%
Average Q-Rating	Q-4

* as of Sep 2007

Hood Street Elementary School is located at Fort Jackson, South Carolina, near the Pierce Terrace Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 42. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration, but there was some minor damage. Roof coverings include built-up with ballast with some minor leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

The building is heated and cooled by three, roof mounted, gas fired package units. Distribution is through rectangular metal duct to each space.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system, but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a security system with motion sensors, door contacts and includes security cameras.

Plumbing fixtures are original and in poor condition. Piping appears to be original. Domestic hot water is provided by multiple electric water heaters. The kitchen water heater is a gas-fired boiler with circulating pump and tank.

School Reports

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
5615	Permanent	1963	29,711	59%	Q4	\$4,657,496
Total			29,711	59%	Q-4	\$4,657,496

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$1,489,115	47%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$248,041	7.9%
AHERA	\$25,422	0.8%
Architectural	\$432,655	13.7%
Infrastructure	\$79,393	2.5%
Life-safety	\$112,229	3.6%
MEP	\$466,572	14.8%
Playground	\$257,010	8.2%
Security	\$36,308	1.2%
L2 TOTAL	\$1,657,629	53%
L1 & L2 TOTAL	\$ 3,146,744	100%

*EFCI

No Projects are planned for Hood Street Elementary School. Therefore, the Investment Plan is omitted.

Pierce Terrace Elementary School

SCHOOL SUMMARY	
Current Enrollment*	287
Maximum Capacity	278
GSF	43,913
Condition	57%
Average Q-Rating	Q-4

* as of Sep 2007

Pierce Terrace Elementary School is located at Fort Jackson, South Carolina, near the Pierce Terrace Number 6 Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 50. Site drainage is generally adequate.

Exterior walls showed some signs of water penetration at clearstory structures located at roof level, and there was some minor damage to finishes. Roof coverings include built-up with ballast and modified bitumen with no leaks reported. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some brick. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically a combination of carpet and resilient while carpet is used in most classrooms and offices.

The buildings are heated and cooled by roof mounted, gas fired package units. Distribution is through rectangular metal duct to dampers for each space.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system, but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a security system with motion sensors, door contacts and includes security cameras.

Plumbing fixtures are original. Piping appears to be original. Domestic hot water is provided by multiple electric water heaters. The kitchen water heater is a gas-fired boiler.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
5708	Permanent	2004	6,829	98%	Q1	\$1,070,514
5713	Portable	1984	902	0%	Q4	\$58,188
5715	Permanent	1972	36,182	49%	Q4	\$5,671,890
Total			43,913	57%	Q-4	\$6,800,592

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,239,384	50%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$280,633	6.3%
AHERA	\$17,796	0.4%
Architectural	\$618,432	13.9%
Infrastructure	\$39,322	0.9%
Life-safety	\$376,767	8.5%
MEP	\$595,294	13.4%
Playground	\$231,071	5.2%
Security	\$51,051	1.1%
L2 TOTAL	\$2,210,365	50%
L1 & L2 TOTAL	\$ 4,449,749	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Built-up Roof		\$96,829				
Upgrade Playground		\$150,000				
Replace Built-up Roof				\$854,438		
Const Walkway Covers at Pickup Lane					\$51,350	
Construct Gym						\$165,964
SRM Total	\$0	\$246,829	\$0	\$854,438		\$217,314
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$246,829	\$0	\$854,438		\$217,314
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	57%	57%	60%	60%	73%	76%
Q-Rating	Q-4	Q-4	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Pinckney Elementary School



SCHOOL SUMMARY	
Current Enrollment*	243
Maximum Capacity	607
GSF	81,402
Condition	86%
Average Q-Rating	Q-2

* as of Sep 2007

Pinckney Elementary School is located at Fort Jackson, South Carolina, near the Pierce Terrace Military Family Housing Area. Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete.

The school has a parking capacity of approximately 74. Site drainage is generally adequate.

Brick veneer walls showed no indication of water penetration, but there was some minor damage. Roof coverings include metal panels. Exterior doors and windows are generally weather tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is acoustical tile. Flooring in high traffic areas is typically terrazzo while resilient is used in most classrooms and offices

Heating is provided by gas-fired boilers and is distributed by a 4-pipe hydronic system to fan-coil units in most areas and to air handling units in areas such as the multi-purpose room.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus has a functional security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by gas-fired water heater.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
5900	Permanent	1988	81,402	86%	Q2	\$12,760,578
Total			81,402	86%	Q-2	\$12,760,578

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$1,660,258	28%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$324,080	5.4%
AHERA	\$8,474	0.1%
Architectural	\$1,376,279	23.0%
Infrastructure	\$195,058	3.3%
Life-safety	\$138,500	2.3%
MEP	\$2,075,246	34.6%
Playground	\$127,203	2.1%
Security	\$84,102	1.4%
L2 TOTAL	\$4,328,940	72%
L1 & L2 TOTAL	\$ 5,989,199	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Paint Interior	\$110,000					
Repair / Replace Potable Water	\$60,000					
Upgrade Playground		\$150,000				
SRM Total	\$170,000	\$150,000	\$0	\$0	\$0	\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$170,000	\$150,000	\$0	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	86%	88%	89%	89%	89%	89%
Q-Rating	Q-2	Q-2	Q-2	Q-2	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

5.3 DDESS - Guam

Q-RATING & BUILDING COUNT			
Q-Rating	PERMANENT	TEMPORARY	TOTAL
1	5	0	5
2	4	0	4
3	6	0	6
4	1	0	1
Total	16	0	16
AVG Q-Rating %	82%	n.a.	82%
AVG Q-Rating	Q-2	n.a.	Q-2
AVG Age (yr)	13	n.a.	

Table 16: DESS-Guam Roll-Up Q-Rating and Building Count

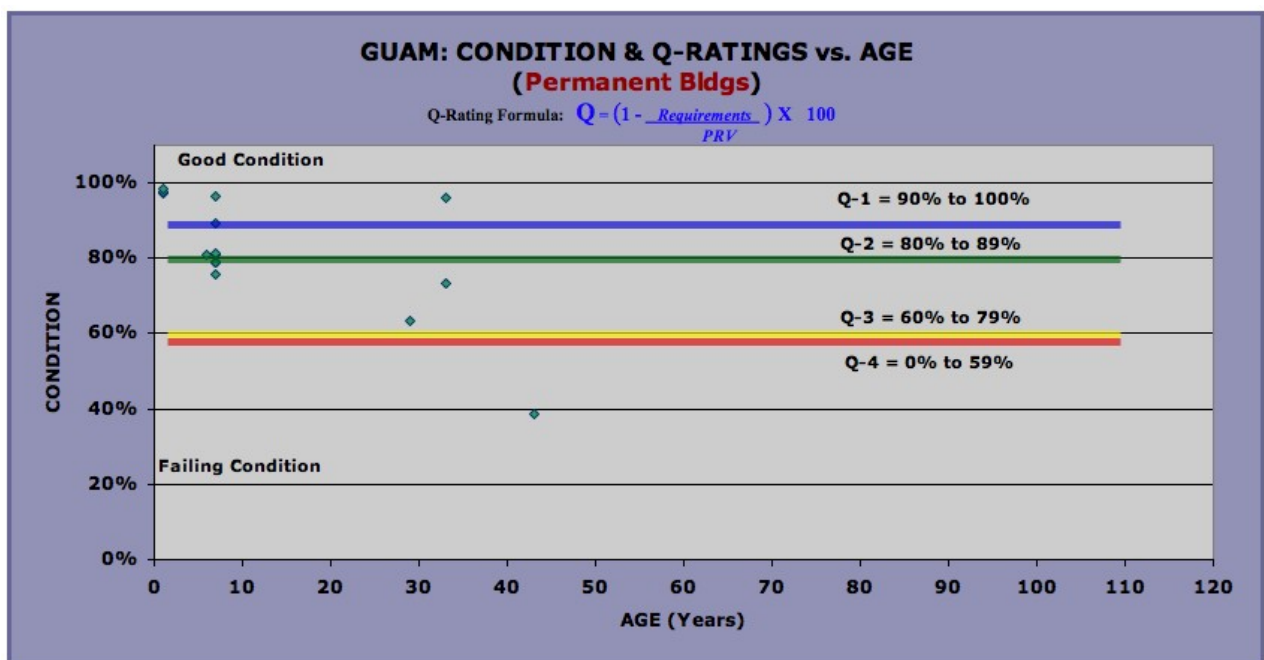


Figure 15: DDESS-Guam Condition and Q-Ratings vs. Building Age

School Reports

GUAM 5-YEAR - INVESTMENT PLAN						
Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Sustainment	\$601,630	\$461,171	\$985,649	\$575,172	\$674,741	
Recapitalization O&M	\$520,000	\$250,000	\$0	\$285,000	\$380,000	
SRM / Recap O&M Total	\$1,121,630	\$711,171	\$985,649	\$860,172	\$1,054,741	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Recapitalization MILCON	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$1,121,630	\$711,171	\$985,649	\$860,172	\$1,054,741	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$40,178,000	\$0	\$0	\$0	\$0	\$0
% Condition**	Current 81.5%	FY-08 92.9%	FY-09 93.1%	FY-10 93.3%	FY-11 93.6%	FY-12 93.9%
Q-Rating	Q-2	Q-1	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

The DDESS - Guam Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

Guam District Superintendent's Office

Andersen Elementary School

Andersen Middle School

Guam High School

McCool Elementary School/Middle School

Guam District Superintendent's Office

The list below shows DSO Administration buildings and is not a representation of all buildings in the district.

DSO SUMMARY	
GSF	8,479
Condition	66%
Average Q-Rating	Q-3

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
100	Permanent	1979	6,628	63%	Q3	\$3,516,949
372	Permanent	1975	1,234	96%	Q1	\$192,072
21000	Permanent	1975	617	73%	Q3	\$327,393
Total			8,479	66%	Q-3	\$4,036,414

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$1,167,166	62%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$13,508	0.7%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$481,353	25.6%
Life-safety	\$85,875	4.6%
MEP	\$131,349	7.0%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$712,086	38%
L1 & L2 TOTAL	\$ 1,879,252	100%

* EFCI

Andersen Elementary School



Current Enrollment*	885
Maximum Capacity	900
GSF	194,396
Condition	81%
Average Q-Rating	Q-2

* as of Sep 2007

Andersen Middle School is located at Andersen Air Force Base, Guam, near the Roberts Terrace and Capehart Military Family Housing Areas.

The school has a parking capacity of approximately 46. Parking areas are generally constructed using asphalt. Sidewalks are typically constructed using concrete

We found no indication of damage to foundations. Exterior walls showed no indication of water penetration. Roof coverings include a waterproofing system and metal panels. Exterior doors are generally weather-tight.

Interior partition walls are generally painted drywall with some painted plaster. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically carpet while carpet is used in most classrooms and offices.

The campus has no heating.

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations and automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs are not present at all required locations. The campus does not have a functional security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by electric hot water heaters. Fire sprinkler systems are present in all campus facilities.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1599	Permanent	2001	249	97%	Q1	\$38,757
1600	Permanent	2001	105,473	81%	Q2	\$55,970,302
1601	Permanent	2001	75,136	81%	Q2	\$39,871,670
1603	Permanent	2001	13,538	79%	Q3	\$6,569,721
Total			194,396	81%	Q-2	\$102,450,449

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$18,790,933	92%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$451,764	2.2%
AHERA	\$0	0.0%
Architectural	\$4,908	0.0%
Infrastructure	\$49,321	0.2%
Life-safety	\$213,756	1.1%
MEP	\$355,694	1.7%
Playground	\$481,360	2.4%
Security	\$0	0.0%
L2 TOTAL	\$1,556,803	8%
L1 & L2 TOTAL	\$ 20,347,736	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Playground Equip & Tiles	\$500,000					
Install Fire Alarm Strobes in Library						\$10,000
Inst Monitoring System for Fire Sprinkler Controls						\$10,000
Inst Generator Monitoring System						\$10,000
SRM Total	\$500,000	\$0	\$0	\$0	\$0	\$30,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$500,000	\$0	\$0	\$0	\$0	\$30,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition		\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	81.1%	82%	82%	82%	82%	82%
Q-Rating	Q-2	Q-2	Q-2	Q-2	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Andersen Middle School



SCHOOL SUMMARY	
Current Enrollment*	276
Maximum Capacity	300
GSF	94,258
Condition	87%
Average Q-Rating	Q-2

* as of Sep 2007

Andersen Middle School is located at Andersen Air Force Base, Guam, near the Roberts Terrace and Capehart Military Family Housing Areas.

The school has a parking capacity of approximately 46. Parking areas are generally constructed using asphalt. Sidewalks are typically constructed using concrete.

We found no indication of damage to foundations. Exterior walls showed no indication of water penetration. Roof coverings include a urethane waterproofing system and metal panels. Exterior doors are generally weather-tight.

Interior partition walls are generally painted drywall with some painted plaster. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically carpet while carpet is used in most classrooms and offices

The campus has no heating. Campus facilities have air conditioning which is distributed by a 2-pipe system to air handling units

Lighting is typically fluorescent with limited use of incandescent. The campus has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations and automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs are not present at all required locations. The campus does not have a functional security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by electric hot water heater. Fire sprinkler systems are present in all campus facilities.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1602	Permanent	2001	20,643	79%	Q3	\$11,017,376
1604	Permanent	2001	73,615	89%	Q2	\$39,453,223
Total			94,258	87%	Q-2	\$50,470,599

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$6,357,113	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$11,127	0.2%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$6,101	0.1%
Life-safety	\$142,033	2.2%
MEP	\$64,131	1.0%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$223,392	3%
L1 & L2 TOTAL	\$ 6,580,505	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Construct Jogging Track & Soccer Field						\$275,000
Inst Monitoring System for Fire Sprinkler Controls						\$10,000
Construct Soccer Field Storage & Bathroom Bldg						\$250,000
SRM Total	\$0	\$0	\$0	\$285,000		\$250,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$0	\$0	\$285,000		\$250,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	87.0%	87%	87%	87%	88%	88%
Q-Rating	Q-2	Q-2	Q-2	Q-2	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Guam High School



SCHOOL SUMMARY	
Current Enrollment*	466
Maximum Capacity	500
GSF	115,021
Condition	98%
Average Q-Rating	Q-1

* as of Sep 2007

Guam High School is located at the U.S. Naval Hospital, Guam, near the Coral Ridge Military Family Housing Area.

Parking areas are generally constructed using asphalt. Sidewalks are typically constructed using concrete. The school has a parking capacity of approximately 110.

We found no indication of damage to foundations. Exterior walls showed no indication of water penetration. Roof coverings include fibrous mesh with waterproof coating. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted drywall with some ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

The campus has a fire alarm system, which is activated by smoke sensors and pull stations and automatically reports to the fire department upon activation. Emergency lighting appears to be present at all required locations. Exit signs are not present at all required locations. The campus has a partial fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
401	Permanent	2007	113,698	98%	Q1	\$64,232,548
402	Press Box	2007	146	98%	Q1	\$65,748
403	Permanent	2007	1,177	97%	Q1	\$183,200
Total			115,021	98%	Q-1	\$64,481,496

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$1,397,283	92%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$105,448	6.9%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$1,066	0.1%
MEP	\$21,624	1.4%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$128,137	8%
L1 & L2 TOTAL	\$ 1,525,420	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install Clocks in Corridors	\$20,175					
Reconnect Electrical Service to Bldg. 17	\$20,000					
Construct Canopy from Bus Stop to Student Entrance						\$100,000
Interior Painting						\$100,000
Exterior Painting						\$100,000
SRM Total	\$40,175	\$0	\$0	\$0	\$0	\$300,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$40,175	\$0	\$0	\$0	\$0	\$300,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	97.8%	98%	98%	98%	98%	98%
Q-Rating	Q-1	Q-1	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

McCool Elementary and Middle School



SCHOOL SUMMARY	
Current Enrollment*	839
Maximum Capacity	850
GSF	116,980
Condition	49%
Average Q-Rating	Q-4

* as of Sep 2007

McCool Elementary and Middle School is located near Apra Harbor Naval Base, near the Apra Heights and Apra Palms Military Family Housing Areas and includes a playground.

The school has a parking capacity of approximately 102. Parking areas are generally constructed using asphalt. Sidewalks are typically constructed using concrete.

We found no indication of damage to foundations. Exterior walls showed some signs of water penetration. Roof coverings include aluminum and single-ply flexible membrane. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

The campus has a fire alarm system, which is activated by smoke sensors and pull stations and automatically reports to the fire department upon activation. Emergency lighting is not present at all required locations. Exit signs are not present at all required locations. The campus has a partial fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
4175AH	Permanent	1965	87,750	39%	Q4	\$46,565,415
4177AH	Permanent	2001	12,818	76%	Q3	\$7,259,474
4178AH	Permanent	2001	7,781	79%	Q3	\$4,128,754
4179AH	Permanent	2002	8,631	81%	Q2	\$4,579,781
Total			116,980	49%	Q-4	\$62,533,425

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$30,951,829	95%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$988,239	3.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$537,818	1.6%
MEP	\$91,560	0.3%
Playground	\$86,957	0.3%
Security	\$0	0.0%
L2 TOTAL	\$1,704,575	5%
L1 & L2 TOTAL	\$ 32,656,404	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	P-Code	FY-08	FY-09	FY-10	FY-11	FY-12
		\$0	\$0	\$0	\$0	\$0
SRM Total		\$0	\$0	\$0	\$0	\$0
MILCON Project Title						
		FY-08	FY-09	FY-10	FY-11	FY-12
		\$0	\$0	\$0	\$0	\$0
MILCON Total*		\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*		\$0	\$0	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition		\$40,178,000	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	48.7%	100%	100%	100%	100%	100%
Q-Rating	Q-4	Q-1	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

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5.4 DoDDS - Cuba

Q-RATING & BUILDING COUNT			
Q-Rating	PERMANENT	TEMPORARY	TOTAL
1	2	0	2
2	1	0	1
3	3	0	3
4	1	0	1
Total	7	0	7
AVG Q-Rating %	76%	n.a.	76%
AVG Q-Rating	Q-3	n.a.	Q-3
AVG Age (yr)	22	n.a.	

Table 17: DDESS-Cuba Roll-Up Q-Rating and Building Count

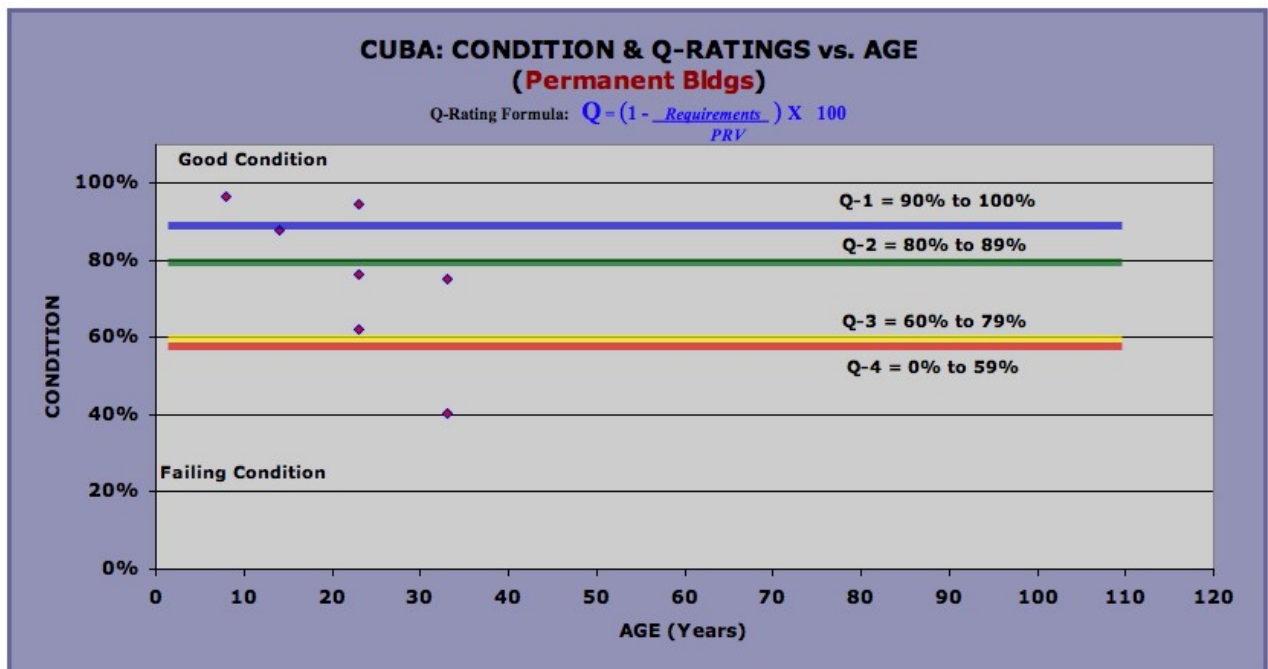


Figure 16: DDESS-Cuba Condition and Q-Ratings vs. Building Age

W.T. Sampson Elementary School/High School

W.T. Sampson Elementary / High School



SCHOOL SUMMARY	
Current Enrollment*	279
Maximum Capacity	1133
GSF	109,407
Condition	56%
Average Q-Rating	Q-4

* as of Sep 2007

W.T. Sampson Elementary / High School is located at U.S. Naval Station Guantanamo Bay, Cuba. Elementary school facilities are located near the East Caravella Military Family Housing Area while high school facilities are located approximately 2 miles away near the Iguana Terrace and Caribbean Circle Military Family Housing Areas.

Parking areas are generally constructed using asphalt while sidewalks are typically constructed using concrete. The elementary school has a parking capacity of approximately 72 and the high school has a parking capacity of approximately 49. Site drainage is generally adequate.

We found no indication of damage to foundations during the course of the assessment. In addition, exterior walls showed no indication of water penetration or other signs of damage. Roof coverings include single-ply flexible membrane. Exterior doors and windows are generally weather-tight.

Interior partition walls are generally painted masonry with some painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is acoustical tile. Flooring in high traffic areas is typically resilient while resilient is used in most classrooms and offices.

Campus facilities do not have heating systems, but ventilation in restrooms is generally adequate. Campus facilities have air conditioning but do not have dedicated air conditioning for all LAN concentrator rooms. The campus has no elevators.

Minor electrical upgrades have been installed to support the computer network, but most wiring appears to be original. Lighting is typically fluorescent with limited use of incandescent. Ground-fault circuit interrupter (GFCI) receptacles appear to be present in all required locations. The campus has an intercom system but does not have a remote handset for use during fire drills or emergency evacuations. The campus does not have a functional security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by electric water heaters.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1681	Permanent	1975	60,422	40%	Q4	\$16,031,165
2124	Permanent	1985	44,108	76%	Q3	\$12,459,187
2124F	Permanent	1985	3,002	62%	Q3	\$762,718
2124G	Permanent	1994	925	88%	Q2	\$78,431
2124H	Permanent	1985	600	95%	Q1	\$50,874
Kiln	Permanent	2000	59	97%	Q1	\$4,592
Proje	Permanent	1975	291	75%	Q3	\$24,674
Total			109,407	56%	Q-4	\$29,411,641

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$12,426,054	92%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$297,681	2.2%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$458,817	3.4%
Life-safety	\$50,974	0.4%
MEP	\$174,467	1.3%
Playground	\$164,122	1.2%
Security	\$0	0.0%
L2 TOTAL	\$1,146,061	8%
L1 & L2 TOTAL	\$ 13,572,115	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Weight Room HVAC	\$10,000					
VCT Flooring for Media Center	\$20,000					
Down Spout Extensions	\$10,000					
Server Room Enclosure	\$30,000					
Upgrade Security Lighting	\$102,060					
Room reconfiguration	\$13,000					
Maintenance Contract for GTMO Schools	\$112,245					
Front Office Security/Admin Renovation	\$70,560					
Replace Yard Hydrants	\$5,000					
Painting Metal Fa_ade	\$60,000					
VCT Flooring for Media Center	\$15,000					
Wing C Drainage Improvement	\$7,000					
Renovate to Expand Media Center	\$6,500					
Drainage System Upgrade	\$5,000					
Sandblast/Re-Paint the Gazebos	\$8,000					
Multi-Purpose Room HVAC Upgrade	\$12,600					
Gymnasium Make-Up Air Upgrade	\$294,000					
Gymnasium Make-Up Air Upgrade	\$7,500					
Renovate to Expand Media Center		\$56,700				
Upgrade Classroom Lighting		\$365,400				
Multi-Purpose Room HVAC Upgrade		\$88,200				
Maintenance Contract for GTMO Schools		\$99,000				
Painting Outside of Buildings and Repair EIFS		\$91,300				
Painting Interior of Classrooms and Administration Area		\$85,050				
Gymnasium Floor Replacement		\$25,200				
Gymnasium Floor Replacement			\$176,400			
Maintenance Contract for GTMO Schools			\$102,000			
Painting Outside of Buildings			\$35,000			
Painting Interior of Classrooms and Administration Areas.			\$90,000			
Replace Art Room Millwork			\$6,700			
Gymnasium Stage Sound System Replacement			\$8,000			
Gymnasium Stage Curtain Replacement			\$25,000			
Gymnasium Stage Lighting System Repair and Upgrade.			\$20,000			
Replace Art Room Millwork				\$22,680		
Maintenance Contract for GTMO Schools				\$105,000		
Resurface Track				\$19,425		
Resurface Track					\$1,078,088	
Maintenance Contract for GTMO Schools					\$108,000	
SRM Total	\$788,465	\$810,850	\$463,100	\$147,105	\$1,186,088	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$788,465	\$810,850	\$463,100	\$147,105	\$1,186,088	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	56.5%	59%	62%	63%	64%	68%
Q-Rating	Q-4	Q-4	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existitng facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

5.5 DoDDS Pacific Roll-Up Report

Q-RATING & BUILDING COUNT			
Q-Rating	PERMANENT	TEMPORARY	TOTAL
1	39	13	52
2	31	10	41
3	58	7	65
4	94	22	116
Total	222	52	274
AVG Q-Rating %	67%	67%	67%
AVG Q-Rating	Q-3	Q-3	Q-3
AVG Age (yr)	25	14	

Table 18: DoDDS Pacific Roll-Up Q-Rating and Building Count

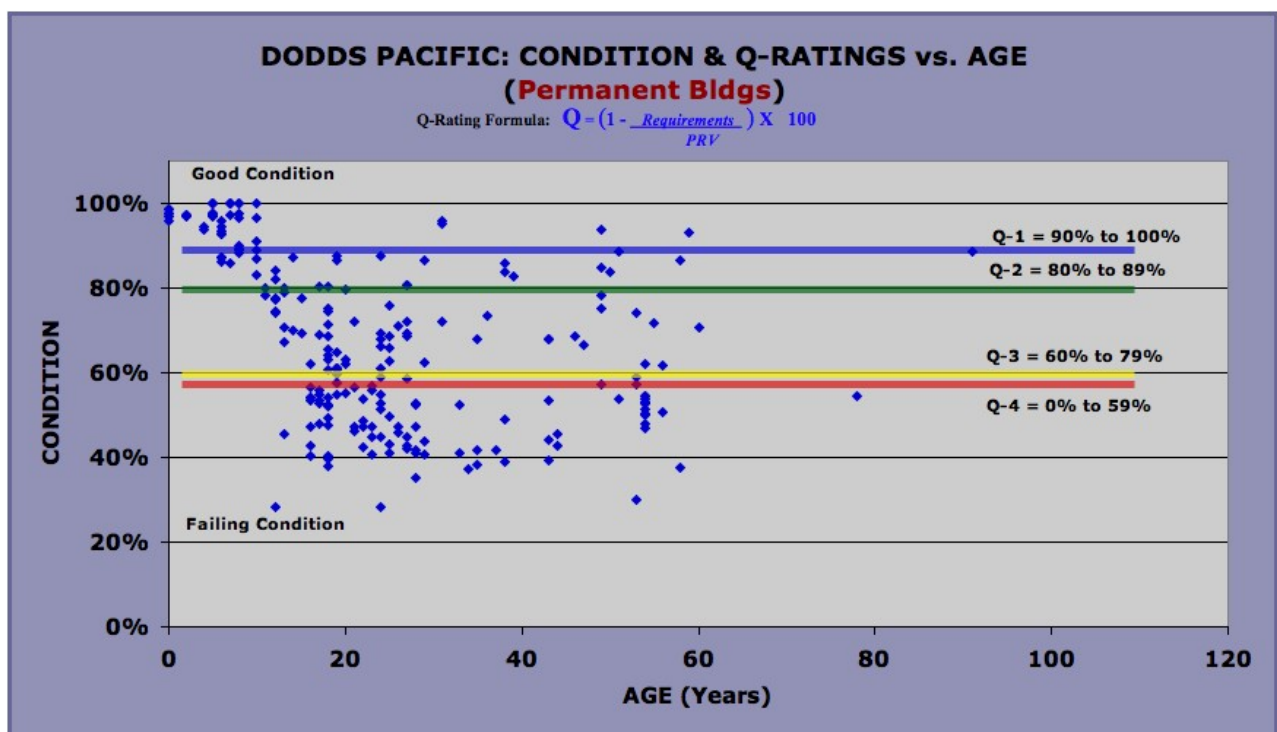


Figure 17: DoDDS Pacific Condition and Q-Ratings vs. Building Age

School Reports

DODDS PACIFIC 5-YEAR - INVESTMENT PLAN						
Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Sustainment	\$13,934,327	\$24,055,787	\$22,127,628	\$18,414,204	\$14,109,513	
Recapitalization O&M	\$1,881,692	\$1,362,374	\$4,396,324	\$4,881,804	\$7,788,600	
SRM / Recap O&M Total	\$15,816,019	\$25,418,161	\$26,523,952	\$23,296,008	\$21,898,113	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Recapitalization MILCON	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$15,816,019	\$25,418,161	\$26,523,952	\$23,296,008	\$21,898,113	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$8,150,000	\$4,589,000	\$0	\$0	\$0	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	67.0%	69.0%	71.6%	72.8%	75.9%	77.7%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCL based CI

The DoDDS Pacific Roll-Up five-year investment plan includes Recurring Maintenance projects that are not shown in the individual school level five-year investment plans. These Recurring Maintenance projects are defined at the community levels.

DoDDS – Pacific Support Facilities

SUPPORT FACILITY SUMMARY	
GSF	60,281
Condition	78%
Average Q-Rating	Q-3

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
214	Permanent	1955	11,087	30%	Q4	\$2,941,714
290	Permanent	2002	30,540	87%	Q2	\$8,103,178
291	Permanent	2002	18,654	93%	Q1	\$4,411,111
Total			60,281	78%	Q-3	\$15,456,003

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$3,363,826	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$33,322	1.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$15,929	0.5%
MEP	\$10,157	0.3%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$59,408	2%
L1 & L2 TOTAL	\$ 3,423,234	100%

* EFCI

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5.5.1 Japan

Japan District Superintendent's Office

Arnn Elementary School

Byrd Elementary School

Cummings Elementary School

Darby Elementary School

Edgren High School

Ikego Elementary School

King High School

Kinnick High School

Lanham Elementary School

Mendel Elementary School

Perry Elementary School

Perry High School

Sasebo Elementary School

Sollars Elementary School

Sullivans Elementary School

Yokosuka Middle School

Yokota High School

Yokota Middle School

Yokota West Elementary School

Zama High School

Japan District Superintendent's Office

The list below shows DSO Administration buildings and is not a representation of all buildings in the district.

DSO SUMMARY	
GSF	14,856
Condition	79%
Average Q-Rating	Q-3

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
102	Permanent	1977	1,894	96%	Q1	\$543,086
445	Permanent	2002	801	96%	Q1	\$229,679
514	Permanent	1949	1,599	93%	Q1	\$489,310
1373	Permanent	1994	1,001	87%	Q2	\$287,027
1378	Permanent	1959	4,147	75%	Q3	\$1,189,111
4077	Permanent	1970	2,485	39%	Q4	\$662,526
4078	Modular	1983	353	69%	Q3	\$27,891
4330	Permanent	1977	1,065	95%	Q1	\$305,378
B39A	Permanent	1917	1,511	89%	Q2	\$433,264
Total			14,856	79%	Q-3	\$4,167,270

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$766,426	87%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$66,927	7.6%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$46,238	5.3%
MEP	\$0	0.0%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$113,164	13%
L1 & L2 TOTAL	\$ 879,590	100%

*EFCI

Arnn Elementary School

SCHOOL SUMMARY	
Current Enrollment*	353
Maximum Capacity	731
GSF	100,925
Condition	97%
Average Q-Rating	Q-1

* as of Sep 2007

John O. Arnn Elementary School is located at Camp Zama, Japan. The site is located near the Sagamihara Military Family Housing Area and includes a hard surface play area and playground equipment on soft surfaces.

The school has a parking capacity of approximately 34. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The building rests on a continuous concrete foundation that is showing no signs of damage or settlement. Structural systems include concrete columns and beams with masonry infill. Roofs are modified bitumen. Exterior doors are generally hollow metal with single-pane glazing. Windows are typically single-pane units with aluminum frames.

Interior partition walls are generally painted plaster. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with suspended acoustical tile in restrooms. The ceiling in the cafeteria/multipurpose room is suspended acoustical tile. Flooring in high traffic areas is typically resilient while carpet or resilient is used in most classrooms and offices.

Heating is provided by hot water from a central heating plant and is distributed by a 4-pipe system to air handling units in most areas. The heating system is original. There appears to be adequate controllable ventilation. Ventilation in restrooms is generally adequate. The campus has central air conditioning and air conditioning for LAN concentrator rooms is present in all required locations. The campus has one elevator.

Plumbing fixtures and piping are original. Domestic hot water is provided by a heat exchanger and electric water heaters.

School Reports

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition *	Q-Rating*	Plant Replacement Value
116	Permanent	1955	1,540	74%	Q3	\$318,380
12201	Permanent	2003	97,925	97%	Q1	\$26,374,140
12202	Permanent	2003	1,057	98%	Q1	\$124,007
12203	Permanent	2003	306	100%	Q1	\$63,262
12204	Permanent	2003	97	100%	Q1	\$20,054
Total			100,925	97%	Q-1	\$26,899,843

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$664,111	79%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$84,909	10.1%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$18,980	2.3%
MEP	\$51,481	6.1%
Playground	\$23,481	2.8%
Security	\$0	0.0%
L2 TOTAL	\$178,851	21%
L1 & L2 TOTAL	\$ 842,962	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Paint Exterior (Bldgs: ALL)		\$200,000				
Paint Interior (Bldgs: ALL)			\$150,000			
Repair Roofs (Bldgs: ALL)					\$50,000	
Replace Carpet (Bldgs: ALL)					\$150,000	
SRM Total	\$0	\$200,000	\$150,000	\$0	\$200,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$0	\$200,000	\$150,000	\$0	\$200,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	97.0%	97%	98%	98%	99%	
Q-Rating	Q-1	Q-1	Q-1	Q-1	Q-1	

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Byrd Elementary School

SCHOOL SUMMARY	
Current Enrollment*	80
Maximum Capacity	246
GSF	36,723
Condition	55%
Average Q-Rating	Q-4

* as of Sep 2007

Richard E. Byrd Elementary School is located near Commander, Fleet Activities (CFA) Yokosuka. The site is located within the Negishi Military Family Housing Area near Yokohama and includes hard surface play areas and playground equipment on soft equipment.

The school has a parking capacity of approximately 30. Parking surfaces are constructed of asphalt and are generally in fair condition. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The permanent building rests on a continuous concrete foundation that is showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls. The roof is modified bitumen. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames. The modular building is a steel frame structure installed on concrete blocks. The roof is composed of metal panels. Exterior doors are hollow metal with single-pane glazing. Windows are typically single-pane units with aluminum frames.

Partition walls are generally painted concrete with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a central distribution system to heat exchangers and is distributed by a 2-pipe system to fan-coil units for the classrooms and administrative areas and an air handling unit for the Multi-Purpose Room. There is little controllable ventilation, making indoor air quality difficult to monitor or control. Restroom ventilation is generally adequate. The campus has central air conditioning and air conditioning for LAN concentrator rooms is not present in all required locations. The campus has one elevator.

School Reports

Lighting is typically fluorescent with limited use of incandescent and appears to be mostly original. GFCI protection is present at most required locations. The school has no intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting and exit signs are adequate. The campus does not have a security system.

Plumbing piping and fixtures appear to be original. Heat exchangers and storage tanks provide domestic hot water. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition *	Q-Rating*	Plant Replacement Value
23127	Permanent	1991	36,723	55%	Q4	\$9,890,606
Total			36,723	55%	Q-4	\$9,890,606

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,363,741	94%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$51,643	1.1%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$17,647.79	0.4%
Life-safety	\$36,331.80	0.8%
MEP	\$43,993.97	0.9%
Playground	\$153,452.40	3.3%
Security	\$0	0.0%
L2 TOTAL	\$303,069	6%
L1 & L2 TOTAL	\$ 4,666,810	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
23127 Paint Exterior						
Paint Interior	\$184,000					
Replace KG Playground Equipment	\$116,035					
Repair Gym Ceiling, Roof, & Paint Exterior	\$860,000					
Repair/Replace HVAC System	\$7,600					
Repair/Replace HVAC System		\$1,000,000				
Replace Library Lights		\$40,000				
23127 Replace SRF and Carpet ACM Abate		\$30,000				
23127 Replace SRF and Carpet ACM Abate		\$50,000				
23127 Replace SRF and Carpet ACM Abate		\$58,000				
23127 Replace SRF and Carpet ACM Abate		\$27,000				
23127 Replace SRF and Carpet ACM Abate			\$200,000			
Replace Older Playground Equipment			\$197,198			
Replace Older Playground Equipment				\$125,113		
Resurface Asphalt Playground						\$50,000
SRM Total	\$1,167,635	\$1,205,000	\$397,198	\$125,113		\$50,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$1,167,635	\$1,205,000	\$397,198	\$125,113		\$50,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	54.8%	67%	79%	83%	84%	85%
Q-Rating	Q-4	Q-3	Q-3	Q-2	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Cummings Elementary School



SCHOOL SUMMARY	
Current Enrollment*	286
Maximum Capacity	500
GSF	66,235
Condition	72%
Average Q-Rating	Q-3

* as of Sep 2007

J.R. Cummings Elementary School is located at Misawa Air Base. The site is located off Falcon Drive near the Misawa North Military Family Housing Area and includes a hard surface play area, playground equipment on soft surfaces, and play fields.

The school has a parking capacity of approximately 64. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate, except at the perimeter of Building 1958, where storm water is shed from the roof.

The permanent building rests on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls. Roofs are a combination of modified bitumen and metal panels. Exterior doors are generally hollow metal with single-pane glazing. Windows are typically double-pane units with aluminum frames. The modular building is a steel frame structure installed with concrete slab-on-grade construction. The roof is metal panel. Exterior doors are generally aluminum with single-pane glazing. Windows are typically double-pane units with aluminum frames.

Partition walls are a combination of painted concrete and drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is acoustical panel. Flooring in high traffic areas is typically carpet while carpet and resilient is used in most classrooms and offices.

Heating is provided by a central plant to heat exchangers and is distributed by two-pipe system to radiators or fan coil units in most areas and to air handling units in areas such as the gymnasium. There is little controllable ventilation making indoor air quality difficult to monitor or control. Ventilation in restrooms is generally adequate. The campus does

not have central air conditioning and air conditioning for LAN concentrator rooms is present in all required locations. The campus has one elevator.

Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are present in all required locations. The school has an intercom system. The campus has a fire alarm system that is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by heat exchangers. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1958	Permanent	1990	52,117	69%	Q3	\$14,981,032
1963	Modular	2004	14,118	91%	Q1	\$2,540,534
Total			66,235	72%	Q-3	\$17,521,566

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,520,446	89%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$156,316	3.1%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$58,093	1.1%
Life-safety	\$236,348	4.6%
MEP	\$68,720	1.4%
Playground	\$44,418	0.9%
Security	\$0	0.0%
L2 TOTAL	\$563,894	11%
L1 & L2 TOTAL	\$ 5,084,339	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Paint Interior (Bldgs: 1958)	\$168,000					
IT Power Upgrade (Bldgs: 1958)	\$30,000					
Replace Carpet (Bldgs: 1958)	\$60,000					
Refinish Gym Floor (Bldgs: 1958)	\$32,000					
IT Power Upgrade (Bldgs: 1958)		\$262,000				
Paint Exterior (Bldgs: 1958)			\$100,000			
Repair Asphalt Overlay - Outdoor Basketball (Bldgs: 1958)			\$30,000			
Repair Walkway Near Main Playground (Bldgs: 1958)				\$50,000		
SRM Total	\$290,000	\$262,000	\$130,000	\$50,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$290,000	\$262,000	\$130,000	\$50,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	71.8%	73%	75%	76%	76%	76%
Q-Rating	O-3	O-3	O-3	O-3	O-3	O-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Jack N. Darby Elementary School

SCHOOL SUMMARY	
Current Enrollment*	306
Maximum Capacity	375
GSF	62,636
Condition	80%
Average Q-Rating	Q-3

* as of Sep 2007

Jack N. Darby Elementary School is located near U.S. Fleet Activities, Sasebo. The site is located off Parris Island Avenue within the Hario Military Family Housing Area and includes a hard surface play area and playground equipment on soft surfaces.

The school has a parking capacity of approximately 14. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The building rests on a continuous concrete foundation that is showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls. Roofs are modified bitumen. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames. A parking garage is located at the ground level of the 2001 portion of the structure.

Interior partition walls are generally painted concrete with painted drywall in the 2001 addition. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the cafeteria / multi-purpose room is acoustical tile. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a central plant to heat exchangers and is distributed by 2-pipe system to fan-coil units in most areas and to air handling units in areas such as the cafeteria. There is little controllable ventilation making indoor air quality difficult to monitor or control. Ventilation in restrooms is generally adequate. The campus has central air conditioning. Although air conditioning for LAN concentrator rooms is present in all required locations, the system is turned off from 1800 to 0600 hours. The campus has two elevators.

School Reports

Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are present in all required locations. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by a heat exchanger. Some campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
5114	Permanent	1988	62,404	80%	Q3	\$17,938,030
5160	Permanent	2001	112	100%	Q1	\$24,707
5161	Permanent	2001	120	100%	Q1	\$26,472
Total			62,636	80%	Q-3	\$17,989,209

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$3,584,213	96%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$16,538	0.4%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$22,875	0.6%
Life-safety	\$23,679	0.6%
MEP	\$69,242	1.9%
Playground	\$15,034	0.4%
Security	\$0	0.0%
L2 TOTAL	\$147,368	4%
L1 & L2 TOTAL	\$ 3,731,581	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Playground Tiles	\$80,000					
Replace CL Fence and Add New Gate at Playground	\$1,200					
Replace Exterior Doors and Windows, Bldg 5114, Darby ES	\$185,000					
Expand Office Area	\$2,500					
Paint Interior	\$78,000					
Paint Interior	\$2,900					
Convert Underground Parking into Storage Area	\$70,000					
Convert Underground Parking into Storage Area	\$8,000					
Convert Storage Rm to CR, Bldg 5114	\$1,500					
Expand Office Area		\$50,000				
Replace Carpet PH 3, Bldg 5114		\$7,500				
Convert Storage Rm to CR, Bldg 5114		\$20,000				
Replace CL Fence and Add New Gate at Playground		\$24,000				
Replace Carpet PH 3, Bldg 5114			\$50,000			
SRM Total	\$429,100	\$101,500	\$50,000	\$0	\$0	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$429,100	\$101,500	\$50,000	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	79.7%	82%	83%	83%	83%	
O-Rating	O-3	O-2	O-2	O-2	O-2	

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve O-Rating

**EFCI based CI

Robert E. Edgren High School



SCHOOL SUMMARY	
Current Enrollment*	490
Maximum Capacity	600
GSF	113,395
Condition	65%
Average Q-Rating	Q-3

* as of Sep 2007

Robert D. Edgren High School is located at Misawa Air Base. The site is located off Independence Drive near the Misawa Main Base Military Family Housing Area and includes hard surface play areas, tennis courts, a running track, and a football field.

The school has a parking capacity of approximately 126. Parking surfaces are constructed of asphalt and are generally in fair condition. Sidewalks are constructed using concrete and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate, except at the perimeter of Building 747, where storm water is shed from the roof.

Permanent buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls. Roofs are supported by steel beams and trusses at many of the facilities. Roofs are typically metal panels with modified bitumen on some of the smaller buildings. Modular buildings are steel frame structures installed with concrete slab-on-grade construction. Roofs are metal panels. Exterior doors are a combination of aluminum and hollow metal with double and single-pane glazing. Windows are typically double-pane units with aluminum frames.

Interior partition walls are generally painted concrete with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically carpet while carpet is used in most classrooms and offices.

Heating is provided by a central plant to heat exchangers and is distributed by 2-pipe system to radiators or fan coil units in most areas and to air handling units in areas such as the gymnasiums. Radiators are manually controlled by a temperature differential control valve. All heating systems appear to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control. Ventilation in

restrooms is generally adequate. The campus does not have central air conditioning and air conditioning for LAN concentrator rooms is present in all required locations. The campus has no elevator.

Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are present in all required locations. The school does not have a functional intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by heat exchangers. Some campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
628	Permanent	1952	3,960	62%	Q3	\$1,211,800
737	Modular	2004	3,840	94%	Q1	\$744,653
739	Permanent	1998	780	83%	Q2	\$171,787
740	Permanent	1998	18,900	89%	Q2	\$5,783,589
741	Modular	2004	3,840	93%	Q1	\$744,653
742	Permanent	1988	16,477	63%	Q3	\$5,042,127
746	Permanent	1984	38,605	53%	Q4	\$11,813,516
747	Permanent	1988	23,833	62%	Q3	\$7,293,136
1025	Permanent	1948	3,064	71%	Q3	\$675,918
75099	Permanent	1996	96	77%	Q3	\$51,090
Total			113,395	65%	Q-3	\$33,532,269

*EFCI

**Other may include covered shelter, modular, portable, temporary

School Reports

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$11,166,548	95%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$153,191	1.3%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$45,914	0.4%
Life-safety	\$332,765	2.8%
MEP	\$68,710	0.6%
Playground	\$6,660	0.1%
Security	\$0	0.0%
L2 TOTAL	\$607,240	5%
L1 & L2 TOTAL	\$ 11,773,788	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Renovate Toilets (Bldgs: 742,6,7)	\$206,000					
Repair Surface Between Bldgs 740 & 746	\$14,000					
Repair/ Replace Bleachers (Bldgs: 740)	\$185,000					
Repair/ Replace bleachers (Bldgs: 746)	\$100,000					
Refinish Both Gym Floors (Bldgs: 740, 746)	\$92,000					
Repair Concrete Surface between Bldgs 742,6,7	\$70,000					
Construct Trash Enclosure	\$27,000					
Abate ACM, Restore & Replace Carpet-SRF, B-740,742, 746 & 747	\$60,000					
Renovate Toilets (Bldgs: 742,6,7)	\$25,000					
Repair Football/Soccer Field		\$150,000				
Paint Interior (Bldgs: ALL)		\$100,000				
IT Power Upgrade		\$100,000				
IT Power Upgrade			\$400,000			
Renovate Science Room			\$60,000			
Install Fire Suppression (rm 306)				\$25,000		
Renovate Science Room				\$500,000		
SRM Total	\$779,000	\$350,000	\$460,000	\$525,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$779,000	\$350,000	\$460,000	\$525,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	65.3%	100%	100%	100%	100%	100%
O-Rating	O-3	O-1	O-1	O-1	O-1	O-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve O-Rating

**EFCI based CI

Ikego Elementary School

SCHOOL SUMMARY	
Current Enrollment*	283
Maximum Capacity	425
GSF	44,450
Condition	84%
Average Q-Rating	Q-2

* as of Sep 2007

Ikego Elementary School is located near Commander, Fleet Activities (CFA) Yokosuka. The site is located within the Ikego Military Family Housing Area and includes hard surface play areas and playground equipment on soft surfaces.

The school has a parking capacity of approximately 22. Parking surfaces are constructed of gravel and are generally in fair condition. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Modular buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include tubular steel columns with metal wall panels. Roofs are metal panels. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

Interior partition walls are generally painted drywall. Wall finishes within restrooms are typically painted drywall. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating and air conditioning is provided by heat pumps for each classroom and administrative area. There is controllable ventilation for each room but indoor air quality is difficult to monitor. Restroom ventilation is generally adequate. Air conditioning for Local Area Network concentrator rooms is present. The campus has no elevator.

Lighting is typically fluorescent with limited use of incandescent and appears to be mostly original. GFCI protection is at most required locations. The school has an intercom system. The campus has a fire alarm system, which is activated by pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting and exit signs are inadequate. The campus does not have a security system.

School Reports

Plumbing piping and fixtures appear to be original. Domestic hot water is provided by local electric heating coils and storage tanks. The campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
694	Permanent	1998	3,229	91%	Q1	\$869,731
740	Modular	1998	18,771	82%	Q2	\$3,164,791
741	Modular	1998	18,970	83%	Q2	\$3,198,342
774	Modular	1998	3,480	86%	Q2	\$586,728
Total			44,450	84%	Q-2	\$7,819,592

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$1,143,268	90%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$61,301	4.8%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$4,161	0.3%
Life-safety	\$29,113	2.3%
MEP	\$35,244	2.8%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$129,819	10%
L1 & L2 TOTAL	\$ 1,273,087	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
740 & 741 Improve Outside Stair Drains	\$104,373					
740 & 741 Exterior Painting	\$116,000					
740 & 741 Interior Painting	\$88,000					
740 & 741 Provide CMT Wainscot - Toilets	\$84,585					
740 Renovate Classroom 308 to Learning Impaired Severe	\$2,500					
740 & 741 Repair and Repaint Exterior Stairwells	\$80,000					
Pave Parking lots 1 & 2	\$142,000					
Replace Playground Fence		\$10,000				
740 & 741 Replace SRF & ACM Abate		\$20,000				
740 & 741 Replace SRF & ACM Abate		\$100,000				
740 & 741 Replace SRF & ACM Abate		\$30,000				
740 & 741 Replace SRF & ACM Abate		\$50,883				
740 Renovate Classroom 308 to Learning Impaired Severe			\$40,000			
Resurface Asphalt Lot			50000			
740 & 741 HVAC Replace Split HP Units				\$100,000		
SRM Total	\$617,458	\$210,883	\$90,000	\$100,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$617,458	\$210,883	\$90,000	\$100,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	83.8%	92%	94%	96%	97%	97%
Q-Rating	O-2	O-1	O-1	O-1	O-1	O-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

E.J. King High School



SCHOOL SUMMARY	
Current Enrollment*	288
Maximum Capacity	325
GSF	65,989
Condition	67%
Average Q-Rating	Q-3

* as of Sep 2007

E.J. King High School is located at U.S. Fleet Activities, Sasebo. The site is located off Kentucky Way within the Dragon Vale Military Family Housing Area and includes tennis courts. The school does not have access to any other outdoor sports facilities.

The school has a parking capacity of approximately 75, which it shares with the elementary school. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls. The roof system in the gymnasium is supported by a steel structure. Roofs are mostly modified bitumen with metal panels at the gymnasium high-bay area. Exterior doors are a combination of aluminum and hollow metal with single-pane glazing. Windows are typically single-pane units with aluminum frames.

Interior partition walls are generally painted masonry with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Heating is provided by a central plant to heat exchangers and is distributed by 2-pipe system to fan-coil units in most areas and to air handling units in areas such as the multi-purpose room. Fan-coil units and heating piping appear to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control. Ventilation in restrooms is generally adequate. The campus has central air conditioning and air conditioning for LAN concentrator rooms is present in all required locations. However, the gymnasium does not have air conditioning. The campus has two elevators.

Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are present in all required locations. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by a heat exchanger. Some campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1530	Permanent	1988	12,999	55%	Q4	\$3,978,084
1618	Permanent	1992	15,670	47%	Q4	\$3,929,096
1665	Permanent	1997	37,276	78%	Q3	\$11,407,574
1668	Permanent	2001	44	100%	Q1	\$9,706
Total			65,989	67%	Q-3	\$19,324,460

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$6,198,712	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$60,596	1.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$15,774	0.2%
Life-safety	\$32,562	0.5%
MEP	\$63,114	1.0%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$172,046	3%
L1 & L2 TOTAL	\$ 6,370,757	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
IT Power Upgrade	\$20,000					
Refinish Gym Floor Bldg 1618	\$20,000					
Replace Carpet Bldg 1665	\$5,000					
Replace Carpet Bldg. 1665	\$60,000					
Replace Carpet Bldg 1665		\$60,000				
Replace Carpet Bldg 1665		\$80,000				
Paint Interior Bldgs 1618		\$30,000				
Paint Exterior (Bldgs: 1618)		\$85,000				
Paint Exterior (Bldgs: 1665)			\$80,000			
Paint Interior Bldgs 1530			\$40,000			
IT Power Upgrade			\$195,000			
Paint Interior (Bldgs: 1665)			\$80,000			
Paint Exterior (Bldgs: 1530)			\$80,000			
Extend Cafeteria, Bldg 1530			\$75,000			
Repair/Replace Roof (Bldgs: 1665)				\$150,000		
Extend Cafeteria, Bldg 1530					\$500,000	
SRM Total	\$105,000	\$255,000	\$550,000	\$150,000	\$500,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$105,000	\$255,000	\$550,000	\$150,000	\$500,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	67.3%	68%	69%	72%	73%	75%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Kinnick High School

SCHOOL SUMMARY	
Current Enrollment*	517
Maximum Capacity	725
GSF	116,123
Condition	56%
Average Q-Rating	Q-4

* as of Sep 2007

Nile C. Kinnick High School is located at Commander, Fleet Activities (CFA) Yokosuka. The site is located near the CFA Yokosuka community area. The school has no outdoor sports facilities, but uses base-owned football and running track facilities.

The school has a parking capacity of approximately 30. Parking surfaces are constructed of asphalt and are generally in fair condition. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Permanent buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls. Roofs are a combination of modified bitumen and metal panels. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames. Modular buildings are steel frame structures installed with concrete slab-on-grade construction. Roofs are metal panels. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

Interior partition walls are generally painted masonry with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a central distribution system to heat exchangers and is distributed within the facility by a 2-pipe system to radiators, fan-coil units or air handling units. There is little controllable ventilation making indoor air quality difficult to monitor or control. Restroom ventilation is generally inadequate. The campus has central air conditioning and air conditioning for LAN concentrator rooms is not present in all required locations. The campus has one elevator.

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Lighting is typically fluorescent with limited use of incandescent and appears to be mostly original. GFCI protection is present at most required locations. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting and exit signs are inadequate. The campus does not have a security system.

Plumbing piping and fixtures appear to be original. Domestic hot water is provided by local heat exchangers and storage tanks. Some campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1559	Permanent	1985	4,807	41%	Q4	\$1,378,359
1901	Permanent	1989	68,939	57%	Q4	\$19,768,948
1902	Permanent	1989	4,603	61%	Q3	\$1,233,006
1903	Permanent	1989	1,363	87%	Q2	\$118,131
1953	Permanent	1991	13,493	48%	Q4	\$3,170,180
1954	Permanent	1991	3,481	56%	Q4	\$998,142
1955	Permanent	1991	6,762	69%	Q3	\$1,939,139
3312	Modular	1996	12,675	50%	Q4	\$2,137,005
Total			116,123	56%	Q-4	\$30,742,910

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$13,334,956	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$120,281	0.9%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$7,016	0.1%
Life-safety	\$63,925	0.5%
MEP	\$37,194	0.3%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$228,416	2%
L1 & L2 TOTAL	\$ 13,563,372	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Repair/Replace IC/PA/Clock System PEAS	\$405,773					
1902, 1954, 1955 Repair/Replace Roof	\$36,621					
1901 Replace Differential Relief Valve on Fire Sprinkler Backflow Preventer	\$18,600					
Repair & Paint Covered Walkway	\$38,880					
1901 Replace Doors	\$10,000					
1902 Power, LAN, & Floor Upgrade	\$90,000					
1902 Power, LAN, & Floor Upgrade	\$10,000					
1953 Repair Smoke Windows	\$71,897					
1902, 1954, 1955 Repair/Replace Roof		\$262,440				
Replace Covered Walkway		\$10,000				
1901 Replace Teaching Wall		\$10,000				
Paint Exterior (Bldgs: All)		\$200,000				
Paint Exterior (Bldgs: All)		\$7,400				
1901, 1954, 1955 SRF Replacement		\$160,000				
Courtyard Upgrade		\$10,000				
Courtyard Upgrade			\$100,000			
Replace Covered Walkway			\$120,000			
1901, 1954, 1955 SRF Replacement			\$25,000			
1901, 1954, 1955 SRF Replacement			\$115,000			
1901 Replace Teaching Wall			\$100,000			
1901 Upgrade Corridor Lighting			\$10,000			
1901 Upgrade Corridor Lighting				\$100,000		
1901 Provide Sloped Tops to Lockers				\$35,000		
1953 Replace Gym Lockers				\$20,000		
1953 Replace Gym Lockers				\$10,000		
1953 & 1955 Refinish Gym Floor & Stage				\$15,000		
Construct New Modular Classroom Bldg						\$50,000
Construct New Modular Classroom Bldg						\$750,000
SRM Total	\$681,771	\$659,840	\$470,000	\$180,000	\$800,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$681,771	\$659,840	\$470,000	\$180,000	\$800,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	56.1%	58%	61%	62%	63%	65%
Q-Rating	Q-4	Q-4	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Shirley Lanham Elementary School



SCHOOL SUMMARY	
Current Enrollment*	577
Maximum Capacity	650
GSF	91,158
Condition	76%
Average Q-Rating	Q-3

* as of Sep 2007

Shirley Lanham Elementary School is located at Naval Air Facility Atsugi. The site is located near the Atsugi Military Family Housing Area and includes a hard surface play area and playground equipment with soft surfaces.

The school has a parking capacity of approximately 47. Parking surfaces are constructed of asphalt and are generally in good condition. Additional on-street parking is shared with residents of the family housing area. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Permanent buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls. Roofs are modified bitumen. Modular buildings are steel frame structures installed with concrete slab-on-grade construction. Roofs are metal panels. Exterior doors are a combination of aluminum and hollow metal with single-pane glazing. Windows are generally single-pane units with aluminum frames with some single-pane units with steel frames. Modular Building 997 reportedly has a severe structural problem. As a result, the 2nd floor of the building is not occupied.

Interior partition walls are a combination of painted concrete and drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a central plant to a heat exchanger and is distributed by 2-pipe distribution system to radiators and air handling units. Some facilities have heat pumps for heating and cooling. Some radiators appear to have been replaced and some heating piping was reportedly replaced. There is some controllable ventilation in portions of the facilities, however, indoor air quality would be difficult to monitor or control. Ventilation

for the restrooms is generally adequate. The campus has central air conditioning and air conditioning for LAN concentrator rooms is present in all required locations. The campus has one elevator.

Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are present in all required locations. The school does not have a functional intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a heat exchanger. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
292	Permanent	1953	1,024	72%	Q3	\$210,115
989	Permanent	1995	11,693	79%	Q3	\$3,125,890
991	Permanent	1970	10,560	86%	Q2	\$2,823,005
992	Permanent	1972	5,505	74%	Q3	\$1,441,264
993	Permanent	1981	6,390	59%	Q4	\$1,708,239
994	Permanent	1983	5,006	63%	Q3	\$1,338,254
995	Modular	1988	1,866	37%	Q4	\$336,533
996	Modular	2001	2,526	84%	Q2	\$455,564
997	Modular	1991	3,678	99%	Q1	\$615,477
998	Permanent	1993	37,295	78%	Q3	\$9,969,326
999	Modular	2001	5,615	83%	Q2	\$939,614
Total			91,158	76%	Q-3	\$22,963,280

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$5,299,995	91%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$69,747	1.2%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$10,255	0.2%
Life-safety	\$38,539	0.7%
MEP	\$39,681	0.7%
Playground	\$375,181	6.4%
Security	\$0	0.0%
L2 TOTAL	\$533,403	9%
L1 & L2 TOTAL	\$ 5,833,398	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
994 Rep/Rpl HVAC & Renov Restrooms	\$379,743					
994 Rep/Rpl HVAC & Renov Restrooms	\$708					
992 Gym Noise Improvements	\$361,556					
Replace North & South Playground Equipment	\$362,000					
Replace North & South Playground Equipment	\$70,000					
Replace North & South Playground Equipment	\$10,000					
Construct Walkway Between Bldgs 993 and 998	\$184,431					
Construct Walkway from Bldg 997 to Existing Covered Walkways		\$6,000				
Paint Exterior (Bldgs: All)		\$164,160				
Paint Exterior (Bldgs: All)		\$6,500				
Paint Interior (Bldgs 989, 993-996, 998-999)		\$400,000				
Paint Interior (Bldgs 989, 993-996, 998-999)		\$16,800				
989 & 998 Replace Carpet			\$75,000			
989 & 998 Replace Carpet			\$50,000			
Replace SRF (Bldgs: All)			\$25,000			
Replace SRF (Bldgs: All)			\$200,000			
Replace SRF (Bldgs: All)			\$25,000			
Replace SRF (Bldgs: All)			\$90,000			
Construct Walkway from Bldg 997 to Existing Covered Walkways			\$75,600			
993, 994, 995 Replace Carpet				\$100,000		
993, 994, 995 Replace Carpet				\$40,000		
Repair Roofs (Bldgs: ALL)				\$200,000		
Resurface Red Top Area				\$30,000		
989 Replace Classroom light fixtures					\$105,000	
989 & 998 Replace HVAC System					\$20,000	
989 & 998 Replace HVAC System					\$200,000	
SRM Total	\$1,368,437	\$593,460	\$540,600	\$370,000	\$325,000	
MILCON Project Title						
	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$1,368,437	\$593,460	\$540,600	\$370,000	\$325,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	76.5%	82%	85%	87%	89%	90%
Q-Rating	Q-3	Q-2	Q-2	Q-2	Q-1	

*Assumes MILCON projects will replace existng facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Mendel Elementary School



SCHOOL SUMMARY	
Current Enrollment *	470
Maximum Capacity	750
GSF	110,060
Condition	53%
Average Q-Rating	Q-4

* as of Sep 2007

Joan K. Mendel Elementary School (formerly Yokota East Elementary School) is located at Yokota Air Base. The site is located near the Yokota East Side Military Family Housing Area.

The school has a parking capacity of approximately 131. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include tile paver courtyards and areas of grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls. Roofs are generally modified bitumen. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

Partition walls are generally painted masonry with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a central distribution to a heat exchanger and is distributed by a 2-pipe system to radiators, fan-coil units or air handling units. Radiators are manually controlled by a temperature differential control valve. There is little controllable ventilation making indoor air quality difficult to monitor or control. Restroom ventilation is generally inadequate. The campus has some central air conditioning and air conditioning for LAN concentrator rooms is not present at all required locations. The campus has two elevators.

Lighting is typically fluorescent with limited use of incandescent and appears to be mostly original. GFCI protection is not at most required locations. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and

pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting and exit signs are inadequate. The campus does not have a security system.

Plumbing piping and fixtures appear to be original. Domestic hot water is provided by local heat exchangers and storage tanks. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
4306	Permanent	1973	38,538	42%	Q4	\$10,380,210
4307	Permanent	1974	3,777	37%	Q4	\$1,017,335
4315	Permanent	1975	20,420	41%	Q4	\$5,500,127
4319	Permanent	1984	22,089	59%	Q4	\$5,949,230
4320	Permanent	1989	13,406	65%	Q3	\$3,610,638
4355	Permanent	2004	11,830	95%	Q1	\$3,186,411
Total			110,060	53%	Q-4	\$29,643,951

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$13,067,978	93%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$321,454	2.3%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$176,060	1.3%
Life-safety	\$412,428	2.9%
MEP	\$43,912	0.3%
Playground	\$26,584	0.2%
Security	\$0	0.0%
L2 TOTAL	\$980,437	7%
L1 & L2 TOTAL	\$ 14,048,415	100%

*EFCI

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SRM Project Title		INVESTMENT PLAN				
		FY-08	FY-09	FY-10	FY-11	FY-12
4307,4315,4319,4320 - Asbestos Abatement & Restoration		\$500,000				
4307,4315,4319,4320 - Asbestos Abatement & Restoration		\$50,000				
4307,4315,4319,4320 - Asbestos Abatement & Restoration		\$200,000				
Replace Carpet-SRF (Non-ACM Areas) (Bldgs: 4306/15)		\$50,000				
Replace Carpet-SRF (Non-ACM Areas) (Bldgs: 4306/15)		\$100,000				
4306 & 4307 Repair Heating System Components HVAC		\$20,000				
4319 - Replace AC Chiller		\$75,000				
Install Bicycle Shed		\$15,000				
4319 - Replace Fan Coil Units			\$50,000			
4315 - Replace Fan Coil Units			\$60,000			
4306,4315,4319 - Install Storage Cabinets			\$100,000			
4306,4315,4319 - Install Storage Cabinets			\$10,000			
Install Covered Walkways (Bldgs: ALL)			\$30,000			
Establish Headend for TV System (Bldgs: 4306)			\$15,000			
4306 & 4307 Repair Heating System Components HVAC				\$100,000		
Install Covered Walkways (Bldgs: ALL)				\$150,000		
4320 - Replace AC Chiller				\$75,000		
Install Covered Walkways (Bldgs: ALL)					\$150,000	
Paint Interior (Bldgs: ALL)					\$120,000	
Renovate Art Room, Rm 10 (Bldgs: 4306)					\$60,000	
Paint Exterior (Bldgs: ALL)						\$100,000
SRM Total		\$1,010,000	\$265,000	\$325,000	\$330,000	\$100,000
MILCON Project Title		FY-08	FY-09	FY-10	FY-11	FY-12
		\$0	\$0	\$0	\$0	\$0
MILCON Total*		\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*		\$1,010,000	\$265,000	\$325,000	\$330,000	\$100,000
		INVESTMENT PLAN IMPACT ON PROJECTED CONDITION				
MILCON Impact on Condition		\$0	\$0	\$0	\$0	\$0
Current		FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	53.3%	57%	58%	59%	60%	60%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Perry Elementary School

SCHOOL SUMMARY	
Current Enrollment*	503
Maximum Capacity	600
GSF	70,316
Condition	50%
Average Q-Rating	Q-4

* as of Sep 2007

Matthew C. Perry Elementary School is located at Marine Corps Air Station (MCAS) Iwakuni. The site is located off 7th Street near the MCAS Iwakuni Military Family Housing Area and includes a hard surface play area and playground equipment on soft surfaces.

The school has a parking capacity of approximately 101, which it shares with the high school. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Permanent buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls. The gymnasium roof is supported by a steel structure. Roofs are a combination of built-up with ballast, modified bitumen, and metal panels. Modular buildings are steel frame structures installed with concrete slab-on-grade construction. Roofs are metal panels. Exterior doors are a combination of hollow metal aluminum with single-pane glazing. Windows are typically double-pane units with aluminum frames at Building 555, but are single-pane units with aluminum frames elsewhere.

Partition walls are generally painted concrete with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically carpet while carpet is used in most classrooms and offices.

Heating is provided by a central plant to heat exchangers and is distributed by 2-pipe system to fan-coil units in most areas and to air handling units in areas such as the multi-purpose room. Heating and cooling systems appears to be original in most areas of the campus. There is some controllable ventilation however, indoor air quality would difficult to monitor or control. Ventilation in restrooms is generally adequate. The campus has

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central air conditioning and air conditioning for LAN concentrator rooms is present in all required locations. The campus has one elevator.

Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are present in all required locations. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures and piping appears to be original. Domestic hot water is provided by a heat exchanger. Some campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
554	Modular	1991	1,482	37%	Q4	\$261,291
555	Permanent	1983	51,327	43%	Q4	\$13,690,910
556	Permanent	1996	9,264	74%	Q3	\$2,371,028
564	Modular	2001	8,243	82%	Q2	\$1,348,472
Total			70,316	50%	Q-4	\$17,671,702

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$8,754,092	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$36,135	0.4%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$8,056	0.1%
Life-safety	\$27,577	0.3%
MEP	\$21,160	0.2%
Playground	\$99,767	1.1%
Security	\$0	0.0%
L2 TOTAL	\$192,696	2%
L1 & L2 TOTAL	\$ 8,946,788	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
IT Power Upgrade Bldgs 555	\$30,000					
Paint Exterior Bldgs 553, 556	\$85,000					
Refinish Exterior Benches, Bldg 555	\$12,000					
IT POWER UPGRADE (Bldgs: 555)		\$200,000				
Paint Exterior and Interior Bldg 564	\$30,000					
REPAIR ROOF (Bldgs: 555)		\$150,000				
Replace Carpet in CR (Bldgs: 555)			\$150,000			
PAINT EXTERIOR (Bldgs: 564)			\$25,000			
Paint Interior Bldgs 555, 556, 564						
SRM Total	\$127,000	\$380,000	\$175,000	\$0	\$0	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$127,000	\$380,000	\$175,000	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition		\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	50.2%	51%	53%	54%	54%	54%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-4

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Perry High School



SCHOOL SUMMARY	
Current Enrollment*	220
Maximum Capacity	250
GSF	67,996
Condition	58%
Average Q-Rating	Q-4

* as of Sep 2007

Matthew C. Perry High School is located at Marine Corps Air Station (MCAS) Iwakuni. The site is located off A Avenue near the MCAS Iwakuni Military Family Housing Area and includes tennis courts and a practice field. The school uses base-owned facilities for football and track.

The school has a parking capacity of approximately 101, which it shares with the elementary school. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls. The gymnasium roof is supported by steel trusses. Roofs are a combination of modified bitumen, built-up, and metal panels. Exterior doors are a combination of aluminum and hollow metal with single-pane glazing. Windows are typically single-pane units with aluminum frames.

Partition walls are generally painted concrete with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a central plant to a heat exchanger and is distributed by 2-pipe system to fan-coil units in most areas and to air handling units in areas such as the multi-purpose room. Heating and cooling systems appears to be original in most facilities of the campus. There is some controllable ventilation however, indoor air quality would be difficult to monitor or control. Ventilation in restrooms is generally adequate. The campus has central air conditioning and air conditioning for LAN concentrator rooms is present in all required locations. The campus has two elevators.

Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are present in all required locations. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a heat exchanger. Some campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
550	Permanent	1986	38,389	42%	Q4	\$10,679,436
553	Permanent	1997	27,648	80%	Q3	\$7,691,397
671	Modular	1975	1,959	10%	Q4	\$114,602
Total			67,996	58%	Q-4	\$18,485,435

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$7,692,748	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$66,880	0.8%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$57,786	0.7%
MEP	\$58,842	0.7%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$183,508	2%
L1 & L2 TOTAL	\$ 7,876,256	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Blinds, Bldg 550	\$15,000					
Replace Exterior Doors, Bldg 550, 553, 555	\$50,000					
Resurface Tennis Courts	\$20,000					
Replace Hot Water Piping in Bldg 553, 556 Perry HS & ES	\$60,000					
Convert Cafeteria Stage to Storage, Bldg 550	\$8,000					
IT Power Upgrade (Bldgs: 550)	\$30,000					
Refurbish Restrooms, Bldg 550	\$50,000					
Renovate Science Labs Bldg 550	\$20,000					
Renovate HS Gym Locker Rooms, Bldg 555	\$20,000					
Renovate Stage in Gym, Bldg 555	\$10,000					
Renovate Stage in Gym, Bldg 555		\$50,000				
Renovate Science Labs Bldg 550		\$100,000				
Renovate HS Gym Locker Rooms, Bldg 555		\$100,000				
Refurbish Restrooms, Bldg 550		\$100,000				
IT Power Upgrade (Bldgs: 550)		\$249,000				
Paint Exterior (Bldgs: 550, 553)		\$100,000				
Convert Cafeteria Stage to Storage, Bldg 550		\$30,000				
Install Corridor Lockers (Bldgs: 550)				\$30,000		
SRM Total	\$283,000	\$729,000	\$0	\$30,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$283,000	\$729,000	\$0	\$30,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	57.8%	59%	63%	63%	63%	63%
% Condition**	57.8%	59%	63%	63%	63%	63%
Q-Rating	Q-4	Q-4	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Sasebo Elementary School

SCHOOL SUMMARY	
Current Enrollment *	225
Maximum Capacity	280
GSF	49,313
Condition	58%
Average Q-Rating	Q-4

* as of Sep 2007

Sasebo Elementary School is located at U.S. Fleet Activities, Sasebo. The site is located off Kentucky Way within the Dragon Vale Military Family Housing Area and includes hard surface play areas and playground equipment on soft surfaces.

The school has a parking capacity of approximately 75, which it shares with the high school. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls at Building 502 and steel frame with concrete masonry unit walls at Building 1425. Roofs are a combination of modified bitumen and metal panels. Exterior doors are a combination of hollow metal and aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

Partition walls are generally painted plaster in Building 502 and painted drywall in Building 1425. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally acoustical tile with painted plaster and drywall ceilings in restrooms. The ceiling in the multi-purpose room is acoustical tile. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a central plant to a heat exchanger and is distributed by 2-pipe system to fan-coil units in most areas and to air handling units in areas such as the multi-purpose room. Building 502 has radiators that are manually controlled by a temperature differential control valve. Some radiators have been replaced and it appears the heating piping in Building 502 has been replaced. There is little controllable ventilation making indoor air quality difficult to monitor or control. Ventilation in restrooms is generally inadequate. Building 1425 has central air conditioning and air conditioning for LAN concentrator rooms is present in all required locations. The campus has one elevator.

School Reports

Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are present in all required locations. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a heat exchanger. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	O-Rating*	Plant Replacement Value
502	Permanent	1930	25,276	55%	Q4	\$7,735,214
1425	Permanent	1979	24,037	62%	Q3	\$6,909,436
Total			49,313	58%	Q-4	\$14,644,650

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$6,050,861	95%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$64,638	1.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$15,187	0.2%
MEP	\$18,814	0.3%
Playground	\$228,607	3.6%
Security	\$0	0.0%
L2 TOTAL	\$327,246	5%
L1 & L2 TOTAL	\$ 6,378,107	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install Cabinets & Abate ACM in walls, Bldg 1425	\$30,000					
Paint Interior, Bldg 1425	\$40,000					
Replace Playground Equipment	\$200,000					
Replace Carpet & Abate ACM, Bldg 502		\$35,000				
Install Cabinets & Abate ACM in walls, Bldg 1425		\$170,000				
Replace Carpet & Abate ACM, Bldg 502		\$25,000				
Replace Carpet & Abate ACM, Bldg 502			\$200,000			
Install Cabinets & Abate ACM in walls, Bldg 1425			\$60,000			
Paint Exterior (Bldgs: 1425)			\$40,000			
REPLACE MULTIPURPOSE RM FLOOR (Bldgs: 1425)				\$90,000		
Paint Roof (Bldgs: 1425)				\$100,000		
SRM Total	\$270,000	\$230,000	\$300,000	\$190,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$270,000	\$230,000	\$300,000	\$190,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	58.2%	60%	62%	64%	65%	65%
Q-Rating	Q-4	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Sollars Elementary School



SCHOOL SUMMARY	
Current Enrollment*	780
Maximum Capacity	1,187
GSF	147,737
Condition	80%
Average Q-Rating	Q-2

* as of Sep 2007

John A. Sollars Elementary School is located at Misawa Air Base. The site is located off East Gettysburg Drive near the Misawa Main Base Military Family Housing Area and includes a hard surface play area, playgrounds on soft surfaces, and a running track.

The school has a parking capacity of approximately 126. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate except for an area at the running track near Building 96, the first grade playground near Building 98, and at the perimeter of Building 92.

Permanent buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls. The roof at Building 92 is supported by a steel structure. Roofs are a combination of modified bitumen and metal panels. Modular buildings are steel frame structures installed with concrete slab-on-grade construction. Roofs are metal panels. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

Partition walls are generally painted concrete with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is acoustical panel. Flooring in high traffic areas is typically a combination of carpet and resilient while carpet is used in most classrooms and offices.

Heating is provided by a central plant to heat exchangers and is distributed by 2-pipe system to radiators or fan-coil units in most areas and to air handling units in areas such as the multi-purpose room. Radiators are manually controlled by a temperature differential control valve. Heating systems appear to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control. Ventilation in restrooms is generally adequate. The campus does not have central air conditioning

and air conditioning for LAN concentrator rooms is not present in all required locations. The campus has one elevator.

Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are present in all required locations. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by heat exchangers. Some campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
80	Permanent	1989	3,943	60%	Q4	\$1,133,415
90	Modular	2003	12,917	93%	Q1	\$2,324,414
92	Permanent	1989	17,661	61%	Q3	\$4,656,852
94	Permanent	1998	95,995	87%	Q2	\$27,593,763
98	Permanent	1989	16,317	57%	Q4	\$4,690,322
75116	Permanent	1998	689	100%	Q1	\$53,398
83428	Permanent	1998	215	97%	Q1	\$18,125
Total			147,737	80%	Q-2	\$40,470,288

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$7,107,032	87%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$217,044	2.7%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$76,837	0.9%
Life-safety	\$560,429	6.9%
MEP	\$118,668	1.5%
Playground	\$74,497	0.9%
Security	\$0	0.0%
L2 TOTAL	\$1,047,475	13%
L1 & L2 TOTAL	\$ 8,154,507	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install Canopy (Bldgs: 92)	\$50,000					
Paint Interior (Bldgs: ALL)	\$200,000					
Replace FDKG & G1-3 Playground	\$300,000					
Replace Carpet (Bldgs: 80,92,98)	\$80,000					
Roof Repair (Bldgs: 94)	\$300,000					
Replace Main Playground Equipment	\$100,000					
Replace Carpet (Bldgs: 94)	\$100,000					
Replace Carpet (Bldgs: 94)	\$100,000					
Replace SRF & Abate ACM (Bldgs: 92)	\$10,000					
Replace SRF & Abate ACM (Bldgs: 92)	\$30,000					
Refinish Gym Floor	\$20,000					
Renovate Cafeteria	\$50,000					
Renovate Cafeteria		\$200,000				
Replace SRF & Abate ACM (Bldgs: 92)		\$200,000				
Replace SRF & Abate ACM (Bldgs: 92)		\$15,000				
Replace Carpet (Bldgs: 80,92,98)		\$80,000				
Install HVAC (Dehumidifiers) in EMC (Bldgs: 94)		\$250,000				
Paint Exterior (Bldgs: 80,92,98)		\$150,000				
Paint Exterior (Bldgs: 94)		\$100,000				
Install HVAC in Admin Area (Bldgs: 80)		\$50,000				
IT Power Upgrade			\$30,000			
IT Power Upgrade				\$300,000		
Repair Drainage in front of B-92				\$30,000		
Renovate Pavillion area				\$50,000		
Power Upgrade for Stage				\$50,000		
Install Roof Heaters for B-90, 92 and 98				\$50,000		
Install Hand Dryers (B-94)				\$10,000		
Install New Marque in front of B-80				\$80,000		
SRM Total	\$1,340,000	\$1,045,000	\$30,000	\$570,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$1,340,000	\$1,045,000	\$30,000	\$570,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	FY-08	FY-09	FY-10	FY-11	FY-12
	Current	80.2%	84%	86%	88%	88%
	Q-Rating	Q-2	Q-2	Q-2	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Sullivans Elementary School

SCHOOL SUMMARY	
Current Enrollment*	1,152
Maximum Capacity	1,200
GSF	229,958
Condition	67%
Average Q-Rating	Q-3

* as of Sep 2007

Sullivans Elementary School is located at Commander, Fleet Activities (CFA) Yokosuka. The site is located near the CFA Yokosuka Military Family Housing Area and includes hard surface play areas and playground equipment on soft surfaces.

The school has a multi-level parking facility with a capacity of approximately 131. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include tile paver courtyards and areas of grass, shrubs, and trees. Site drainage is generally adequate.

Permanent buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. The concrete floor in Building 1292 has severe cracks and should be investigated. Structural systems include concrete columns and beams with cast in place concrete walls. Roofs are generally modified bitumen. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames. The modular building has a steel frame and is installed on concrete slab-on-grade construction. The roof consists of metal panels. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

Partition walls are generally painted masonry with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is acoustical tile. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a central distribution to heat exchangers and is distributed by a 2-pipe system to fan-coil units and air handling units. There is little controllable ventilation making indoor air quality difficult to monitor or control. Restroom ventilation is generally inadequate. The campus has central air conditioning and air conditioning for LAN

School Reports

concentrator rooms is not present in all required locations. The campus has three elevators.

Lighting is typically fluorescent with limited use of incandescent and appears to be mostly original. GFCI receptacles are present at most required locations. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting and exit signs are inadequate. The campus does not have a security system.

Plumbing piping and fixtures appear to be original. Domestic hot water is provided by heat exchangers and storage tanks. Some campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	O-Rating*	Plant Replacement Value
1292	Permanent	1980	94,811	41%	Q4	\$25,535,447
3858	Permanent	2000	28,455	90%	Q2	\$7,663,785
3859	Permanent	2000	61,144	89%	Q2	\$16,467,914
3860	Permanent	2000	34,741	98%	Q1	\$2,892,883
3865	Permanent	2001	1,506	97%	Q1	\$176,684
9000	Modular	2003	9,301	97%	Q1	\$1,568,149
Total			229,958	67%	Q-3	\$54,304,861

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$17,367,200	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$159,091	0.9%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$3,393	0.0%
Life-safety	\$21,552	0.1%
MEP	\$126,059	0.7%
Playground	\$99,837	0.6%
Security	\$0	0.0%
L2 TOTAL	\$409,931	2%
L1 & L2 TOTAL	\$ 17,777,131	100%

* EFCI

INVESTMENT PLAN		FY-08	FY-09	FY-10	FY-11	FY-12
SRM Project Title						
1292 Renovate Student Restrooms		\$441,622				
1292 Renovate Student Restrooms		\$883,242				
1292 Seismic Upgrade		\$15,000				
3858 & 3859 Install Exit Signs-Lights		\$16,500				
3858 & 3859 Install Exit Signs-Lights		\$16,500				
1292 Replace Window Blinds		\$45,991				
1292 Repair leaky pipe Rm 102 restroom		\$650				
1292 Repair leaky pipe Rm 102 restroom		\$15,000				
Improve Playground Fields		\$1,482				
Install Storm Drain		\$16,200				
3858 Repair Gym Ceiling and Roof		\$650,000				
3858 HVAC Chiller Maintenance		\$10,800				
3858 and 3859 Replace Pressure Relief Valve for U/G Fire Suppression Tank		\$26,000				
1292, 3858 & 3859 Modify Int Door Locks		\$68,000				
1292, 3858 & 3859 Modify Int Door Locks		\$743				
1292, 3858 & 3859 Modify Int Door Locks		\$615				
1292 Replace HVAC Window Units		\$26,000				
3858 & 3859 Interior Painting			\$150,000			
1292 Paint Interior			\$160,467			
1292 Paint Exterior			\$5,556			
1292 Paint Exterior			\$137,160			
3860 Sprinkler Pipe Painting			\$100,000			
1292 Seismic Upgrade			\$150,000			
3858 Repair Damaged Floor in Gym				\$20,000		
1292 Replace SRF and Carpet				\$25,000		
1292 Replace SRF and Carpet				\$500,000		
1292 Replace SRF and Carpet				\$70,000		
1292 Replace SRF and Carpet				\$100,000		
1292 Replace SRF and Carpet				\$100,000		
Improve Playground Fields				\$50,000		
3858 3859 3860 3865 Exterior Painting					\$400,000	
3858 3859 3860 3865 Exterior Painting					\$16,800	
1292 Repair/Replace PEAS					\$400,000	
Replace Playground Equipment					\$400,000	
1292 Renovate Host Nation Classroom						\$30,000
1292 Renovate Host Nation Classroom						\$200,000
SRM Total		\$2,234,345	\$703,183	\$865,000	\$1,216,800	\$230,000
MILCON Project Title		FY-08	FY-09	FY-10	FY-11	FY-12
		\$0	\$0	\$0	\$0	\$0
MILCON Total*		\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*		\$2,234,345	\$703,183	\$865,000	\$1,216,800	\$230,000
		INVESTMENT PLAN IMPACT ON PROJECTED CONDITION				
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	67.4%	72%	73%	74%	77%	77%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

* Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 ** EFCL based CI

Yokosuka Middle School



SCHOOL SUMMARY	
Current Enrollment*	570
Maximum Capacity	850
GSF	183,654
Condition	97%
Average Q-Rating	Q-1

* as of Sep 2007

Yokosuka Middle School is located at U.S. Fleet and Industrial Supply Center Yokosuka, Japan. The site is located on First Street near the Yokosuka Military Family Housing Area and includes a hard surface play area and sports fields.

The school has a capacity of approximately 72, which are located in a parking garage shared with military family housing. Parking surfaces are constructed of concrete and are generally in good condition. Sidewalks are constructed using pavers and are generally in good condition. Landscaped areas include grass and shrubs. Site drainage is generally adequate.

Buildings rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with masonry infill. Roofs are modified bitumen and metal panels. Exterior doors are generally hollow metal with single-pane glazing. Windows are typically single-pane units with aluminum frames.

Interior partition walls are generally painted concrete. Wall finishes within restrooms are typically ceramic tile. Ceilings in classrooms and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a central plant to a heat exchanger and is distributed by a 2-pipe system to air handling units in most areas. The heating system is original. There appears to be adequate controllable ventilation for indoor air quality. Ventilation in restrooms is generally adequate. The campus has central air conditioning; however, air conditioning for LAN concentrator rooms is not present in all required locations. The campus has two elevators.

Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are present in all required locations. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm

system automatically reports to the fire department upon alarm activation. Emergency lighting appears to be present in all required locations. Exit signs appear to be present in all required locations. The campus does not have a security system.

Plumbing fixtures and piping are original. Domestic hot water is provided by a combination of heat exchangers and electric water heaters.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
4372	Permanent	2003	69,402	97%	Q1	\$18,879,426
4373	Permanent	2003	70,350	97%	Q1	\$19,134,497
4374	Permanent	2003	42,611	100%	Q1	\$3,548,218
4375	Permanent	2003	1,291	98%	Q1	\$151,460
Total			183,654	97%	Q-1	\$41,713,601

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$869,842	81%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$74,110	6.9%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$8,095	0.8%
MEP	\$117,447	11.0%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$199,653	19%
L1 & L2 TOTAL	\$ 1,069,495	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
4372 & 4373 Interior Painting	\$125,534					
Rekey Exterior Doors Yokosuka MS	\$10,000					
4372 Relocate Backflow Preventer		\$11,000				
Exterior Painting			\$400,000			
SRM Total	\$135,534	\$11,000	\$400,000	\$0	\$0	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$135,534	\$11,000	\$400,000	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	97.4%	98%	98%	99%	99%	99%
Q-Rating	Q-1	Q-1	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Yokota High School

SCHOOL SUMMARY	
Current Enrollment*	323
Maximum Capacity	500
GSF	130,312
Condition	55%
Average Q-Rating	Q-4

* as of Sep 2007

Yokota High School is located at Yokota Air Base. The site is located at the intersection of Earhart and Kuter Avenues near the industrial area and includes tennis courts, football, track, soccer, and softball fields.

The school has a parking capacity of approximately 252. Parking surfaces are constructed of asphalt and are generally in fair condition. Sidewalks are constructed using concrete and are generally in fair to poor condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls. Roofs are a combination of built-up and metal panels. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

Interior partition walls are generally painted masonry with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient or quarry tile while carpet is used in most classrooms and offices.

Heating is provided by a central distribution system to heat exchangers and is distributed by a 2-pipe system to radiators, fan-coil units (FCU) or air handling units (AHUs). There is little controllable ventilation making indoor air quality difficult to monitor or control. Restroom ventilation is generally adequate. The campus has central air conditioning and air conditioning for LAN concentrator rooms is not present in all required locations. The campus has one elevator.

Lighting is typically fluorescent with limited use of incandescent and appears to be mostly original. GFCI protection is present at most required locations. The school has an

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intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting and exit signs are inadequate. The campus does not have a security system.

Most plumbing piping and fixtures appear to be original. Domestic hot water is provided by local heat exchangers and storage tanks. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
4117	Permanent	1973	21,114	38%	Q4	\$4,960,734
4118	Permanent	1973	54,381	68%	Q3	\$15,593,208
4156	Permanent	1985	5,874	45%	Q4	\$1,684,311
4157	Permanent	1985	23,780	47%	Q4	\$6,818,677
4158	Permanent	1984	941	28%	Q4	\$262,680
4159	Permanent	1984	4,839	51%	Q4	\$1,296,223
4160	Permanent	2002	3,092	93%	Q1	\$797,581
4161	Permanent	2002	81	95%	Q1	\$40,395
4189	Permanent	1971	16,210	42%	Q4	\$4,648,055
Total			130,312	55%	Q-4	\$36,101,865

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$15,559,227	95%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$277,461	1.7%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$118,434	0.7%
Life-safety	\$355,790	2.2%
MEP	\$99,550	0.6%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$851,235	5%
L1 & L2 TOTAL	\$ 16,410,462	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
4117,4159,4189 - Asbestos Abatement & Restoration	\$70,199					
4189 - Renovate Rm 102A into LI(MS) CR	\$35,000					
4157,4158,4159,4160 - Paint Interior	\$50,000					
4189 - Renovate Art Classroom	\$100,000					
Replace Cafeteria Tiles (Bldgs: 4189)	\$50,000					
4156, 4157, 4158, 4159 - Replace Selected Doors/Locks	\$60,000					
4117 - Install Mat Hoist in Gymnasium	\$10,000					
4117, 4118, 4157 - Replace Student Lockers	\$100,000					
4117 - Replace Steam Lines	\$211,120					
4117 - Replace Steam Lines	\$30,000					
4189 - Replace Chiller Unit	\$100,000					
4117 - Remove Old Abandoned Chimney	\$10,000					
4189 - Repair/Replace HVAC System	\$50,000					
4156,4157,4159 - Repair/Replace HVAC System	\$50,000					
4117/18/56/57/59/89 - Repair/Replace HVAC System (Study)	\$75,000					
4117 - Repair/Replace Steam Coil	\$15,000					
4156,4157,4159 - Repair/Replace HVAC System		\$500,000				
4189 - Repair/Replace HVAC System		\$300,000				
4117, 4118, 4157 - Replace Student Lockers		\$30,000				
4117 - Install Mat Hoist in Gymnasium		\$50,000				
Construct Storage Building		\$10,000				
Improve Stage Lighting (Bldgs: 4117)		\$20,000				
Install Covered Walkways			\$15,000			
Install Covered Walkways			\$75,000			
Replace Carpet-SRF for Non-ACM Areas (Bldgs: 4118/56/57/59)			\$60,000			
Replace Carpet-SRF for Non-ACM Areas (Bldgs: 4118/56/57/59)			\$30,000			
4157,4158,4159 - Repair Roof			\$110,000			
Construct Storage Building			\$100,000			
4117 - Renovate Toilet & Locker Rooms			\$10,000			
Remodel Rm 103 (Bldgs: 4189)				\$30,000		
4117 - Renovate Toilet & Locker Rooms				\$75,000		
4117,4118,4160 - Paint Exterior				\$50,000		
4117,4118,4156,4189 - Paint Interior				\$100,000		
Replace Light Fixtures (Bldgs: 4117/18)				\$15,000		
Install Covered Walkways				\$75,000		
Replace Window Coverings (Bldgs: 4118)					\$50,000	
Replace Light Fixtures (Bldgs: 4117/18)					\$150,000	
Replace Windows (Bldgs: 4118)					\$170,000	
SRM Total	\$1,016,319	\$910,000	\$400,000	\$345,000	\$370,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$1,016,319	\$910,000	\$400,000	\$345,000	\$370,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
Current	55.1%	58%	60%	62%	63%	64%
O-Rating	Q-4	Q-4	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve O-Rating
 **EFCl based CI

Yokota Middle School



SCHOOL SUMMARY	
Current Enrollment*	375
Maximum Capacity	500
GSF	87,729
Condition	88%
Average Q-Rating	Q-2

* as of Sep 2007

Yokota Middle School is located at Yokota Air Base. The campus consists of two permanent buildings and no modular buildings constructed in 2000. There are also two bicycle shelters on the campus. The site is located off Earhart Avenue near the industrial area and includes a hard surface play area. The middle school shares sports facilities with the high school.

The school has a parking capacity of approximately 102. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and pavers and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The building rests on continuous a concrete foundation that is showing no signs of damage or settlement. Structural systems include concrete columns and beams with masonry infill. The roofs are modified bitumen. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

Interior partition walls are generally painted masonry with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is acoustical tile. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a central plant to heat exchangers and is distributed by a 2-pipe system to fan-coil units and air handling units. Ventilation is generally good. Restroom ventilation is generally adequate. The campus has central air conditioning and air conditioning for LAN concentrator rooms is not present in all required locations. The campus has two elevators.

Lighting is typically fluorescent with limited use of incandescent and appears to be mostly original. GFCI protection is present at most required locations. The school has an

intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon activation. Emergency lighting and exit signs are adequate. The campus does not have a security system.

Plumbing piping and fixtures appear to be original. Domestic hot water is provided by heat exchangers and storage tanks. Some campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
4151	Covered Shelter	2000	316	100%	Q1	\$20,714
4152	Covered Shelter	2000	316	100%	Q1	\$20,714
4154	Permanent	2000	135	97%	Q1	\$10,666
4155	Permanent	2000	86,962	88%	Q2	\$23,656,273
Total			87,729	88%	Q-2	\$23,708,367

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY *		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,423,587	87%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$110,975	4.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$153,865	5.5%
MEP	\$109,170	3.9%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$374,011	13%
L1 & L2 TOTAL	\$ 2,797,598	100%

*EFCI

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INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Paint Exterior (Bldgs: ALL)	\$100,000					
Repair Gym Floor (Bldg. 4155)	\$10,000					
Repair Gym Bleachers (Bldg. 4155)	\$10,000					
Repair Roof (Bldg. 4155)		\$10,000				
Restripe Gym Floor Markings (Bldg. 4155)		\$10,000				
Repair HVAC System (Bldg. 4155)			\$50,000			
Replace Carpet (Bldg. 4155)			\$60,000			
Replace Carpet (Bldg. 4155)				\$30,000		
Maintain/Repair Roof (Bldg. 4155)						\$40,000
SRM Total	\$120,000	\$20,000	\$110,000	\$30,000		\$40,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$120,000	\$20,000	\$110,000	\$30,000		\$40,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	88.3%	89%	89%	89%	89%	90%
Q-Rating	Q-2	Q-2	Q-2	Q-2	Q-2	Q-2

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Yokota West Elementary School

SCHOOL SUMMARY	
Current Enrollment*	404
Maximum Capacity	500
GSF	79,387
Condition	68%
Average Q-Rating	Q-3

* as of Sep 2007

Yokota West Elementary School is located at Yokota Air Base. The site is located on Loring Circle near the Yokota West Military Family Housing Area and includes playgrounds with soft surfaces and hard surface play areas.

The school has a parking capacity of approximately 48. Parking surfaces are constructed of asphalt and are generally in fair condition. Sidewalks are constructed using concrete and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls. Roofs are a combination of built-up and concrete deck with waterproofing. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

Interior partition walls are generally painted masonry with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a central plant and is distributed by a 2-pipe distribution system to fan-coil units and air handling units. There is little controllable ventilation making indoor air quality difficult to monitor or control. Restroom ventilation is generally adequate. The campus has central air conditioning and air conditioning for LAN concentrator rooms is not present in all required locations. The campus has one elevator.

Lighting is typically fluorescent with limited use of incandescent and appears to be mostly original. GFCI protection is present at most required locations. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke

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sensors and pull stations. The fire alarm system automatically report to the fire department upon activation. Emergency lighting and exit signs are inadequate. The campus does not have a security system.

Plumbing piping and fixtures appear to be original. Domestic hot water is provided by a central distribution system. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1236	Permanent	2004	6,135	94%	Q1	\$1,652,462
1238	Permanent	1983	2,603	76%	Q3	\$538,144
1239	Permanent	1983	64,008	66%	Q3	\$17,239,275
1240	Permanent	1989	6,641	61%	Q3	\$1,788,753
Total			79,387	68%	Q-3	\$21,218,634

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$6,234,077	89%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$262,533	3.7%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$4,288	0.1%
Life-safety	\$169,995	2.4%
MEP	\$136,626	1.9%
Playground	\$207,318	3.0%
Security	\$0	0.0%
L2 TOTAL	\$780,760	11%
L1 & L2 TOTAL	\$ 7,014,837	100%

* EFCI

SRM Project Title	INVESTMENT PLAN					
	FY-08	FY-09	FY-10	FY-11	FY-12	
1239 (Site) - Provide/Install Playground Equip & Safety Tile	\$330,000					
Replace Electrical Panel Switchboard (Bldgs: 1238)	\$75,000					
1236,1239,1240 - Upgrade CCTV System Connectivity	\$10,000					
1239 (Site) - Relocate Playground Fenceline	\$15,000					
1239 - Asbestos Abatement/Restoration	\$50,000					
1239 - Asbestos Abatement/Restoration	\$415,000					
1239 - Asbestos Abatement/Restoration	\$100,000					
1239 (Site) - Install Playground Equip Pike Peak/Tire Swing	\$15,000					
1239 - Install Quarry Tile in Vestibule/Entryway	\$20,000					
Paint Interior (Bldgs: 1239 & 1240)	\$150,000					
1240 - Replace Carpet-SRF		\$40,000				
1240 - Replace Carpet-SRF		\$20,000				
1236,1239 - Install Canopy between KG & Main Bldgs		\$50,000				
1239 - Install Kitchens in PSCD & SS, Rms 142 & 143		\$50,000				
1239 - Install Storage Cabinets		\$10,000				
1238,1239,1240 - RPR/Upgrade HVAC Equip/Controls		\$30,000				
1239 Replace HVAC Chiller		\$50,000				
1239 - Replace Carpet-SRF (Non-ACM Areas)		\$40,000				
1239 - Replace Carpet-SRF (Non-ACM Areas)		\$80,000				
1239 - Replace Fan Coil Units		\$60,000				
Replace Doors/Locks		\$75,000				
Replace Window Blinds (Bldgs: ALL)			\$20,000			
Replace Cabinetry in POD Areas (Bldgs: 1239)			\$30,000			
1238,1239,1240 - RPR/Upgrade HVAC Equip/Controls			\$300,000			
1239 - Install Storage Cabinets			\$50,000			
1238 HVAC Upgrade Heat System in Supply Rm 190/191			\$10,000			
1239 - Repair Roof				\$100,000		
1238,1240 - Repair Roofs				\$100,000		
Paint Exterior (Bldgs: ALL)					\$60,000	
SRM Total	\$1,180,000	\$505,000	\$410,000	\$200,000	\$60,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$1,180,000	\$505,000	\$410,000	\$200,000	\$60,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	68.0%	74%	76%	78%	79%	79%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Zama American High School



SCHOOL SUMMARY	
Current Enrollment*	378
Maximum Capacity	750
GSF	120,495
Condition	46%
Average Q-Rating	Q-4

* as of Sep 2007

Zama American High School is located at Camp Zama. The site is located on 1st Street near the Camp Zama Military Family Housing Area and includes a hard surface play area. The school has no outdoor sports facilities, but uses post-owned football and running track facilities that are located adjacent to the campus.

The school has a parking capacity of approximately 83. Additional on-street parking is also available. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using pavers and concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Permanent buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls at most facilities. Some of the older facilities consist of wood frame construction while the smaller storage facilities have masonry bearing walls with concrete beams. The roof system at the gymnasium is supported by steel trusses. Roofs are a combination of modified bitumen, metal tile, clay tile, metal panel, and corrugated fiber panel. Exterior doors are a combination of hollow metal and aluminum with and without single-pane glazing. Windows are typically single-pane units with aluminum frames, except for Building 722, which has single-pane glazing and wood frames.

Partition walls are generally painted concrete with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically a combination of carpet and resilient while carpet is used in most classrooms and offices.

Heating is provided by a central plant to heat exchangers and is distributed by 2-pipe distribution system to convection radiators in most areas and to air handling units in areas

such as the gymnasium. Radiators are manually controlled by a temperature differential control valve. Although some radiators appear to have been replaced the heating piping appears to be original. There is little controllable ventilation making indoor air quality difficult to monitor or control. Ventilation in restrooms is generally adequate. The campus has central air conditioning and air conditioning for LAN concentrator rooms is present in all required locations. The campus has two elevators.

Lighting is typically fluorescent with limited use of incandescent. GFCI receptacles are present in all required locations. The school does not have a functional intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The fire alarm system automatically reports to the fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus does not have a security system. A project to upgrade the electrical distribution system was in progress at the time of our visit.

Plumbing fixtures have been partially upgraded and piping appears to be original. Domestic hot water is provided by a heat exchanger. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
722	Permanent	1950	3,551	38%	Q4	\$1,018,214
723	Permanent	1950	483	86%	Q2	\$41,862
906	Permanent	1990	33,799	49%	Q4	\$9,691,525
912	Permanent	1980	7,577	53%	Q4	\$2,172,856
913	Permanent	1980	38,303	35%	Q4	\$10,983,002
914	Permanent	1979	236	86%	Q2	\$20,454
915	Permanent	1979	17,252	44%	Q4	\$4,053,357
918	Permanent	1990	1,319	40%	Q4	\$272,215
996	Modular	1975	4,013	25%	Q4	\$729,202
997	Modular	2003	3,584	97%	Q1	\$604,262
998	Modular	2005	4,314	97%	Q1	\$727,340
1729	Permanent	1962	5,740	69%	Q3	\$1,186,688
9131	Permanent	1981	99	69%	Q3	\$20,467
9961	Storage Shed	1979	74	10%	Q4	\$4,462
9962	Storage Shed	1979	151	10%	Q4	\$9,105
Total			120,495	46%	Q-4	\$31,535,013

*EFCI

**Other may include covered shelter, modular, portable, temporary

School Reports

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$16,851,676	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$256,092	1.5%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$75,207	0.4%
Life-safety	\$57,794	0.3%
MEP	\$35,392	0.2%
Playground	\$10,137	0.1%
Security	\$0	0.0%
L2 TOTAL	\$434,622	3%
L1 & L2 TOTAL	\$ 17,286,298	100%

* EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Convert Classroom to TV Studio B906	\$25,000					
Paint Interior B906,12,15	\$150,000					
Repair HVAC B906,12,13	\$1,800,000					
Repair HVAC B906,12,13	\$52,400					
Refinish Forum Seating B913	\$10,000					
Replace Carpet & SRF B906,12,13	\$200,000					
Replace Carpet & SRF B906,12,13		\$25,000				
Replace Carpet & SRF B906,12,13		\$75,000				
Replace Auditorium Seats B912		\$300,000				
Renovate/Repair B913		\$35,000				
Renovate Auditorium Sound, Ceiling, and Lights B912		\$300,000				
Paint Exterior B906,12,13,14,15		\$280,000				
Install Mat Hoist B915		\$30,000				
Toilet Renovation B913		\$400,000				
Repair HVAC B906,12,13		\$1,500,000				
Renovate Gym Lockers & Showers B915			\$200,000			
Repair HVAC B906, 912			\$1,400,000			
Renovate/Repair B913			\$300,000			
Replace Gym Bleachers B915			\$50,000			
Refinish Gym Floor B915			\$90,000			
Repair HVAC B906,12,13			1200000			
SRM Total	\$2,237,400	\$2,945,000	\$3,240,000	\$0	\$0	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$2,237,400	\$2,945,000	\$3,240,000	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	45.7%	53%	62%	72%	72%	72%
Q-Rating	Q-4	Q-4	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

5.5.2 Korea

Korea District Superintendent's Office
Daegu Elementary School/High School
Humphreys Elementary School
Joy Elementary School/Middle School
Osan Elementary School
Osan High School
Seoul Elementary School
Seoul High School
Seoul Middle School

Korea District Superintendent's Office

The list below shows DSO Administration buildings and is not a representation of all buildings in the district.

DSO SUMMARY	
GSF	4,730
Condition	57%
Average Q-Rating	Q-4

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
3645	Permanent	1958	192	84%	Q2	\$12,415
3648	Permanent	1952	3,860	51%	Q4	\$826,001
4106	Permanent	2000	678	89%	Q2	\$145,085
Total			4,730	57%	Q-4	\$983,501

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$385,948	90%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$19,006	4.4%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$717	0.2%
Life-safety	\$21,417	5.0%
MEP	\$957	0.2%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$42,098	10%
L1 & L2 TOTAL	\$ 428,046	100%

* EFCI

Daegu Elementary School and High School

SCHOOL SUMMARY	
Current Enrollment*	631
Maximum Capacity	725
GSF	80,933
Condition	43%
Average Q-Rating	Q-4

* as of Sep 2007

Daegu American School is located at Camp George. The site is located near the Camp George Military Family Housing Area and includes playgrounds with soft surfaces, a hard surfaces, and a soccer field.

The school has a parking capacity of approximately 35. Parking surfaces are constructed of asphalt and are generally in poor condition. Sidewalks are constructed using a combination of concrete, concrete pavers, and asphalt, and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations. Structural systems include steel columns and beams with masonry infill and concrete masonry bearing walls. Roofs are a combination of single ply flexible membrane, metal, and asphalt shingles. Exterior doors are a combination of hollow metal and aluminum. Windows are a combination of double- and single-pane units with aluminum frames.

The interior partition walls are generally painted masonry with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in the kitchen and restrooms. The ceilings in the cafeteria and stage are suspended acoustical tile while the ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a combination of oil-fired warm air furnace, electric radiant, heat pumps, and oil-fired water boilers. Hot and chilled water is distributed by 2-pipe distribution system to a combination of convection radiators and air handling units. Radiators are manually controlled by a temperature differential control valve. There are no discernable temperature settings such as are available from control thermostats. As a result, temperature is erratic. There is some controllable ventilation in portions of the facilities; however, indoor air quality would be difficult to monitor or control.

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Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by a combination of smoke and heat sensors and pull stations. The fire alarm system automatically reports to the fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by an oil-fired water boiler. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
3000	Permanent	1983	68,127	41%	Q4	\$15,163,708
3007	Permanent	1979	7,354	41%	Q4	\$1,636,853
3008	Permanent	1986	1,176	54%	Q4	\$261,707
3013	Modular	2002	1,763	74%	Q3	\$368,573
3016	Portable	1995	750	0%	Q4	\$61,725
3018	Modular	2005	1,763	98%	Q1	\$368,573
Total			80,933	43%	Q-4	\$17,861,139

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$9,971,432	94%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$71,914	0.7%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$23,200	0.2%
Life-safety	\$104,803	1.0%
MEP	\$50,746	0.5%
Playground	\$363,031	3.4%
Security	\$0	0.0%
L2 TOTAL	\$613,695	6%
L1 & L2 TOTAL	\$ 10,585,126	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
3000 - Renovate Restrooms	\$5,000					
Repair Roof Bldg. 3000	\$175,000					
3000 - Replace Exterior Doors	\$3,300					
Repair/Replace HVAC Systems B3000	\$150,000					
3000 - Repair Gutters on Covered Walkway	\$15,000					
3000 - Renovate Restrooms	\$390,000					
3000/3008 - Exterior Paint	\$180,000					
Repair/Replace HVAC Systems B3000		\$1,500,000				
30XX - Install Blinds			\$10,000			
3000 - Replace Playground (K-3)			\$125,000			
3000 - Interior Paint			\$120,000			
3000 - Replace Windows With Blast Resistant Windows			\$200,000			
3000 - Replace Clock System (design)			\$20,000			
3000 - Install Evacuation Siren				\$20,000		
3000 - Replace Clock System				\$50,000		
3000 - Repair PEAS				\$50,000		
3000 - Repair PEAS (design)				\$10,000		
3000 - Replace Playground (4-6)				\$150,000		
3000 - Replace Carpet				\$100,000		
SRM Total	\$918,300	\$1,500,000	\$475,000	\$380,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$918,300	\$1,500,000	\$475,000	\$380,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$8,150,000	\$0	\$0	\$0	\$0	\$0
% Condition**	Current	FY-08	FY-09	FY-10	FY-11	FY-12
	42.9%	94%	100%	100%	100%	100%
Q-Rating	Q-4	Q-1	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Humphreys Elementary School



SCHOOL SUMMARY	
Current Enrollment*	245
Maximum Capacity	500
GSF	64,442
Condition	96%
Average Q-Rating	Q-1

* as of Sep 2007

Humphreys American Elementary School is located at Camp Humphreys. The site is located near the Camp Humphreys Military Family Housing Area and includes a hard surface play area.

The school has a parking capacity of approximately 40. Parking surfaces are constructed of asphalt and are generally in poor condition. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include grass and trees. Site drainage is generally adequate.

The building rests on a continuous concrete foundation. Structural systems include steel columns and wood beams. The roof is asphalt shingles and metal panels. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile. Ceilings in restrooms are generally painted dry wall. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by three oil-fired, hot air furnaces. Heating and cooling for classrooms are thermostatically controlled by electric controls. There is erratic performance of the control system. As a result, temperature is erratic. Two of the three furnaces appear to be original. There is some controllable ventilation but indoor air quality is still difficult to monitor and control.

Lighting is typically fluorescent with limited use of incandescent. The school has a new intercom system. The campus has a functional fire alarm system. The fire alarm system is activated by smoke sensors and pull stations and automatically reports to the fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus

does not have a security system. There is an emergency power generator located in the rear play yard.

Plumbing fixtures and piping have been recently replaced. Domestic hot water is provided by a new oil-fired water heater and storage tank. The facility has a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
535	Permanent	1959	17,311	94%	Q1	\$3,588,186
537	Permanent	2006	5,241	99%	Q1	\$1,085,149
550	Permanent	2006	5,531	97%	Q1	\$1,145,194
557	Permanent	2006	18,131	97%	Q1	\$3,753,661
558	Permanent	2006	18,228	97%	Q1	\$3,773,743
Total			64,442	96%	Q-1	\$13,345,932

*EFCI

**Other may include covered

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$430,109	72%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$69,896	11.6%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$17,124	2.8%
MEP	\$9,430	1.6%
Playground	\$74,593	12.4%
Security	\$0	0.0%
L2 TOTAL	\$171,043	28%
L1 & L2 TOTAL	\$ 601,152	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Playground Safety Tiles SS & K-3 #26	\$20,000					
Install Nurse's Office Toilet, Bldg 550, #10	\$30,000					
Install Nurse's Office Toilet, Bldg 550, #10	\$5,000					
Repair Area Drainage	\$35,000					
Install Staff Toilet, Bldg 535		\$25,000				
Paint Exterior (Bldgs: 535, 427)			\$25,000			
Paint Interior (Bldgs: 535, 427)			\$15,000			
Paint Interior, Bldgs 550, 557, 558				\$70,000		
Paint Exterior Bldgs 550, 557, 558, 537						\$125,000
Paint Exterior Bldgs 550, 557, 558						\$85,000
SRM Total	\$90,000	\$25,000	\$40,000	\$70,000		\$210,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$90,000	\$25,000	\$40,000	\$70,000		\$210,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	96.5%	97%	97%	98%	98%	100%
Q-Rating	Q-1	Q-1	Q-1	Q-1	Q-1	Q-1

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Joy Elementary School and Middle School

SCHOOL SUMMARY	
Current Enrollment*	39
Maximum Capacity	50
GSF	9,129
Condition	68%
Average Q-Rating	Q-3

* as of Sep 2007

C. T. Joy Elementary School is located at Chinhae Navy Base. The site is located near the Chinhae Military Family Housing Area off DoDDS Road and includes playgrounds with soft surfaces and a hard surface play area.

The school does not have dedicated parking and uses on-street parking adjacent to the school. Sidewalks are constructed using concrete and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with masonry infill. The roof at the main building is built-up with ballast and the roof on the storage building appears to be clay tile. Exterior doors are generally hollow metal with single-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are a combination of painted concrete masonry units, concrete, and drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in the library and restrooms. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by an oil-fired water boiler and cooling is provided by an air cooled water chiller. Hot and chilled water is distributed by a 2-pipe distribution system to fan coil units. There are no discernable temperature settings such as are available from control thermostats. As a result, temperature is erratic.

Lighting is typically fluorescent with limited use of incandescent. The school does not have a functional intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations. The system does not automatically report to the fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The

School Reports

school does not have a security system, although staff controls access to the main classroom building with an intercom and remote lock release.

Plumbing fixtures have been upgraded but the piping appears to be original. Domestic hot water is provided by an oil-fired boiler. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
142	Permanent	1996	98	28%	Q4	\$6,273
409	Permanent	1989	920	87%	Q2	\$173,687
723	Permanent	1961	8,111	67%	Q3	\$1,613,927
Total			9,129	68%	Q-3	\$1,793,887

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$521,642	85%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$9,245	1.5%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$3,817	0.6%
Life-safety	\$20,151	3.3%
MEP	\$17,134	2.8%
Playground	\$41,965	6.8%
Security	\$0	0.0%
L2 TOTAL	\$92,312	15%
L1 & L2 TOTAL	\$ 613,953	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
723/409 - Exterior/Interior Painting	\$15,000					
723 - Replace Exterior Windows	\$50,000					
723/409 - Repair/Replace Exterior Doors		\$25,000				
723 - Install Swing Set		\$25,000				
723 - IT Power Upgrade			\$33,000			
723 - IT Power Upgrade (design)			\$10,000			
SRM Total	\$65,000	\$50,000	\$43,000	\$0	\$0	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$65,000	\$50,000	\$43,000	\$0	\$0	\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	68.4%	72%	75%	77%	77%	77%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Osan Elementary School



SCHOOL SUMMARY	
Current Enrollment*	337
Maximum Capacity	547
GSF	60,954
Condition	69%
Average Q-Rating	Q-3

* as of Sep 2007

Osan Elementary School is located at Osan Air Base. The site is located near the Mustang Village Military Family Housing Area and includes an outdoor soccer field. A closed street is used as a hard surface play area.

The school has a parking capacity of approximately 26. Parking surfaces are constructed of asphalt and are generally in poor condition. Sidewalks are constructed using concrete and are generally in poor condition. Landscaped areas include grass and trees. Site drainage is generally adequate.

The permanent building rests on a continuous concrete foundation. Structural systems include concrete columns and beams with masonry infill. Roofs are a combination of concrete tiles and asphalt shingles. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames. The modular building rests on a continuous concrete foundation. Structural systems include steel columns and beams with metal panel siding and roofs.

The interior partition walls are generally painted masonry with some ceramic tile. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is painted drywall. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by a new oil-fired boiler and a 2-pipe distribution system. Fan coil units are thermostatically controlled by electric control valves. Temperatures are erratic. There is some controllable ventilation in portions of the facilities, however, indoor air quality is difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has a new intercom system. The campus has a new, functional fire alarm system. The fire alarm system is activated by smoke sensors and pull stations and automatically reports to the

fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by oil-fired water heaters. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
251	Permanent	1982	56,635	71%	Q3	\$11,724,390
252	Modular	1992	4,319	35%	Q4	\$894,249
Total			60,954	69%	Q-3	\$12,618,639

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$3,844,688	95%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$84,986	2.1%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$41,715	1.0%
MEP	\$30,333	0.8%
Playground	\$28,157	0.7%
Security	\$0	0.0%
L2 TOTAL	\$185,191	5%
L1 & L2 TOTAL	\$ 4,029,880	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
251 - Install Classroom Cabinets	\$50,000					
251,252 - Install Covered Walkway	\$150,000					
251,252 - Install Covered Walkway	\$50,000					
Replace Carpet-SRF (Bldgs: 251/252)	\$100,000					
Replace Selected Doors (Bldgs: 251)		\$50,000				
Paint Exterior (Bldgs: 251/252)		\$50,000				
Paint Interior (Bldgs: 251/252)		\$30,000				
Repair Sidewalks & Pavement		\$20,000				
Procure/Install Main Playground Equip			\$250,000			
Procure/Install Main Playground Equip			\$25,000			
Procure/Install Surestart Playground Equip (Bldgs: 251)			\$75,000			
251,252 - Repair/Upgrade Storm Drainage						\$555,200
251 - Construct Supply Room Addition						\$15,000
SRM Total	\$350,000	\$150,000	\$350,000	\$0		\$570,200
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$350,000	\$150,000	\$350,000	\$0		\$570,200
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	68.6%	71%	73%	75%	75%	80%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Osan High School

SCHOOL SUMMARY	
Current Enrollment*	381
Maximum Capacity	250
GSF	74,992
Condition	82%
Average Q-Rating	Q-2

* as of Sep 2007

Osan High School is located at Osan Air Base. The site is located off Songtan Boulevard near the Mustang Village Military Family Housing Area and includes a hard surface play court. The school reportedly uses a football field and tennis courts that belong to the base.

The school has a parking capacity of approximately 44. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using pavers and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with masonry infill. Roofs are corrugated metal. Exterior doors are a combination of aluminum with double-pane glazing and hollow metal. Windows are typically double-pane units with aluminum frames.

The interior partition walls are a combination of painted concrete, plaster, and drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is exposed structure and the ceiling in the auditorium is mostly painted drywall. Flooring in high traffic areas is typically a combination of carpet and resilient while carpet is used in most classrooms and offices.

Heating is provided by oil-fired water boilers and cooling is provided by air cooled water chillers. The hot and cold water is distributed by a 4-pipe system to air handling units. There are no discernable temperature settings such as are available from control thermostats. As a result, temperature is erratic. The entire system appears to be original. There is some controllable ventilation in portions of the facilities, however, indoor air quality is difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations and automatically reports to the fire department upon alarm

School Reports

activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus has a security system consisting of cameras.

Plumbing fixtures and piping are original. Domestic hot water is provided by a gas-fired boiler. All campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
470	Permanent	1996	7,814	77%	Q3	\$1,722,362
471	Permanent	1996	7,814	84%	Q2	\$1,722,284
472	Permanent	1996	47,366	82%	Q2	\$10,439,940
473	Permanent	1996	8,024	74%	Q3	\$1,532,343
Temporay Building	Modular	2005	3,974	97%	Q1	\$822,817
Total			74,992	82%	Q-2	\$16,239,746

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,823,503	94%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$54,779	1.8%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$5,152	0.2%
Life-safety	\$41,318	1.4%
MEP	\$58,187	1.9%
Playground	\$20,429	0.7%
Security	\$0	0.0%
L2 TOTAL	\$179,865	6%
L1 & L2 TOTAL	\$ 3,003,368	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
472 - Renovate Rooms 105, 106, & 107	\$30,000					
470,471,472,473 - RPR/Upgrade HVAC Equip/Controls	\$247,000					
470,471,472,473 - RPR/Upgrade HVAC Equip/Controls	\$25,000					
472 - HVAC Upgrade Kiln Exhaust System		\$25,000				
472,473 - Replace HVAC Ductwork/Pipe Inusulation		\$30,000				
470,471,472 - Replace Toilet Partitions/Accessories		\$60,000				
470 - Replace Auditorium Seating		\$50,000				
471 - Renovate Principal's Office		\$25,000				
472 - Renovate Science Rooms 133 & 135		\$250,000				
472 - Renovate Science Rooms 133 & 135		\$25,000				
HVAC Clean Ductwork (Bldgs: ALL)		\$45,000				
Paint Exterior (Bldgs: ALL)		\$75,000				
Paint Interior (Bldgs: ALL)		\$150,000				
472 - Renovate Rooms 105, 106, & 107		\$200,000				
470,471,472,473 - Replace Roof Coverings			\$50,000			
470,471,472,473 - Replace Exterior Doors/Hardware			\$120,000			
470,471,472,473 - Replace Emergency Lighting			\$40,000			
472,473 - Replace HVAC Ductwork/Pipe Inusulation			\$300,000			
470,471,472,473 - Replace Lighting & Ceiling Finishes				\$50,000		
470,471,472,473 - Replace Roof Coverings				\$345,000		
470,471,472,473 - Replace Roof Coverings					\$135,000	
470,471,472,473 - Replace Lighting & Ceiling Finishes					\$350,000	
SRM Total	\$302,000	\$935,000	\$510,000	\$395,000	\$485,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$302,000	\$935,000	\$510,000	\$395,000	\$485,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$4,589,000	\$0	\$0	\$0	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	81.9%	84%	100%	100%	100%	100%
O-Rating	O-2	O-2	O-1	O-1	O-1	O-1

*Assumes MILCON projects will replace existintg facilities which will reduce deficiencies thereby improve O-Rating
 **EFCI based CI

Seoul Elementary School



SCHOOL SUMMARY	
Current Enrollment*	1,047
Maximum Capacity	1,050
GSF	122,520
Condition	67%
Average Q-Rating	Q-3

* as of Sep 2007

Seoul Elementary School is located at Yongsan Army Post. The site is located near the Yongsan Military Family Housing Area and includes two hard surface play areas and a basketball court.

The school has a parking capacity of approximately 36. Parking surfaces are constructed of asphalt and are generally in poor condition. Sidewalks are constructed using concrete and are generally in poor condition. Landscaped areas include grass and trees. Site drainage is generally inadequate.

Buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with masonry infill. Roofs are a combination of asphalt shingles, flexible membrane roofs with gravel ballast, and metal panels. Exterior doors are generally aluminum with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted masonry with some ceramic tile. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is suspended acoustical tile. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by new gas-fired boilers and a 2-pipe distribution system. The fan coil units and air handling units are thermostatic controlled by electric control valves. Temperatures are erratic. There is some controllable ventilation in portions of the facilities, however, indoor air quality would be difficult to monitor or control.

Most lighting is fluorescent with limited use of incandescent. The school has an intercom system. The campus has a functional fire alarm system. The fire alarm system is activated by smoke sensors and pull stations and automatically reports to the fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus has a security system consisting of cameras.

Plumbing fixtures and piping appear to be original except in those buildings that have been renovated. Domestic hot water is provided by gas-fired water heaters and original storage tanks. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
3579	Permanent	1957	7,277	89%	Q2	\$1,389,689
3580	Permanent	1984	10,201	69%	Q3	\$1,781,605
7000	Permanent	1959	16,564	57%	Q4	\$3,163,227
7001	Permanent	1959	6,547	78%	Q3	\$1,250,281
7002	Permanent	1959	689	85%	Q2	\$38,598
7007	Permanent	1975	3,600	52%	Q4	\$687,492
7008	Permanent	1969	13,878	83%	Q2	\$2,650,282
7009	Permanent	1970	3,600	84%	Q2	\$687,492
7097	Permanent	1984	60,164	61%	Q3	\$11,489,519
Total			122,520	67%	Q-3	\$23,138,184

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$7,565,882	89%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$43,914	0.5%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$139,679	1.6%
Life-safety	\$80,116	0.9%
MEP	\$40,507	0.5%
Playground	\$650,662	7.6%
Security	\$0	0.0%
L2 TOTAL	\$954,877	11%
L1 & L2 TOTAL	\$ 8,520,760	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Fan Coil Units, B-7097	\$50,000					
Repair Storm Drainage, B-7000	\$25,000					
Replace Carpet, B-7001 & 7008	\$25,000					
Repl Exterior Doors	\$40,000					
Repair Handicap Ramps		\$20,000				
Replace Carpet, B-7007, 7009 & 7079	\$50,000					
Replace Ceiling Tiles	\$15,000					
Repair Handicap Ramps			\$50,000			
7097 Install HVAC Fan Coil Units				\$40,000		
7002 Renovate HVAC Boilers				\$100,000		
Install Covered Walkways				\$30,000		
Install Covered Walkways				\$300,000		
Install Conex Structures for RPTR				\$220,000		
SRM Total	\$140,000	\$85,000	\$50,000	\$690,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$140,000	\$85,000	\$50,000	\$690,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	66.6%	67%	68%	68%	71%	71%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Seoul High School

SCHOOL SUMMARY	
Current Enrollment*	630
Maximum Capacity	675
GSF	119,166
Condition	49%
Average Q-Rating	Q-4

* as of Sep 2007

Seoul High School is located at Yongsan Army Post. The site is located near the Yongsan Military Family Housing Area and includes two tennis courts, a football field, and an basketball court.

The school has a parking capacity of approximately 40. Parking surfaces are constructed of asphalt and are generally in poor condition. Sidewalks are constructed using concrete and are generally in poor condition. Landscaped areas include grass and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations. Structural systems include concrete columns and beams with masonry infill. Roofs are a combination of asphalt shingles and flexible membrane. Exterior doors are generally metal with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted masonry with some ceramic tile. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The exposed roof structure in the gymnasium is painted. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by gas-fired boilers and a 2-pipe distribution system to fan coil and air handling units. Fan coil units are thermostatically controlled by electric control valves though some buildings have no discernable temperature settings such as are available from control thermostats. As a result, temperature is erratic. The air handling units, fan coil units, and heating piping appear to be original in all buildings. There is some controllable ventilation in portions of the facilities, however, indoor air quality would be difficult to monitor or control.

Most lighting is fluorescent with limited use of incandescent and appears to be original. The campus has a functional fire alarm system. The fire alarm system is activated by smoke sensors and pull stations and automatically reports to the fire department upon

School Reports

alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus has a security system consisting of cameras.

Plumbing fixtures and piping appear to be original. Domestic hot water is provided by gas-fired water heaters. No campus facilities have a complete fire sprinkler system but each of the four buildings have partial fire sprinkling systems.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1182	Permanent	1977	1,131	72%	Q3	\$204,892
3642	Permanent	1982	25,506	47%	Q4	\$4,493,647
3643	Permanent	1982	15,731	46%	Q4	\$3,197,955
3644	Permanent	1983	60,075	50%	Q4	\$12,212,046
3646	Permanent	1986	16,723	47%	Q4	\$3,399,451
Total			119,166	49%	Q-4	\$23,507,991

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$11,945,777	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$69,168	0.6%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$98,907	0.8%
Life-safety	\$101,239	0.8%
MEP	\$30,269	0.2%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$299,583	2%
L1 & L2 TOTAL	\$ 12,245,360	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Sheet Rubber Flooring, B-3644	\$60,000					
Replace Pumps, AHU coils and Various HVAC Components - B3579, 3642, 3643 and 3644	\$150,000					
Repl Exterior Doors	\$40,000					
Replace Electrical Panel B3644 & Install Outlets B3642-44	\$50,000					
Improve Gym Lighting	\$60,000					
Renovate Industrial Tech Rm 304 (Bldgs: 3643)		\$30,000				
Replace Ceiling Tiles, B-3644		\$32,000				
Renovate Auditorium, B-3644		\$50,000				
Replace Windows		\$200,000				
Re-upholster Auditorium Chairs & Repair Sound Fabric		\$50,000				
IT Power Upgrade		\$50,000				
Renovate Science Labs, B-3644		\$30,000				
Renovate Science Labs, B-3644			\$300,000			
IT Power Upgrade			\$528,000			
Paint Exterior (Bldgs: 3642/43/44/46)			\$100,000			
Re-upholster Auditorium Chairs & Repair Sound Fabric			\$50,000			
Renovate Industrial Tech Rm 304 (Bldgs: 3643)			\$200,000			
Renovate Auditorium, B-3644			\$300,000			
Improve Football Field (Sprinkler & Press Box)						\$60,000
SRM Total	\$360,000	\$442,000	\$1,478,000	\$0		\$60,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$360,000	\$442,000	\$1,478,000	\$0		\$60,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
% Condition**	Current	FY-08	FY-09	FY-10	FY-11	FY-12
	48.6%	50%	52%	58%	58%	59%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-4

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Seoul Middle School



SCHOOL SUMMARY	
Current Enrollment*	540
Maximum Capacity	540
GSF	50,073
Condition	53%
Average Q-Rating	Q-4

* as of Sep 2007

Seoul Middle School is located at Yongsan Army Post. The site is located near the Yongsan Military Family Housing Area and includes a hard surface play area.

The school has no designated parking area. Sidewalks are constructed using concrete and are generally in poor condition. Landscaped areas include grass and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations. Structural systems include steel columns, concrete masonry unit bearing walls, and steel and wood beams. Roofs are a combination of asphalt shingles and metal panels. Exterior doors are generally metal with double-pane glazing. Windows are typically double-pane units with aluminum frames.

The interior partition walls are generally painted masonry with some drywall partitions. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. Flooring in high traffic areas is typically resilient while carpet is used in most classrooms and offices.

Heating is provided by gas-fired boilers and a 2-pipe distribution system to fan coil units, fintube radiators, and gas-fired hot air furnaces. The fan coil units are thermostatically controlled by electric control valves. Temperatures are erratic. There is some controllable ventilation in portions of the facilities; however, indoor air quality is difficult to monitor or control.

Lighting is typically fluorescent with limited use of incandescent. The school has a new intercom system. The campus has a functional fire alarm system. The fire alarm system is activated by smoke sensors and pull stations and automatically reports to the fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations. The campus has a security system consisting of cameras.

Plumbing fixtures and piping appear to be original except in those buildings that have been renovated. Domestic hot water is provided by gas-fired heaters and original storage tanks. The campus only has a partial fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
3559	Modular	1997	11,633	57%	Q4	\$2,221,554
3560	Permanent	1970	2,400	49%	Q4	\$458,280
3561	Permanent	1970	2,400	53%	Q4	\$458,280
3562	Permanent	1970	2,400	49%	Q4	\$458,280
3563	Permanent	1970	1,820	49%	Q4	\$350,969
3564	Permanent	1970	2,400	49%	Q4	\$458,280
3565	Permanent	1970	2,400	50%	Q4	\$458,280
3569	Permanent	1997	10,221	58%	Q4	\$1,951,904
3577	Permanent	1957	9,213	54%	Q4	\$1,776,635
4101	Modular	1976	1,830	39%	Q4	\$349,439
4104	Modular	1988	2,456	44%	Q4	\$468,973
Greenhouse	Modular	1986	900	0%	Q4	\$67,653
Total			50,073	53%	Q-4	\$9,478,527

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$4,357,903	95%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$91,193	2.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$62,589	1.4%
Life-safety	\$50,192	1.1%
MEP	\$13,320	0.3%
Playground	\$34,178	0.7%
Security	\$0	0.0%
L2 TOTAL	\$251,471	5%
L1 & L2 TOTAL	\$ 4,609,374	100%

* EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Repair Roof B4104	\$10,000					
Install Kitchen Counter	\$20,000					
Install Electrical Outlets Various Buildings	\$10,000					
Renovate Toilets	\$15,000					
Renovate Bathroom Hut B-3563		\$20,000				
IT Power Upgrade		\$50,000				
Install Cable TV for Library and Classrooms		\$15,000				
Install PEAS System (Bldgs: ALL)				\$30,000		
Install PEAS System (Bldgs: ALL)				\$200,000		
Paint Exterior B-3560-3565				\$50,000		
SRM Total	\$55,000	\$85,000	\$0	\$280,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$55,000	\$85,000	\$0	\$280,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	52.9%	53%	54%	54%	57%	57%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-4

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

5.5.3 Okinawa

Okinawa District Superintendent's Office

Bechtel Elementary School

Earhart Intermediate School

Hope Primary School

Kadena Elementary School

Kadena High School

Kadena Middle School

Killin Elementary School

Kinser Elementary School

Kubasaki High School

Lester Middle School

Ryukyu Middle School

Stearley Elementary School

Zukeran Elementary School

Okinawa District Superintendent's Office

The list below shows DSO Administration buildings and is not a representation of all buildings in the district.

DSO SUMMARY	
GSF	44,224
Condition	77%
Average Q-Rating	Q-3

* as of Sep 2007

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
5821	Permanent	1990	9,238	48%	Q4	\$2,451,488
6800	Permanent	1990	2,059	54%	Q4	\$546,397
9497	Permanent	2002	32,927	87%	Q2	\$8,736,521
Total			44,224	77%	Q-3	\$11,734,406

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$2,619,743	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$17,342	0.6%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$16,709	0.6%
MEP	\$33,924	1.3%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$67,975	3%
L1 & L2 TOTAL	\$ 2,687,718	100%

* EFCI

Bechtel Elementary School

SCHOOL SUMMARY	
Current Enrollment*	818
Maximum Capacity	1100
GSF	141,727
Condition	59%
Average Q-Rating	Q-4

* as of Sep 2007

Bechtel Elementary School is located at Camp McTureous. The site is located on Iwo Jima Road and includes hard surface play areas, playgrounds with soft surfaces, baseball field, and soccer field.

The school has a parking capacity of approximately 118. Parking surfaces are constructed of asphalt and are generally in fair condition. Sidewalks are constructed using concrete and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Structural/Exterior Closure: Buildings typically rest on concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with masonry infill. Roofs are constructed of concrete. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

The interior partition walls are generally painted masonry with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile. Flooring in high traffic areas is typically carpet while carpet and resilient is used in most classrooms and offices.

Air conditioning is generally provided by separate central systems consisting of air cooled water chillers and oil-fired hot water boiler. Most rooms have a dedicated thermostat, which was designed to control a variable air volume distribution system. Ventilation for the restrooms is generally inadequate. Dedicated air conditioning for LAN concentrator rooms is not present. The campus has two elevators.

Lighting is typically fluorescent with limited use of incandescent. The school has a simplex intercom system. The campus has a functional zone-type fire alarm system with a central panel located in each building. The independent fire alarm system in each building is activated by smoke sensors and/or pull stations and automatically reports to the fire department upon alarm activation. There are no signs that emergency lighting is present

School Reports

except in the restrooms. Exit signs appear to be present at all required locations. Exterior lighting is reportedly adequate.

Plumbing piping and fixtures appear to be original. Domestic hot water is provided by an oil-fired boiler and a hot water generator system. The campus has a partial fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
5000	Permanent	1987	61,630	47%	Q4	\$15,360,045
5001	Permanent	2001	29,600	86%	Q2	\$7,378,096
5003	Permanent	1989	3,682	55%	Q4	\$917,886
5005	Permanent	1989	8,246	61%	Q3	\$2,193,601
5010	Pool	1990	16,256	40%	Q4	\$3,410,021
5000R	Modular	1995	7,080	51%	Q4	\$1,764,548
5005R	Modular	1993	7,080	85%	Q2	\$1,764,548
5010A	Permanent	1990	1,073	38%	Q4	\$267,445
5011R	Modular	2000	7,080	75%	Q3	\$1,764,548
Total			141,727	59%	Q-4	\$34,820,739

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$14,068,154	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$35,839	0.2%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$49,181	0.3%
MEP	\$76,323	0.5%
Playground	\$184,724	1.3%
Security	\$0	0.0%
L2 TOTAL	\$346,067	2%
L1 & L2 TOTAL	\$ 14,414,221	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
5005 - Recoat Gym Floor	\$15,000					
All - Interior Painting	\$100,000					
Replace Soccer Fence	\$10,000					
5005 - Replace Playground (lower)		\$45,000				
All - Exterior Painting		\$80,000				
5010 - Paint Swimming Pool			\$50,000			
5011R - Replace Playground (upper)			\$280,000			
All - Replace Blinds			\$25,000			
5000 - Repair Roof			\$0	\$260,000		
SRM Total	\$125,000	\$125,000	\$355,000	\$260,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$125,000	\$125,000	\$355,000	\$260,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	59.3%	60%	60%	61%	62%	62%
Q-Rating	Q-4	Q-4	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Earhart Intermediate School



SCHOOL SUMMARY	
Current Enrollment*	460
Maximum Capacity	725
GSF	93,569
Condition	43%
Average Q-Rating	Q-4

* as of Sep 2007

Amelia Earhart Intermediate School is located at Kadena Air Base. The site is located at the Jennings Military Family Housing Area and includes hard surface play areas, playgrounds with soft surfaces, and play fields.

The school has a parking capacity of approximately 143. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate except for minor areas at the foundation of the main building where storm water runoff from the roof is causing minor erosion.

Buildings typically rest on continuous concrete foundations that are showing minor signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls. Roofs are concrete with waterproof asphaltic roof coating. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

The interiors partition walls are generally painted concrete with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is exposed structure with minor areas of sprayed acoustic treatment. Flooring in high traffic areas is typically a combination of carpet and resilient while carpet is used in most classrooms and offices.

Cooling and heating are provided by a local central chilled/hot water 2-pipe distribution system to air handling units. Chilled water is provided by multiple air cooled water chillers. Hot water is provided by an oil-fired boiler. The gymnasium has two roof top electric direct expansion air coolers. Each room has a dedicated thermostat, which controls a variable air volume distribution system. There is some limited air conditioning provided by split units. Ventilation for the restrooms is generally adequate. The campus has one elevator.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations and automatically reports to the fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations.

Plumbing piping and fixtures appear to be original. Domestic hot water is provided by an oil-fired boiler and electric hot water heaters. No campus facility has a fire sprinkler system but there are isolated fire sprinklers.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
9481	Permanent	1980	81,588	42%	Q4	\$20,334,177
9482	Permanent	1980	11,981	52%	Q4	\$3,187,186
Total			93,569	43%	Q-4	\$23,521,363

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$13,255,147	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$84,110	0.6%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$7,768	0.1%
Life-safety	\$56,094	0.4%
MEP	\$33,679	0.2%
Playground	\$236,282	1.7%
Security	\$0	0.0%
L2 TOTAL	\$417,934	3%
L1 & L2 TOTAL	\$ 13,673,081	100%

*EFCI

School Reports

SRM Project Title	INVESTMENT PLAN					
	FY-08	FY-09	FY-10	FY-11	FY-12	
Install EMC Security Gates (Bldgs: 9481)	\$25,000					
Resurface Hardcourt Playground (Bldgs: 9482)	\$50,000					
REPLACE MAIN FIRE ALARM PANEL, Bldgs 9481/82	\$15,000					
Renovate Teachers Lounge, Bldg 9481	\$15,000					
Install PEAS System, Bldgs: 9481/82	\$25,000					
Technology Power Upgrade, Bldgs 9481/9482	\$15,000					
Replace HVAC Thermo Diffuser System	\$80,000					
9482 AEIS Replace Gym HVAC Units	\$489,632					
Modify Art Room	\$15,000					
Remove Various Playground Equipment	\$20,000					
Replace HVAC Thermo Diffuser System		\$800,000				
Install Fire Extinguishing System for Stove Range Hoods		\$15,000				
Technology Power Upgrade, Bldgs 9481/9482		\$269,000				
Replace Classroom Cabinets (Bldgs: 9481/82)		\$30,000				
INSTALL NEW PLAYGROUND EQUIPMENT		\$150,000				
Install PEAS System, Bldgs: 9481/82		\$300,000				
REPLACE MAIN FIRE ALARM PANEL, Bldgs 9481/82		\$75,000				
DOORS SMOKE CONTROL (Bldgs: 9481)		\$4,000				
Parking Lot Lights (Bldgs: 9481)			\$10,000			
Install Covered Walkway to BHPS (Bldgs: 9481)			\$10,000			
DOORS SMOKE CONTROL (Bldgs: 9481)			\$20,000			
RENOVATE EDIS AREA (Bldgs: 9482)			\$25,000			
RENOVATE PE OFFICE/STORAGE AREAS (Bldgs: 9482)			\$35,000			
RENOVATE PE OFFICE/STORAGE AREAS (Bldgs: 9482)			\$10,000			
INSTALL FIRE PUSH/PULL STATIONS (Bldgs: 9481/82)			\$75,000			
INSTALL FIRE PUSH/PULL STATIONS (Bldgs: 9481/82)			\$15,000			
Clean HVAC Ducts (Bldgs: 9481/82)			\$75,000			
Construct Playground Pavilion			\$20,000			
Repair/Replace Windows Seals (Bldgs: 9481)			\$200,000			
Replace Overhang by Cafeteria			\$50,000			
Replace Roof Coating (Bldgs: 9481/2)			\$100,000			
Replace Classroom Cabinets (Bldgs: 9481/82)			\$200,000			
Replace/Repair Interior Doors				\$120,000		
Construct Playground Pavilion				\$125,000		
Install Covered Walkway to BHPS (Bldgs: 9481)				\$60,000		
Parking Lot Lights (Bldgs: 9481)				\$60,000		
Paint Exterior and Interior AEIS Bldgs 9481 and 9482					\$110,000	
Paint Exterior and Interior AEIS Bldgs 9481 and 9482						\$4,400
Paint Exterior and Interior AEIS Bldgs 9481 and 9482						\$8,800
SRM Total	\$749,632	\$1,643,000	\$845,000	\$365,000	\$123,200	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$749,632	\$1,643,000	\$845,000	\$365,000	\$123,200	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	43.1%	46%	53%	57%	58%	59%
Q-Rating	Q-4	Q-4	Q-4	Q-4	Q-4	Q-4

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Hope Primary School

SCHOOL SUMMARY	
Current Enrollment*	804
Maximum Capacity	1000
GSF	105,953
Condition	51%
Average Q-Rating	Q-4

* as of Sep 2007

Bob Hope Primary School is located at Kadena Air Base. The site is located near the Jennings Military Family Housing Area and includes hard surface play areas, playgrounds with soft surfaces, and playfields.

The school has a parking capacity of approximately 101. Parking surfaces are constructed of asphalt and are generally in fair condition. Sidewalks are constructed using concrete and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

The main building rests on a continuous concrete foundation that is showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast-in place concrete walls. Roofs are concrete with waterproof asphaltic roof coating. Structural systems include steel columns and beams with metal and fiber board panel walls. Roofs are pitched metal. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

The interior partition walls are generally painted concrete with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically a combination of carpet and resilient while carpet is used in most classrooms and offices.

Cooling and heating are provided by a local central chilled/hot water 2-pipe distribution system to air handling units. Chilled water is provided by multiple air cooled water chillers. Hot water is provided by an oil-fired boiler. Each room has a dedicated thermostat, which controls a variable air volume distribution system. There is some limited air conditioning provided by split units. Ventilation for the restrooms is generally adequate. Dedicated air conditioning for LAN concentrator rooms is generally not present. The campus has one elevator.

School Reports

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations and automatically reports to the fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations.

Plumbing piping and fixtures appear to be original. Domestic hot water is provided by an oil-fired boiler and electric hot water heaters. No campus facility has a fire sprinkler system but there are isolated fire sprinklers.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
9480	Permanent	1980	86,137	47%	Q4	\$21,467,925
9480-1	Modular	1995	5,748	52%	Q4	\$1,432,574
9480-2	Modular	2000	14,068	77%	Q3	\$3,506,168
Total			105,953	51%	Q-4	\$26,406,666

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$12,772,166	96%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$20,659	0.2%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$3,577	0.0%
Life-safety	\$26,991	0.2%
MEP	\$93,814	0.7%
Playground	\$399,041	3.0%
Security	\$0	0.0%
L2 TOTAL	\$544,082	4%
L1 & L2 TOTAL	\$ 13,316,248	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Install PEAS System, Bldg ALL	\$25,000					
Technology Power Upgrade Bldg 9480	\$15,000					
Paint Interior (Bldg: T-9480-1)	\$17,000					
Repair Skylights (Bldgs: 9480)	\$45,000					
CONST STORAGE RMS (Bldgs: 9480)	\$10,000					
9480 Replace Gym HVAC Units	\$417,122					
UPGRADE EMC SECURITY (Bldgs: 9480)		\$20,000				
Repair HVAC System, BHPS B9480		\$1,302,887				
Replace / Repair Interior Doors		\$180,000				
Replace / Repair Windows		\$200,000				
CONSTRUCT STORAGE ROOMS (Bldgs: 9480)		\$50,000				
REPL ELEC PANEL IN MECH RM (Bldgs: 9480)		\$15,000				
Install PEAS System, Bldg ALL		\$300,000				
INSTALL FIRE PUSH/PULL STA (Bldgs: ALL)		\$10,000				
Technology Power Upgrade Bldg 9480		\$302,000				
Clean HVAC Ducts (Bldgs: 9480)			\$75,000			
Construct Kindergarten Overhang (Bldgs: 9480)			\$20,000			
REPL MAIN FA PANEL (Bldgs: 9480)			\$60,000			
Replace Ceiling and Lights (Bldgs: T-9480-1)			\$110,000			
Replace Ceiling and Lights (Bldgs: T-9480-1)			\$10,000			
Install Skylights in Rooms 214 & 232 (Bldgs: 9480)				\$50,000		
Install Skylights in Rooms 214 & 232 (Bldgs: 9480)				\$15,000		
Paint Interior Bldg 9480				\$105,000		
CONSTRUCT KG OVERHANG (Bldgs: 9480)				\$30,000		
Construct Covered Walkway to Gym (Bldgs: 9480)				\$25,000		
Repair Roof (Bldgs: 9480)				\$50,000		
INSTALL FIRE PUSH/PULL STA (Bldgs: ALL)				\$70,000		
Paint Interior Bldg T-9480-2					\$30,000	
Paint Interior Bldg T-9480-2					\$1,200	
Paint Interior Bldg T-9480-2					\$2,400	
Paint Exterior Bldg 9480					\$49,000	
Paint Exterior Bldg 9480					\$2,000	
Paint Exterior Bldg 9480					\$4,000	
Paint Exterior Bldg 9480					\$56,000	
SRM Total	\$529,122	\$2,379,887	\$275,000	\$345,000	\$144,600	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$529,122	\$2,379,887	\$275,000	\$345,000	\$144,600	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	FY-08	FY-09	FY-10	FY-11	FY-12
	Current	51.4%	53%	62%	63%	65%
% Condition**		51.4%	53%	62%	63%	65%
Q-Rating		Q-4	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existngn facilities which will reduce deficiencies thereby improve Q-Rating
 **EFCI based CI

Kadena Elementary School



SCHOOL SUMMARY	
Current Enrollment*	997
Maximum Capacity	1100
GSF	131,821
Condition	60%
Average Q-Rating	Q-4

* as of Sep 2007

Kadena Elementary School is located at Kadena Air Base. The site is located within the Kadena Air Base Military Family Housing Area and includes playgrounds with soft surfaces, hard surface play areas, and a grass play field.

The school has a parking capacity of approximately 98. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate. There are some minor areas where storm water runoff does not flow away from the building foundation.

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with masonry infill. Roofs are constructed of concrete. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

The interior partition walls are generally painted masonry with some painted drywall. Wall finishes within restrooms are typically ceramic tile and painted masonry. Ceilings in classroom and office areas are generally suspended acoustical tile. The ceiling in the gymnasium is acoustical tile. Flooring in high traffic areas is typically a combination of carpet and resilient while carpet is used in most classrooms and offices.

Cooling and heating are provided by a local central chilled water distribution system to air handling units. Chilled water is provided by multiple air cooled water chillers. Additionally, there are roof top direct expansion air coolers. Each room has a dedicated thermostat, which controls a variable air volume distribution system. Air conditioning is also provided by split- and window-type units. Ventilation for the restrooms is generally adequate. The campus has no elevator.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations and automatically reports to the fire department upon alarm

activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations.

Plumbing fixtures have been upgraded but piping appears to be original. Domestic hot water is provided by an oil-fired boiler and electric hot water heaters. No campus facility has a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
2413	Permanent	1955	6,999	59%	Q4	\$1,861,874
2415	Permanent	1955	115,711	57%	Q4	\$28,845,595
2415K	Modular	1999	2,582	78%	Q3	\$643,486
2415M (M1-M3)	Modular	2003	2,582	98%	Q1	\$643,486
2415M (M4-M9)	Modular	2003	3,947	97%	Q1	\$983,671
Total			131,821	60%	Q-4	\$32,978,113

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$13,198,161	99%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$80,302	0.6%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$18,888	0.1%
Life-safety	\$43,427	0.3%
MEP	\$0	0.0%
Playground	\$4,593	0.0%
Security	\$0	0.0%
L2 TOTAL	\$147,210	1%
L1 & L2 TOTAL	\$ 13,345,371	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
LBP Reevaluation	\$30,000					
J Wing Rpr/Rpl HVAC	\$536,875					
Refinish Gym Floor	\$45,664					
A, B, C, D, E & L Replace LBP Doors and Frames	\$200,000					
Encapsulate PVC Downspouts (LBP)	\$21,604					
Gym Replace Roof Top HVAC unit	\$60,000					
J Wing Replace SRF in PIC area rms J3, J3A & C102	\$12,558					
J Wing Replace SRF in PIC area rms J3, J3A & C102	\$3,821					
L Wing Replace HVAC Package unit with split units	\$15,000					
HVAC Replace Window AC Units		\$10,000				
J Wing Window Replacement		\$200,000				
Repair Concrete Spalling All Wings		\$183,357				
2514 Provide Split HVAC System & Replace Windows		\$55,000				
F, G, H, & I Renovate Toilets		\$173,903				
J Wing Repair Roof & Covered Walkways		\$365,691				
F, G, H, & I Replace Cabinets		\$70,000				
FGHI Carpet Replacement		\$15,000				
FGHI Carpet Replacement		\$150,000				
Paint Interior (Bldgs: All)			\$58,000			
LBP Reevaluation			\$30,000			
F, G, H, & I Renovate Toilets			\$186,253			
O Wing Renovate Office Wing			\$487,190			
Mural Painting			\$12,000			
ABCDEK & L Carpet Replacement				\$127,000		
ABCDEK & L Carpet Replacement				\$100,000		
2514 Provide Split HVAC System & Replace Windows				\$500,000		
Replace Gym Bleachers				\$32,000		
ABCDE Toilet Renovation				\$100,000		
ABCDE Toilet Renovation				\$400,000		
ABCDE Toilet Renovation					\$600,000	
2514 Provide Split HVAC System & Replace Windows					\$500,000	
LBP Reevaluation						\$30,000
SRM Total	\$925,522	\$1,222,951	\$773,443	\$1,259,000	\$1,130,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$925,522	\$1,222,951	\$773,443	\$1,259,000	\$1,130,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	59.8%	63%	66%	69%	72%	76%
Q-Rating	Q-4	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Kadena High School

SCHOOL SUMMARY	
Current Enrollment*	864
Maximum Capacity	900
GSF	183,662
Condition	43%
Average Q-Rating	Q-4

* as of Sep 2007

Kadena High School is located at Kadena Air Base. The site is located on Vincent road and includes a football field, running track, hard surface play areas, and two baseball fields.

The school has a parking capacity of approximately 299. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with masonry infill. Roofs are concrete with a waterproof asphaltic roof coating. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

The interior partition walls are generally painted masonry with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the multi-purpose room is acoustical tile. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Air conditioning for Buildings 9493 is provided by separate central systems consisting of an air cooled water chiller and heating is provided by an oil-fired hot water boiler. Most rooms have a dedicated thermostat, which was designed to control a variable air volume distribution system. The campus has two elevators.

Lighting is typically fluorescent with limited use of incandescent. The school has a simplex intercom system that appears to be original. The campus has a functional zone-type fire alarm system with a central panel located in each building. The independent fire alarm system in each building is activated by smoke sensors and/or pull stations and automatically reports to the fire department upon alarm activation. There is limited

School Reports

emergency lighting. Exit signs appear to be present at all required locations. Exterior lighting is reportedly adequate.

Plumbing piping and fixtures appear to be original. Domestic hot water is provided by oil-fired boilers and hot water generator systems located in the mechanical room of most buildings. Building 9490 is the only structure with a fire sprinkler system and that is for the auditorium stage only.

Facilities Summary						
Building No. #	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
9486	Permanent	1991	96	80%	Q2	\$20,306
9487	Permanent	1987	190	72%	Q3	\$44,929
9488	Permanent	1981	83	69%	Q3	\$19,627
9490	Permanent	1981	131,435	42%	Q4	\$34,873,649
9491	Permanent	1981	1,576	81%	Q2	\$115,237
9493	Permanent	1986	16,580	49%	Q4	\$4,399,835
9495	Permanent	1981	7,395	43%	Q4	\$1,843,204
9496	Pool	1981	24,683	45%	Q4	\$4,842,064
9499	Permanent	1981	34	72%	Q3	\$8,040
9495A	Permanent	1981	1,590	81%	Q2	\$116,261
Total			183,662	43%	Q-4	\$46,283,151

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$26,132,113	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$124,405	0.5%
AHERA	\$0	0.0%
Architectural	\$1,611	0.0%
Infrastructure	\$207,378	0.8%
Life-safety	\$104,786	0.4%
MEP	\$63,159	0.2%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$501,338	2%
L1 & L2 TOTAL	\$ 26,633,451	100%

*EFCI

SRM Project Title		INVESTMENT PLAN				
		FY-08	FY-09	FY-10	FY-11	FY-12
Renovate Auditorium (Bldgs: 9490)		\$30,000				
Renovate Science Labs (Bldgs: 9490)		\$50,000				
Refinish Gym Floor (Bldgs: GYM)		\$40,000				
Convert/Renovate Home EC to Culinary Arts (B9490)		\$30,000				
Clean & Restripe Track		\$10,000				
Replace Teaching Wall Markerboards		\$10,000				
Purchase Markerboards for B9490		\$25,000				
Replace Main IC Panel		\$10,000				
Convert B9493 HVAC to VAV System		\$180,000				
Restore Gym Lobby Toilets 173 &175		\$25,000				
Convert B9491 to Wrestling Practise Room			\$250,000			
Sports Fields Renovations			\$200,000			
Replace PEAS Main Control Panel			\$10,000			
Alter Interior Stair B9490			\$90,000			
Technology Power Upgrade (Bldgs: 9490/9493)			\$500,000			
Convert/Renovate Home EC to Culinary Arts (B9490)			\$100,000			
Renovate Science Labs (Bldgs: 9490)			\$300,000			
Renovate Toilet Rooms (Bldgs: 9490/3)			\$200,000			
Replace Carpet (Bldgs: 9490 & 9493)			\$130,000			
Renovate Auditorium (Bldgs: 9490)			\$300,000			
Paint Exterior (Bldgs: ALL)			\$100,000			
Paint Interior (Bldgs: ALL)				\$100,000		
Replace Gym Bleachers (Bldgs: 9490)				\$125,000		
Renew Waterproof Asphaltic Roof Coating (Bldgs: 9490/93)				\$100,000		
Convert B9490 HVAC to Chilled Water VAV System				\$80,000		
Convert B9490 HVAC to Chilled Water VAV System					\$800,000	
	SRM Total	\$410,000	\$2,180,000	\$405,000	\$800,000	\$0
MILCON Project Title		FY-08	FY-09	FY-10	FY-11	FY-12
		\$0	\$0	\$0	\$0	\$0
	MILCON Total*	\$0	\$0	\$0	\$0	\$0
	SRM & MILCON Total*	\$410,000	\$2,180,000	\$405,000	\$800,000	\$0
		INVESTMENT PLAN IMPACT ON PROJECTED CONDITION				
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	43.1%	44%	49%	50%	51%	51%
Q-Rating	O-4	O-4	O-4	O-4	O-4	O-4

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCCI based CI

Kadena Middle School



SCHOOL SUMMARY	
Current Enrollment*	567
Maximum Capacity	600
GSF	89,095
Condition	67%
Average Q-Rating	Q-3

* as of Sep 2007

Kadena Middle School is located at Kadena Air Base. The site is located on Vincent road and includes a soccer field, tennis courts, and outdoor basketball courts.

The school has a parking capacity of approximately 96. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with masonry infill. The gymnasium has concrete columns and steel beams. Roofs are constructed of concrete. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

The interior partition walls are generally painted masonry with some modular metal panels. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted fiber board ceilings in restrooms. The ceiling in the multi-purpose room is acoustical tile. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Cooling is generally provided by a local central chilled water system. There is no space heating provided for the buildings. Each room has a dedicated thermostat, which controls a variable air volume distribution system. Ventilation for the restrooms is generally inadequate.. The campus has two elevators.

Lighting is typically fluorescent with limited use of incandescent. The school has a simplex intercom system which appears to be original. The campus has a functional, zone-type fire alarm system with a central panel located in each building. The fire alarm system is activated by smoke sensors and pull stations and automatically reports to the fire department upon alarm activation. There are no signs that emergency lighting is present. Exit signs appear to be present at all required locations.

Plumbing piping and fixtures appear to be original. Domestic hot water is provided by oil-fired boilers supplying hot water-to-water heating storage systems. No campus facility has a fire sprinkler system but there are isolated fire sprinklers.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
9397	Permanent	1990	12,831	75%	Q3	\$3,230,076
9398	Permanent	1990	48,987	64%	Q3	\$12,330,028
9399	Permanent	1990	13,101	65%	Q3	\$2,986,635
9400	Permanent	1990	4,144	75%	Q3	\$1,016,067
9401	Permanent	1990	10,032	71%	Q3	\$2,514,822
Total			89,095	67%	Q-3	\$22,077,628

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$7,188,317	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$15,210	0.2%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$75,525	1.0%
MEP	\$29,736	0.4%
Playground	\$11,551	0.2%
Security	\$0	0.0%
L2 TOTAL	\$132,022	2%
L1 & L2 TOTAL	\$ 7,320,339	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
9397/9398/9399 - Install Carpet/SRF/Covebase	\$80,000					
All - PEAS System Installation	\$292,074					
9397/9398/9399 - Install Carpet/SRF/Covebase	\$41,765					
9397/9398/9399 - Install Carpet/SRF/Covebase	\$47,195					
All - Technology Power Upgrade	\$50,000					
9398 - Repair Exhaust Systems	\$50,000					
9399 Repair Roof Cafeteria	\$100,000					
9399 - HVAC Replace Boiler (Hot Water)		\$50,000				
All - Technology Power Upgrade		\$500,000				
Site - Install Covered Walkways (Front Area)			\$50,000			
Site - Replace Flag Poles			\$10,000			
9397 - Renovate Front Entrance			\$20,000			
9401 - Install 7-Row Bleachers			\$20,000			
9401 - Procure 7-Row Bleachers			\$40,000			
9401 - Recoat Gym Floor				\$10,000		
All - Interior Painting				\$100,000		
All - Exterior Painting					\$70,000	
SRM Total	\$661,035	\$550,000	\$140,000	\$110,000	\$70,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$661,035	\$550,000	\$140,000	\$110,000	\$70,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	67.2%	70%	73%	73%	74%	74%
Q-Rating	Q-3	Q-3	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Killin Elementary School

SCHOOL SUMMARY	
Current Enrollment*	610
Maximum Capacity	750
GSF	99,688
Condition	56%
Average Q-Rating	Q-4

* as of Sep 2007

Killin Elementary School is located at Camp Foster. The site is located near the North Foster Towers Military Family Housing Area and includes playgrounds with soft surfaces, hard surface play areas, and play fields.

The school has a parking capacity of approximately 99. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and asphalt and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with precast concrete panels. Roofs are a combination of concrete and pitched clay tile. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

The interior partition walls are generally painted concrete with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically a combination of carpet and resilient while carpet is used in most classrooms and offices.

Cooling and heating are provided by a local central chilled/hot water 2-pipe distribution system to air handling units. Chilled water is provided by multiple air-cooled water chillers. Hot water is provided by an oil-fired boiler. Additionally, there are roof top direct expansion air coolers. Each room has a dedicated thermostat, which controls a variable air volume distribution system. Air conditioning is also provided by split units. Ventilation for the restrooms is generally adequate. The campus has one elevator.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations and automatically reports to the fire department upon alarm.

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activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations.

Plumbing piping and fixtures appear to be original. Domestic hot water is provided by an oil-fired boiler and limited electric hot water heaters. No campus facility has a fire sprinkler system, but there are isolated fire sprinklers.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
370	Permanent	1991	22,023	54%	Q4	\$5,490,114
371	Permanent	1991	61,502	53%	Q4	\$15,328,143
370G	Permanent	2002	1,633	86%	Q2	\$482,405
370R	Modular	2002	7,338	83%	Q2	\$1,828,850
371A	Permanent	2002	112	93%	Q1	\$26,485
371R	Modular	1995	7,080	61%	Q3	\$1,764,548
Total			99,688	56%	Q-4	\$24,920,544

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$10,796,302	97%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$68,822	0.6%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$52,635	0.5%
Life-safety	\$22,626	0.2%
MEP	\$10,025	0.1%
Playground	\$162,838	1.5%
Security	\$0	0.0%
L2 TOTAL	\$316,946	3%
L1 & L2 TOTAL	\$ 11,113,248	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
371R Replace Carpet	\$10,000					
371 Replace Exterior Doors	\$30,000					
371 Replace Front Entrance Tiles	\$55,300					
Resurface Outside Courts	\$40,000					
Construct Covered Walkway	\$100,000					
371 Renovate Office to Break Room	\$60,000					
370R Provide Additional Fire Alarms Bells	\$20,000					
370 & 371 Technology Power Upgrade		\$10,000				
370 & 371 Paint Interior		\$67,700				
Resurface Parking Lot		\$100,000				
370 Refinish Gym Floor		\$5,000				
371R & 370R Paint Interior			\$7,000			
370R HVAC Replace Split Units			\$45,000			
371R HVAC Replace Split Units			\$60,000			
370 & 371 Technology Power Upgrade			\$590,000			
370 & 371 HVAC Controls Replacement				\$400,000		
370 & 371 Repair Roofs				\$120,000		
SRM Total	\$315,300	\$182,700	\$702,000	\$520,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$315,300	\$182,700	\$702,000	\$520,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition		\$0	\$0	\$0	\$0	\$0
Current		FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	56.5%	58%	58%	61%	63%	63%
Q-Rating	Q-4	Q-4	Q-4	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Kinser Elementary School



SCHOOL SUMMARY	
Current Enrollment*	425
Maximum Capacity	800
GSF	100,697
Condition	55%
Average Q-Rating	Q-4

* as of Sep 2007

Kinser Elementary School is located at Camp Kinser. The site is located near the Camp Kinser Military Family Housing Area and includes playgrounds with soft surfaces, hard surface play areas, and sports fields.

The school has a parking capacity of approximately 80. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in fair condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls. Roofs are concrete on permanent buildings and pitched metal on modular buildings. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

The interior partition walls are generally cast in place concrete with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. Flooring in high traffic areas is typically carpet while carpet and resilient is used in most classrooms and offices.

Cooling and heating are provided by a local central chilled/hot water 2-pipe distribution system to air handling units. Chilled water is provided by multiple air cooled water chillers. Hot water is provided by an oil-fired boiler. Each room has a dedicated thermostat, which controls a variable air volume distribution system. Air conditioning is also provided by split units. Ventilation for the restrooms is generally adequate. The campus has one elevator.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke

sensors and pull stations and automatically reports to the fire department upon alarm activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations.

Plumbing piping and fixtures appear to be original. Domestic hot water is provided by an oil-fired boiler and electric hot water heaters. No campus facility has a fire sprinkler system but there are isolated fire sprinklers.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1039	Permanent	1990	4,839	52%	Q4	\$1,206,314
1040	Permanent	1987	45,284	46%	Q4	\$11,286,131
1041	Permanent	1987	13,427	57%	Q4	\$3,060,953
1042	Permanent	1990	14,212	52%	Q4	\$3,542,057
1043	Permanent	1994	7,176	70%	Q3	\$1,908,960
1039R	Modular	1995	5,700	77%	Q3	\$1,420,611
1040R	Modular	2002	8,909	82%	Q2	\$2,220,390
1041A	Permanent	1990	1,150	61%	Q3	\$286,684
Total			100,697	55%	Q-4	\$24,932,100

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$10,888,486	94%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$172,060	1.5%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$36,010	0.3%
Life-safety	\$51,489	0.4%
MEP	\$40,832	0.4%
Playground	\$376,625	3.3%
Security	\$0	0.0%
L2 TOTAL	\$677,016	6%
L1 & L2 TOTAL	\$ 11,565,502	100%

*EFCI

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INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
1039 - Replace KG Classroom Flooring	\$30,000					
All - Repair Roof	\$150,000					
Replace Playground (main)	\$50,000					
Replace Playground (main)	\$75,000					
All - Replace Blinds	\$25,000					
Resurface BB/VB Courts	\$40,000					
Repair Green Top, Downspouts and Settlement in Play Areas	\$60,000					
1040 & 1041 Replace HVAC Underground Piping	\$300,000					
1042 Replace HVAC Chiller		\$80,000				
1039 Replace HVAC Chiller and AHU		\$80,000				
All - Exterior Paint		\$80,000				
1043 - Recoat Gym Floor and Stage		\$15,000				
1043 - Install Protective Mesh		\$10,000				
1039/1042 - Install Classroom Flooring		\$30,000				
All - Interior Paint		\$100,000				
All - IT Power Upgrade				\$525,000		
SRM Total	\$730,000	\$395,000	\$0	\$525,000		\$0
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$730,000	\$395,000	\$0	\$525,000		\$0
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	55.5%	58%	60%	60%	62%	62%
% Condition**	55.5%	58%	60%	60%	62%	62%
Q-Rating	Q-4	Q-4	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCI based CI

Kubasaki High School

SCHOOL SUMMARY	
Current Enrollment*	701
Maximum Capacity	900
GSF	199,451
Condition	52%
Average Q-Rating	Q-4

* as of Sep 2007

Kubasaki High School is located at Camp Foster. The site is located near the Kishaba Military Family Housing Area and includes a football field with running track, baseball field, tennis courts, and pool.

The school has a parking capacity of approximately 125. Parking surfaces are constructed of asphalt and are generally in fair condition. Sidewalks are constructed using concrete and are generally in poor condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with masonry infill. Roofs are constructed of concrete. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

The interior partition walls are generally painted masonry with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is acoustic batt panels. Flooring in high traffic areas is typically a combination of carpet and resilient while carpet and resilient is used in most classrooms and offices.

The mechanical system for the campus is a combination of hot water heating (where available) and mainly chilled water for cooling. Heating hot water and steam (40 psig) are generated by oil-fired boilers and heat Most rooms have a dedicated thermostat, which was designed to control a variable air volume distribution system. Outside air was available to each AHU but the manual control dampers are closed and the inlets blocked off. Ventilation for the restrooms and the locker rooms is generally inadequate. The campus has one elevator.

Lighting is typically fluorescent with limited use of incandescent. There are GFCI receptacles present but not in all required locations or quantities. The school has a simplex

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intercom system, which appears to be original. The campus also has a telephone system connected to most classrooms. The campus has a functional zone-type fire alarm system with a central panel located in each building. The fire alarm system is activated by smoke sensors and/or pull stations and automatically reports to the fire department upon alarm activation. Emergency lighting is limited. Exit signs appear to be present at all required locations. There is a security system with surveillance cameras installed in critical locations. Exterior lighting appears to be adequate.

Plumbing piping and fixtures appear to be to be original. Domestic hot water was provided by hot water generator systems for Buildings 1400, 1410, 1433, and 1437 located in the mechanical room of each building. Building 1408 has an electric hot water heater for restrooms and janitor's closets. Building 1402 has a fire sprinkler system for a limited portion of the back stage area only.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1400	Permanent	1965	15,930	39%	Q4	\$3,631,562
1402	Permanent	1965	43,028	53%	Q4	\$11,418,771
1403	Permanent	1965	57	68%	Q3	\$13,479
1404	Permanent	1964	40,942	43%	Q4	\$10,863,141
1406	Permanent	1993	16,864	69%	Q3	\$4,474,525
1408	Permanent	1964	18,176	45%	Q4	\$4,823,365
1410	Permanent	1965	32,218	44%	Q4	\$7,680,127
1433	Permanent	1995	3,438	67%	Q3	\$856,922
1436	Permanent	1995	1,875	46%	Q4	\$137,100
1437	Permanent	1995	6,911	71%	Q3	\$1,833,972
1402A	Permanent	1965	41	68%	Q3	\$9,695
1433A	Pool	1995	18,783	80%	Q2	\$3,684,661
21C	Permanent	1990	1,093	63%	Q3	\$290,049
21D	Permanent	1990	95	80%	Q2	\$20,094
Total			199,451	52%	Q-4	\$49,737,463

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$23,643,011	98%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$88,027	0.4%
AHERA	\$0	0.0%
Architectural	\$34,538	0.1%
Infrastructure	\$124,705	0.5%
Life-safety	\$23,473	0.1%
MEP	\$126,291	0.5%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$397,035	2%
L1 & L2 TOTAL	\$ 24,040,045	100%

* EFCI

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INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
1404 ACM Abatement and Restoration (Carpet & SRF)	\$150,000					
1402 Paint Interior	\$100,000					
1402 Repair/Replace Roofs	\$150,000					
Site Renovation including Landscaping	\$6,500					
Resurface Tennis Court	\$50,000					
Replace HVAC Systems - B-1410	\$1,187,400					
Replace Exterior Doors	\$34,000					
Site Renovation including Landscaping	\$150,000					
1404 Repair/Replace Roofs		\$150,000				
Site Renovation including Landscaping		\$200,000				
1402 & 1410 Refinish GYM		\$25,000				
1406 Paint Interior		\$30,000				
1404 ACM Abatement and Restoration (Carpet & SRF)		\$350,000				
Alter Art Room Kiln Enclosure (Bldg: 1402)		\$10,000				
Bus Drop off and Visitor Parking		\$50,000				
1410 Renovate Shower/Locker Areas			\$150,000			
1404 Renovate Science Labs			\$50,000			
1402 Renovate Auditorium			\$50,000			
Alter Art Room Kiln Enclosure (Bldg: 1402)			\$50,000			
Technology Power Upgrade (Bldgs: All)			\$50,000			
1400 Renovate Cafeteria			\$50,000			
1402 Replace Stage Curtains and Lights			\$40,000			
Resurface Sportfield Track			\$500,000			
1408 Repair/Replace Roofs			\$150,000			
1400 Renovate Cafeteria				\$100,000		
1400, 1402, 1404, 1406, 1408, 1410, 1437 Paint Exterior				\$150,000		
1410 Repair/Replace Roofs				\$150,000		
1433, 1436, 1433a Paint Exterior Pool				\$90,000		
1436 Repair/Replace Pool Filtration System				\$450,000		
1436 Repair/Replace Pool Filtration System				\$40,000		
1404 Renovate Science Labs				\$175,000		
1410 Renovate Shower/Locker Areas				\$20,000		
Bus Drop off and Visitor Parking				\$500,000		
1402 Renovate Auditorium					\$500,000	
1400 Repair/Replace Roofs					\$150,000	
Technology Power Upgrade (Bldgs: All)					\$750,000	
SRM Total	\$1,827,900	\$815,000	\$1,090,000	\$1,675,000	\$1,400,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$1,827,900	\$815,000	\$1,090,000	\$1,675,000	\$1,400,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	52.2%	56%	58%	60%	63%	66%
Q-Rating	FY-08	FY-09	FY-10	FY-11	FY-12	
	Q-4	Q-4	Q-4	Q-4	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

Lester Middle School

SCHOOL SUMMARY	
Current Enrollment*	502
Maximum Capacity	600
GSF	104,369
Condition	53%
Average Q-Rating	Q-4

* as of Sep 2007

Lester Middle School is located at Camp Lester. The site is located near the Camp Lester Naval Hospital and includes tennis courts, hard surface play areas, sports fields, and a pool.

The school has a parking capacity of approximately 94. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and ceramic tile and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls. Roofs are constructed of concrete. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

The interior partition walls are generally painted concrete with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is exposed structure. Flooring in high traffic areas is typically carpet while carpet is used in most classrooms and offices.

Cooling and heating are provided by a local central chilled/hot water 2-pipe distribution system to air handling units. Chilled water is provided by multiple air cooled water chillers. Hot water is provided by an oil-fired boiler. Each room has a dedicated thermostat, which controls a variable air volume distribution system. Air conditioning is also provided by split units. The gymnasium has a heat pump unit. Ventilation for the restrooms is generally adequate. The campus has one elevator.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations and automatically reports to the fire department upon alarm.

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activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations.

Plumbing piping and fixtures appear to be original. Domestic hot water is provided by an oil-fired boiler and electric hot water heaters. Some campus facilities have fire sprinkler systems.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
6371	Permanent	1992	11,938	54%	Q4	\$3,005,272
6373	Permanent	1992	49,983	53%	Q4	\$12,580,721
6375	Permanent	1992	4,154	57%	Q4	\$1,018,519
6377	Permanent	1992	10,032	62%	Q3	\$2,514,822
6386	Permanent	1992	2,417	43%	Q4	\$602,437
6388	Permanent	1992	13,434	54%	Q4	\$3,062,549
6386A	Pool	1992	12,411	40%	Q4	\$2,603,455
Total			104,369	53%	Q-4	\$25,387,776

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$11,903,889	94%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$25,828	0.2%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$697,929	5.5%
Life-safety	\$30,032	0.2%
MEP	\$44,351	0.3%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$798,141	6%
L1 & L2 TOTAL	\$ 12,702,029	100%

*EFCI

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
ALL - INTERIOR PAINT	\$100,000					
ALL - Replace Carpet-SRF & Abate ACM	\$50,000					
6377 - Refinish Gym Floor	\$15,000					
SITE - Re-Paint Pavement Markings	\$10,000					
ALL - Replace Carpet-SRF & Abate ACM		\$300,000				
ALL - PROCURE CARPET/SRF (GFM)		\$125,000				
6377 - Install Gym Lockers			\$30,000			
ALL - Replace Carpet-SRF & Abate ACM			\$300,000			
6377 - Install Gym Lockers				\$15,000		
6377 - Replace 3-tier Bleacher with 6-tier						\$30,000
SRM Total	\$175,000	\$425,000	\$330,000	\$15,000		\$30,000
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$175,000	\$425,000	\$330,000	\$15,000		\$30,000
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
	MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0
	Current	FY-08	FY-09	FY-10	FY-11	FY-12
% Condition**	52.9%	54%	55%	57%	57%	57%
O-Rating	O-4	O-4	O-4	O-4	O-4	O-4

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve O-Rating

**EFCI based CI

Ryukyu Middle School

Ryukyu Middle School was not yet open during the last round of field surveys. Therefore, no text description is available.

SCHOOL SUMMARY	
Current Enrollment*	542
Maximum Capacity	N/A
GSF	161,694
Condition	97%
Average Q-Rating	Q-1

* as of Sep 2007

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
1984	Permanent	2008	44,279	97%	Q1	\$11,145,024
1985	Permanent	2008	54,627	97%	Q1	\$13,749,616
1986	Permanent	2008	54,399	97%	Q1	\$13,694,404
1988	Permanent	2008	4,986	99%	Q1	\$1,242,761
1989	Permanent	2008	1,365	96%	Q1	\$403,235
1990	Permanent	2008	2,038	98%	Q1	\$431,078
Total			161,694	97%	Q-1	\$40,666,117

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$1,097,533	100%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$0	0.0%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$0	0.0%
Life-safety	\$0	0.0%
MEP	\$0	0.0%
Playground	\$0	0.0%
Security	\$0	0.0%
L2 TOTAL	\$0	0%
L1 & L2 TOTAL	\$ 1,097,533	100%

* EFCI

No Projects are planned for Ryukyu Middle School. Therefore, the Investment Plan is omitted.

Stearley Elementary School



SCHOOL SUMMARY	
Current Enrollment*	578
Maximum Capacity	750
GSF	84,763
Condition	56%
Average Q-Rating	Q-4

* as of Sep 2007

Stearley Heights Elementary School is located at Kadena Air Base. The site is located within the Stearley Heights Military Family Housing Area and includes hard surface play areas, a baseball field, and outdoor basketball courts.

The school has a parking capacity of approximately 83. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in good condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with precast concrete panels. Roofs are concrete with waterproof asphaltic roof coating. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

The interior partition walls are generally painted masonry with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted fiber board ceilings in restrooms. The ceiling in the multi-purpose room is acoustical tile. Flooring in high traffic areas is typically resilient while carpet and resilient is used in most classrooms and offices.

Air conditioning is provided by a central plant consisting of multiple air cooled water chillers and heat is provided by oil-fired hot water boilers. Each room has a dedicated thermostat, which controls a variable air volume distribution system.. Ventilation for the restrooms is generally inadequate. The campus has one elevator.

Lighting is typically fluorescent with limited use of incandescent. The school has a simplex intercom system which appears to be original. The campus also has a telephone system connected to all classrooms. The campus has a functional zone-type fire alarm system with a central panel located in each building. The fire alarm system is activated by smoke

sensors and automatically reports to the fire department upon alarm activation. There are no signs that emergency lighting is present. Exit signs appear to be present at all required locations.

Plumbing piping and fixtures appear to be original. Domestic hot water is provided by an oil-fired boiler and a hot water generator system located in the central plant. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
2261	Permanent	1984	58,069	55%	Q4	\$14,472,537
2279	Permanent	1984	10,620	45%	Q4	\$2,421,041
2285	Permanent	1984	1,527	66%	Q3	\$380,666
2287	Permanent	1984	187	68%	Q3	\$44,220
2289	Permanent	1984	75	87%	Q2	\$6,014
T2261-1	Modular	1995	7,142	50%	Q4	\$1,780,001
T2261-2	Modular	2002	7,143	83%	Q2	\$1,780,250
Total			84,763	56%	Q-4	\$20,884,729

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$9,185,300	93%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$50,235	0.5%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$10,838	0.1%
Life-safety	\$12,757	0.1%
MEP	\$2,792	0.0%
Playground	\$636,838	6.4%
Security	\$0	0.0%
L2 TOTAL	\$713,460	7%
L1 & L2 TOTAL	\$ 9,898,760	100%

* EFCI

School Reports

SRM Project Title	INVESTMENT PLAN					
	FY-08	FY-09	FY-10	FY-11	FY-12	
HVAC Upgrade Bldgs: 2261/79	\$80,000					
Replace Ceiling and Lights, Bldg T-2261-1	\$15,000					
Paint Interior (Bldgs: T-2261-1)	\$10,000					
HVAC Replace Chiller ACLC-2	\$70,000					
Replace Skylights Bldg 2261	\$40,000					
Replace Carpet & ACM Abatement, Bldg: T-2261-1	\$15,000					
Install PEAS System Bldgs ALL	\$25,000					
Technology Power Upgrade, Bldg 2261	\$15,000					
DOOR/WINDOW SECURITY	\$200,000					
Paint Exterior Bldgs 2261 & 2279		\$60,000				
Install PEAS System Bldgs ALL		\$270,000				
Replace Playground Equipment and Safety Tiles at Modular Bldg T-2261-2		\$150,000				
Replace Blinds (Bldgs: 2261)		\$70,000				
RESURFACE BB COURTS, PARKING, ETC		\$50,000				
Insulate HVAC CW Pipes (Bldgs: 2261/79)		\$50,000				
Parking Lot Upgrade		\$15,000				
Replace HVAC Exhaust Fans (Bldgs: 2279)		\$30,000				
REPL MAIN FA PANEL (Bldgs: 2261/79)		\$70,000				
Replace Ceiling and Lights, Bldg T-2261-1		\$60,000				
HVAC Upgrade Bldgs: 2261/79			\$600,000			
Parking Lot Upgrade			\$100,000			
Replace Carpet-SRF & Abate ACM (Bldgs: 2261 & 2279)			\$120,000			
Replace Carpet-SRF & Abate ACM (Bldgs: 2261 & 2279)			\$50,000			
Improve Acoustics (Bldgs: 2279)			\$20,000			
INSTALL FIRE PUSH/PULL STATION (Bldgs: 2261/79)			\$10,000			
Repair Roof WARC (Bldgs: 2261/79)			\$60,000			
Technology Power Upgrade, Bldg 2261			\$413,000			
RPR CRACKS/RESURF CAFE/GYM (Bldgs: 2279)			\$50,000			
Replace / Repair Interior Doors				\$120,000		
INSTALL PUSH/PULL STA (Bldgs: ALL)				\$35,000		
Replace Carpet-SRF & Abate ACM (Bldgs: 2261 & 2279)				\$330,000		
Replace Carpet-SRF & Abate ACM (Bldgs: 2261 & 2279)				\$61,000		
REPL COREKEY LOCKS (Bldgs: ALL)				\$200,000		
Paint Interior Bldgs: 2261 and 2279					\$50,000	
Paint Interior Bldgs: 2261 and 2279					\$2,000	
Paint Interior Bldgs: 2261 and 2279					\$4,000	
SRM Total	\$470,000	\$825,000	\$1,423,000	\$746,000	\$56,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$470,000	\$825,000	\$1,423,000	\$746,000	\$56,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	\$0
Current	55.9%	58.17%	62.12%	68.93%	72.50%	72.77%
% Condition**	55.9%	58.17%	62.12%	68.93%	72.50%	72.77%
Q-Rating	Q-4	Q-4	Q-3	Q-3	Q-3	Q-3

*Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating

**EFCL based CI

Zukeran Elementary School

SCHOOL SUMMARY	
Current Enrollment*	645
Maximum Capacity	700
GSF	86,136
Condition	55%
Average Q-Rating	Q-4

* as of Sep 2007

Zukeran Elementary School is located at Camp Foster. The site is located near the Kishaba Military Family Housing Area and includes playgrounds with soft surfaces and hard surface play areas.

The school has a parking capacity of approximately 91. Parking surfaces are constructed of asphalt and are generally in good condition. Sidewalks are constructed using concrete and are generally in poor condition. Landscaped areas include grass, shrubs, and trees. Site drainage is generally adequate.

Buildings typically rest on continuous concrete foundations that are showing no signs of damage or settlement. Structural systems include concrete columns and beams with cast in place concrete walls. Roofs are constructed of concrete. Exterior doors are generally aluminum with single-pane glazing. Windows are typically single-pane units with aluminum frames.

The interior partition walls are generally painted concrete with some painted drywall. Wall finishes within restrooms are typically ceramic tile. Ceilings in classroom and office areas are generally suspended acoustical tile with painted drywall ceilings in restrooms. The ceiling in the gymnasium is acoustical tile. Flooring in high traffic areas is typically carpet while carpet and resilient is used in most classrooms and offices.

Cooling and heating are provided by a local central chilled/hot water 2-pipe distribution system to air handling units. Chilled water is provided by multiple air cooled water chillers. Hot water is provided by an oil-fired boiler. Each room has a dedicated thermostat, which controls a variable air volume distribution system. Air conditioning is also provided by split units. Ventilation for the restrooms is generally adequate. The campus has one elevator.

Lighting is typically fluorescent with limited use of incandescent. The school has an intercom system. The campus has a fire alarm system, which is activated by smoke sensors and pull stations and automatically reports to the fire department upon alarm.

School Reports

activation. Emergency lighting appears to be present at all required locations. Exit signs appear to be present at all required locations.

Plumbing fixtures have been upgraded but piping appears to be original. Domestic hot water is provided by an oil-fired boiler and electric hot water heaters. No campus facilities have a fire sprinkler system.

Facilities Summary						
Building No.#	Permanent or Other**	Year Built	Gross Square Feet	Condition*	Q-Rating*	Plant Replacement Value
22	Permanent	1954	21,160	47%	Q4	\$5,274,976
23	Permanent	1985	7,990	56%	Q4	\$1,991,827
25	Permanent	1985	5,250	57%	Q4	\$1,308,773
31	Permanent	1954	4,867	53%	Q4	\$1,213,294
32	Permanent	1954	2,945	53%	Q4	\$734,159
33	Permanent	1954	9,468	62%	Q3	\$2,359,710
34	Permanent	1954	4,867	54%	Q4	\$1,213,294
35	Permanent	1954	2,945	50%	Q4	\$734,159
36	Permanent	1954	1,948	51%	Q4	\$485,617
37	Permanent	1954	4,867	54%	Q4	\$1,213,294
38	Permanent	1954	2,945	50%	Q4	\$734,159
39	Permanent	1954	1,948	53%	Q4	\$485,617
40	Permanent	1954	4,867	54%	Q4	\$1,213,294
41	Permanent	1954	2,945	48%	Q4	\$734,159
41R	Modular	2000	7,124	76%	Q3	\$1,775,443
Total			86,136	55%	Q-4	\$21,471,777

*EFCI

**Other may include covered shelter, modular, portable, temporary

DEFICIENCY SUMMARY*		
LEVEL 1 (System Renewals)		
	AMOUNT	Percent of Total
Total	\$9,486,400	96%
LEVEL 2		
CATEGORY	AMOUNT	Percent of Total
ADA	\$167,447	1.7%
AHERA	\$0	0.0%
Architectural	\$0	0.0%
Infrastructure	\$2,318	0.0%
Life-safety	\$118,471	1.2%
MEP	\$13,791	0.1%
Playground	\$143,431	1.4%
Security	\$0	0.0%
L2 TOTAL	\$445,458	4%
L1 & L2 TOTAL	\$ 9,931,858	100%

*EFCI

School Reports

INVESTMENT PLAN						
SRM Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
Replace Carpet and ACM abatement	\$30,000					
Repair Cafeteria, Gym & Hallway Roofs	\$300,000					
Replace/Upgrade Gym Lighting	\$70,000					
Replace Exterior Classroom Back Doors on Various Buildings (FOS-41, 40, 39, 38, 37, 35, 34, 32, and 31)	\$86,113					
22 Replace Gym HVAC Package Unit	\$123,525					
22 Remove HVAC Hot Water System	\$80,000					
Repair Gym Interior and Exterior Walls		\$150,000				
All - Clean/Seal Brick		\$50,000				
Replace Carpet and ACM abatement		\$150,000				
Replace Carpet and ACM abatement		\$75,000				
Replace Carpet and ACM abatement		\$100,000				
Procure Main PG Equipment/Tiles		\$150,000				
24 - Recoat Gym Floor		\$15,000				
Install Main PG Equipment/Tiles			\$75,000			
All - Interior Paint (classrooms)			\$75,000			
Replace Carpet and ACM abatement			\$150,000			
24 - Repair Roof (Cafeteria)			\$100,000			
Restripe Parking Lot and Paint Curbs				\$40,000		
All - Interior Paint (classrooms)				\$75,000		
All - Reconstruct U Drains				\$40,000		
23/25/31-41R - Exterior Painting					\$50,000	
SRM Total	\$689,638	\$690,000	\$400,000	\$155,000	\$50,000	
MILCON Project Title	FY-08	FY-09	FY-10	FY-11	FY-12	
	\$0	\$0	\$0	\$0	\$0	\$0
MILCON Total*	\$0	\$0	\$0	\$0	\$0	\$0
SRM & MILCON Total*	\$689,638	\$690,000	\$400,000	\$155,000	\$50,000	
INVESTMENT PLAN IMPACT ON PROJECTED CONDITION						
MILCON Impact on Condition	\$0	\$0	\$0	\$0	\$0	
Current	FY-08	FY-09	FY-10	FY-11	FY-12	
% Condition**	54.8%	58%	61%	63%	64%	64%
Q-Rating	Q-4	Q-3	Q-3	Q-3	Q-3	Q-3

* Assumes MILCON projects will replace existing facilities which will reduce deficiencies thereby improve Q-Rating
 ** EFCI based CI

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APPENDICIES

A.1 Educational Facilities Specifications

A.2 Asbestos Standards

A.3 Playground Standards

A.4 Condition Standards

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A.1 Education Facilities Specifications

The following pages include space and functional adequacy specifications summary tables for

- Elementary Schools
- Middle Schools
- High Schools

The complete Ed Specs are available through the congressional liaison in OSD Legislative Affairs.

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DEPARTMENT OF DEFENSE EDUCATION ACTIVITY

Education Facilities Specifications

Elementary School



Appendices

	APPENDIX A WORKING HEIGHTS						TOP (cm x 10)		BOTTOM (in)		BARRIER FREE
	KINDERGARTEN	GRADES 1-3		GRADES 4-6		MIDDLE SCHOOL	SENIOR HIGH				
Bench	330 13	330 13	330 13	330 13	330 13	405 16	405 16	405 16	405 16	405 16	
Cabinet, pupil use (top)	MAX 1270 50	MAX 1420 56	MAX 1650 65	MAX 1880 74	MAX 2005 79	MAX 1370 54					
Counter, cafeteria	685 27	790 31	910 36	865 34	915 36	860 34					
Counter, classroom (standing)	610 24	660 26	760 30	865 34	915 36	860 34					
Counter, general office	685 27	710 28	910 36	1015 40	1065 42	860 34					
Desk and table, classroom	460 18	510 20	580 23	660 26	685 27	860 34					
Door knob	960 38	960 38	960 38	960 - 1065 38-42	960 - 1065 38-42	960 - 1065 38-42					
Drinking fountain (Spout)	610 24	685 27	810 32	915 36	1015 40	MAX 915 36					
Drinking fountain (Underside)									MIN 680 27		
Grab Bar (Shower and Toilet)										915 36	
Hand Dryer (Recessed Bottom)	710 28	810 32	915 36	1015 40	1145 45	MAX 1015 40					
Hand Dryer (Surface Bottom)	810 32	915 36	1015 40	1145 45	1115 44	MAX 1115 44					
Hook, coat	910 36	1040 41	1220 48	1370 54	1395 55	MAX 1370 54					
Lavatory and sink (top of rim)	580 23	660 26	735 29	840 33	890 35	MAX 890 35					
Lavatory and sink (underside)									MIN 735 29		
Light switch	1220 48	1220 48	1220 48	1220 48	1220 48	1220 48					
Marker Board (top)	2100 83	2100 83	2100 83	2100 83	2100 83	2100 83					
Marker Board (bottom & marker)	560 22	735 29	790 31	815 32	915 36						
Mirror, lower edge	MAX 890 35	MAX 960 38	MAX 1080 43	MAX 1220 48	MAX 1360 54	MAX 1015 40					
Mirror, upper edge	MIN 1120 44	MIN 1420 56	MIN 1650 65	MIN 1805 71	MIN 1805 71						
Panic bar exit device center line	960 38	960 38	960 38	980-1050 39-41	980-1050 39-41	980-1050 39-41					
Rail, hand and directional	530 21	610 24	735 29	815 32	840 33	920 36					
Shelf, hat and books	1040 41	1170 46	1370 54	1525 60	1575 62	1575 62					
Shower head (Hand Held)									MAX 1220 48		
Shower seat										430-480 17-19	
Soap dispenser (centerline)	685 27	790 31	910 36	1015 40	1065 42	1065 42					
Stool drawing	480 19	530 21	660 26	710 28	735 29	735 29					
Table, drawing	660 26	735 29	860 34	965 38	990 39	990 39					
Table & bench, work (standing)	660 26	735 29	860 34	965 38	990 39	990 39					
Tackboard (top)	2100 83	2100 83	2100 83	2100 83	2100 83	2100 83					
Tackboard (bottom)	560 22	635 25	735 29	815 32	865 34	865 34					
Telephone, wall mounted	890 35	940 37	1090 43	1220 48	1320 52	1220 48					
Toilet Paper Holder (Center Line)	660 26	685 27	710 28	735 29	760 30	MIN 480 19					
Toilet stall, top partition	1370 54	STANDARD FACTORY HEIGHT									
Towel dispenser	685 27	790 31	910 36	1015 40	1065 42	1000 39					
Urinal (rim)	FLOOR MOUNTED			100-455 4-18	100-485 4-19	MAX 430 17					
Water closet (seat)	STANDARD MANUFACTURERS HEIGHT									430-480 17-19	
Water closet (center line flush valve)						MIN 735 29					

1. If listed heights conflict with ADA mandated heights, the ADA height governs.
2. Reception counters should have multiple heights to accommodate adults, students and handicapped.
3. Utilize barrier free for ADA **accessible** adult requirements

Space	m2	S.F.	Space	m2	S.F.
Core Areas			Support Functional Areas		
General Purpose Classroom	88	950	Administrative Office (Large)	116+	1250+
Host Nation	88	950	Administrative Office (Small)	37	400
Host Nation (Japan)	116	1250	Food Service (Full Prep)	218+	2350+
Kindergarten	121	1300	Food Service (Satellite)	153+	1650+
Language Arts/Reading Specialist	44	475	Food Service (Serve Only)	28+	300+
Multipurpose Computer Laboratory	121	1300	Guidance Counseling Center (Large)	74+	800+
Pre-Kindergarten-Sure Start	121	1300	Guidance Counseling Center (Small)	56	600
Specialized Core Areas			Health Services (W/ Nurse)**	var	var
Art Room	153	1650	Health Services (W/O Nurse)	29	315
General Music Room	139	1500	Home School Partnership	14	150
Gymnasium/Multipurpose Room **	var	var	Itinerant Office	14	150
Information Center**	var	var	Janitorial Administration / Break Room**	var	var
Read 180	88	950	Local Area Network**	var	var
Special Education Areas			Maintenance Support**	var	var
Compensatory Education	44	475	School Bus Office**	var	var
Emotionally Impaired / Learning Impaired (Mild, Moderate)	88	950	School Supply / Storage Area**	var	var
English as a Second Language	44	475	Schools Officer	9	100
Gifted Education	88	950	Teacher Workroom **	var	var
Hearing Impaired	44	475	Technology Service Center	44	475
Learning Impaired - Severe*	149	1600			
Occupational Therapy/Physical Therapy**	199	2150			
PSCD	121	1300			
Reading Recovery	var	var			
Special Education Office (Large Suite)	51+	550+			
Special Education Office (Small Suite)	40	425			
Speech Language Therapy	44	475			
Visually Impaired	44	475			

* 300 sf of space shared with similar adjacent space

**See individual specifications for formulas for adjustments to area and capacity

All area totals represent total of net figures only

Space	Wall	Floor	Ceiling	Remarks
Support Functional Areas				
Administrative Office	CP,GWB	CPT,CT,SRF,VCT	ACT	
Waiting	CP,GWB	CPT,CT,SRF,VCT	ACT	
Offices	CP,GWB	CPT,CT,SRF,VCT	ACT	
Conference	CP,GWB	CPT,CT,SRF,VCT	ACT	
Storage/Copy Room	CP,GWB	HC, SRF	ACT	
Records Room	CP,GWB	HC, SRF,VCT	ACT	
Food Service				
Kitchen	CP,CT,GWT	QT	GWB,SACT	
Dishwashing	CP,CT,GWT	QT	GWB,SACT	
Locker Room	CP,CMT,GWT, CMT	CMT,QT	GWB,SACT	
RestRooms	CP,CMT,GWT, CMT	CMT,CT, QT	GWB	
Storage	CP,GWB	HC, VCT	GWB,SACT	
Guidance Counseling Center	CP,GWB	CPT,CT,SRF,VCT	ACT	
Waiting	CP,GWB	CPT,CT,SRF,VCT	ACT	
Offices	CP,GWB	CPT,CT,SRF,VCT	ACT	
Conference	CP,GWB	CPT,CT,SRF,VCT	ACT	
Health Services	CP,GWB	CT,SRF,VCT	ACT	
Waiting	CP,GWB	CT,SRF,VCT	ACT	
Office	CP,GWB	CT,SRF,VCT	ACT	
Treatment	CP,GWB	CT,SRF,VCT	ACT	
Restroom	CP,GWB	CT,SRF,VCT	ACT	
Home School Partnership	CP,GWB	CPT,CT,SRF,VCT	ACT	
Itinerant Office	CP,GWB	CPT,CT,SRF,VCT	ACT	
Janitorial Admin	CP,GWB	CT,SRF,VCT	ACT	
Maintenance Contractor	CP,GWB	HC	NF	
School Bus Office	CP,GWB	CT,SRF,VCT	ACT	
School Supply - Storage Area	CP,GWB	HC, VCT	NF	
Schools Officer	CP,GWB	CPT,CT,SRF,VCT	ACT	
Teacher Workroom	CP,GWB	CPT,CT,SRF,VCT	ACT	
Technology LAN	CP,GWB	HC, VCT	NF	
Technology Service Center	CP,GWB	VCT	NF, ACT	
Other				
Corridors	CP,GWB	CT,SRF,VCT	ACT	
Toilet Rooms	CP,CMT,GWT, CMT	CMT, CT	GWB	
Stairways	CP,GWB	CT,SRF,VCT	ACT	
Janitor Closets	CP,GWB	CT,HC,SRF,VCT	ACT	

LEGEND:
ACT - Acoustical tile
BPAC - Ballproof acoustical treatment
CMT - Ceramic mosaic tile
CP - Concrete, painted
CPT - Carpet
CRAF - Composition rubber athletic flooring
CT - Ceramic Tile
GWB - Gypsum board, painted
GWT - Glazed wall tile
HC - Hardened concrete, non-slip surface
NF - No Finish
PF - Poured Flooring
PGWB - Perforated gypsum wall board
QT - Quarry tile
SACT - Scrubbable Acoustic Tile
SRF - Sheet rubber flooring
VCT - Vinyl composition tile
WD - Wood

Appendices

Space	Heating	Cooling	Ventilation	Lighting (LUX)	Phone	PA	Intercom	Bell	Clock	TV	LAN Student	LAN Teacher	TV/LAN Video ⁹	Notes
Core Areas														
General Purpose Classroom	x	x	x	500	x	x	x	x	x	x	8	2	2	
Host Nation	x	x	x	500	x	x	x	x	x	x	8	2	2	
Kindergarten	x	x	x	500	x	x	x	x	x	x	8	2	2	
Language Arts	x	x	x	500	x	x	x	x	x	x	8	2	2	
Multipurpose Computer Laboratory	x	x	x	500	x	x	x	x	x	x	40	2	2	
Pre-Kindergarten-Sure Start	x	x	x	500	x	x	x	x	x	x	8	2	2	
Specialized Core Areas														
Art Room	x	x	x	500	x	x	x	x	x	x		2	2	
Kiln Room	x	x	x	300										
Graphic Arts Room	x	x	x	500	x	x	x	x	x	x	10			
Workroom/ Storage	x		x	300										
General Music Room	x	x	x	500	x	x	x	x	x	x	16	2	2	
Storage	x		x	200										
Gymnasium	x	x	x	500	x	x	x	x	x	x	8		1	1
Lockers	x	x	x	200		x	x	x	x					
Coach	x	x	x	500	x	x	x	x	x			2		
Storage	x		x	200										
Restroom	x		x	300		x								
Multipurpose Room	x	x	x	500	x	x	x	x	x	x	8		2	1,5
Dressing Room	x	x	x	500	x	x	x	x	x					
Storage	x		x	200						x				
Stage	x	x	x	500							8		1	
Office	x	x	x	500	x	x	x	x	x			2		
Information Center	x	x	x	500	x	x	x	x	x	x			2	1,2
Administration/AV/Storage	x	x	x	500	x	x	x	x	x	x				3
Read 180	x	x	x	500	x	x	x	x	x	x	8	2	2	

Space	Heating	Cooling	Ventilation	Lighting (LUX)	Phone	PA	Intercom	Bell	Clock	TV	LAN Student	LAN Teacher	TV/LAN Video ⁹	Notes
Special Education Areas														
Compensatory	x	x	x	500	x	x	x	x	x	x	8	2	2	
Emotionally Impaired/Learning Impaired (Mild to Moderate)	x	x	x	500	x	x	x	x	x	x	8	2	1	
English as a Second Language	x	x	x	500	x	x	x	x	x	x	8	2	2	
Gifted	x	x	x	500	x	x	x	x	x	x	8	2	2	
Hearing Impaired	x	x	x	500	x	x	x	x	x	x	8	2	1	
Learning Impaired - Severe	x	x	x	500	x	x	x	x	x	x	8	2	1	
Kitchen	x	x	x	500		x			x					
RestRooms	x		x	300		x								
Occupational Therapy Physical Therapy	x	x	x	500	x	x	x	x	x	x	8	2	2	
Office	x	x	x	500	x	x	x	x	x			2		
Storage	x		x	200										
PSCD	x	x	x	500	x	x	x	x	x	x	8	2	2	
Reading Recovery	x	x	x	500	x	x	x	x	x	x	8	2	2	
Special Education Office	x	x	x	500										
Assesment Areas	x	x	x	500	x	x	x	x	x			2		
Assessor Technician Area	x	x	x	500	x	x	x	x	x			2		
CSC Office	x	x	x	500	x	x	x	x	x			2		
CSC Conference Room	x	x	x	500	x	x	x	x	x	x		2		
Speech/Language	x	x	x	500	x	x	x	x	x	x	8	2	2	
Visually Impaired	x	x	x	500	x	x	x	x	x	x	8	2	2	
Support Functional Areas														
Administrative Office	x	x	x	500										
Waiting	x	x	x	500	x	x	x	x	x	x		2		
Offices	x	x	x	500	x	x	x	x	x			2		
Conference	x	x	x	500	x	x	x	x	x	x		2	2	
Work/Copy Room	x		x	500		x		x	x			2		
Records Room	x	x	x	500		x			x					
Food Service	x	x	x	300										
Kitchen	x	x	x	700		x			x					
Dishwashing	x	x	x	500		x			x					
Locker Room	x	x	x	300		x			x					
Office	x	x	x	500	x	x	x	x	x			2		
Rest Rooms	x	x	x	300		x								
Storage	x		x	200										
Guidance Counseling Center	x	x	x	500										
Waiting	x	x	x	500	x	x	x	x	x			2		
Offices	x	x	x	500	x	x	x	x	x			2		
Conference	x	x	x	500	x	x	x	x	x	x		2	2	

Appendices

Space	Heating	Cooling	Ventilation	Lighting (LUX)	Phone	PA	Intercom	Bell	Clock	TV	LAN Student	LAN Teacher	TV/LAN Video ⁹	Notes
Special Education Areas														
Compensatory	x	x	x	500	x	x	x	x	x	x	8	2	2	
Emotionally Impaired/Learning Impaired (Mild to Moderate)	x	x	x	500	x	x	x	x	x	x	8	2	1	
English as a Second Language	x	x	x	500	x	x	x	x	x	x	8	2	2	
Gifted	x	x	x	500	x	x	x	x	x	x	8	2	2	
Hearing Impaired	x	x	x	500	x	x	x	x	x	x	8	2	1	
Learning Impaired - Severe	x	x	x	500	x	x	x	x	x	x	8	2	1	
Kitchen	x	x	x	500		x			x					
RestRooms	x		x	300		x								
Occupational Therapy Physical Therapy	x	x	x	500	x	x	x	x	x	x	8	2	2	
Office	x	x	x	500	x	x	x	x	x			2		
Storage	x		x	200										
PSCD	x	x	x	500	x	x	x	x	x	x	8	2	2	
Reading Recovery	x	x	x	500	x	x	x	x	x	x	8	2	2	
Special Education Office	x	x	x	500										
Assesment Areas	x	x	x	500	x	x	x	x	x			2		
Assessor Technician Area	x	x	x	500	x	x	x	x	x			2		
CSC Office	x	x	x	500	x	x	x	x	x			2		
CSC Conference Room	x	x	x	500	x	x	x	x	x	x		2		
Speech/Language	x	x	x	500	x	x	x	x	x	x	8	2	2	
Visually Impaired	x	x	x	500	x	x	x	x	x	x	8	2	2	
Support Functional Areas														
Administrative Office	x	x	x	500										
Waiting	x	x	x	500	x	x	x	x	x	x		2		
Offices	x	x	x	500	x	x	x	x	x			2		
Conference	x	x	x	500	x	x	x	x	x	x		2	2	
Work/Copy Room	x		x	500		x		x	x			2		
Records Room	x	x	x	500		x			x					
Food Service	x	x	x	300										
Kitchen	x	x	x	700		x			x					
Dishwashing	x	x	x	500		x			x					
Locker Room	x	x	x	300		x			x					
Office	x	x	x	500	x	x	x	x	x			2		
Rest Rooms	x	x	x	300		x								
Storage	x		x	200										
Guidance Counseling Center	x	x	x	500										
Waiting	x	x	x	500	x	x	x	x	x			2		
Offices	x	x	x	500	x	x	x	x	x			2		
Conference	x	x	x	500	x	x	x	x	x	x		2	2	

Space	Heating	Cooling	Ventilation	Lighting (LUX)	Phone	PA	Intercom	Bell	Clock	TV	LAN Student	LAN Teacher	TV/LAN Video ⁹	Notes
Support Functional Areas (Continued)														
Health Services	x	x	x	500										
Cot Room	x	x	x	500	x	x	x	x	x			2		
Office	x	x	x	500	x	x	x	x	x			2		
Restroom	x	x	x	300		x								
Storage	x		x	200										
Waiting	x	x	x	500		x	x		x					
Home School Partnership	x	x	x	500	x	x	x	x	x			2	1	
Itinerant Office	x	x	x	500	x	x	x	x	x			2		
Janitorial Administration/Breakroom	x	x	x	500	x	x	x	x	x			2	1	
Local Area Network	x	x	x	500		x								7
Maintenance Support	x	x	x	500	x	x	x	x	x			2		
School Bus Office	x	x	x	500	x	x	x	x	x			2		
School Supply - Storage Area	x		x	200	x	x	x	x	x			2		
Schools Officer	x	x	x	500	x	x	x	x	x			2		
Teacher Workroom	x	x	x	500	x	x	x	x	x			8	1	
Workroom	x	x	x	500	x	x	x	x	x			2		
Restroom	x	x	x	300										
Technology Service Center	x	x	x	500	x	x	x	x	x			var		8
Other														
Corridors	x	x	x	200		x	x	x	x					
Exterior Patios	x	x	x	150		x								
Toilet Rooms	x		x	300		x								
Stairways	x		x	300										
Janitor Closets			x	150										

Notes

- 1 Stand Alone Sound System
- 2 LAN number shown a minimum, provide one duplex outlet per computer called for in specification
- 3 If AV broadcasting in this area provide appropriate head end equipment
- 5 Provide LAN connections at cashiers station
- 6 Originate Cable Television
- 7 Specialized Rooms
- 8 Server Racks
- 9 LAN Video includes both connections for a ceiling mounted projector and connections to a standard wall or ceiling hung monitor

Appendices

Cooling as indicated on the following table is only authorized for the following schools in DoDDS Europe:

Aviano Elementary School
Aviano High School
Gaeta Elementary School
La Maddalena
Livorno Elementary / High School
Naples Elementary School
Naples High School
Sigonella Elementary / High School
Vincenza Elementary School
Vincenza Middle / High School

Bahrain Elementary / High School

Lajes Elementary School
Lajes High School

Ankara Elementary / High School
Incirilik Elementary School
Incirilik High School

Rota Elementary School
Rota High School
Sevilla Elementary School

In all other schools of DoDDS-Europe, air conditioning will be provided only in the following spaces:

Multi-Purpose Computer Laboratory
Business Education
Television Production and Editing
Modular Technology Laboratory
Technology Service and Concentrator Rooms



DEPARTMENT OF DEFENSE EDUCATION ACTIVITY

Education Facilities Specifications

Middle School



Appendices

	APPENDIX A WORKING HEIGHTS						
	KINDERGARTEN	GRADES 1-3	GRADES 4-6	MIDDLE SCHOOL	SENIOR HIGH	BARRIER FREE	
	TOP (cm x 10)			BOTTOM (in)			
Bench	330 13	330 13	330 13	405 16	405 16	405 16	
Cabinet, pupil use (top)	MAX 1270 50	MAX 1420 56	MAX 1650 65	MAX 1880 74	MAX 2005 79	MAX 1370 54	
Counter, cafeteria	685 27	790 31	910 36	865 34	915 36	860 34	
Counter, classroom (standing)	610 24	660 26	760 30	865 34	915 36	860 34	
Counter, general office	685 27	710 28	910 36	1015 40	1065 42	860 34	
Desk and table, classroom	460 18	510 20	580 23	660 26	685 27	860 34	
Door knob	960 38	960 38	960 38	960 - 1065 38-42	960 - 1065 38-42	960 - 1065 38-42	
Drinking fountain (Spout)	610 24	685 27	810 32	915 36	1015 40	MAX 915 36	
Drinking fountain (Underside)	-	-	-	-	-	MIN 680 27	
Grab Bar (Shower and Toilet)	-	-	-	-	-	915 36	
Hand Dryer (Recessed Bottom)	710 28	810 32	915 36	1015 40	1065 42	MAX 1015 40	
Hand Dryer (Surface Bottom)	810 32	915 36	1015 40	1145 45	1145 45	MAX 1115 44	
Hook, coat	910 36	1040 41	1220 48	1370 54	1395 55	MAX 1370 54	
Lavatory and sink (top of rim)	580 23	660 26	735 29	840 33	890 35	MAX 890 35	
Lavatory and sink (underside)	-	-	-	-	-	MIN 735 29	
Light switch	1220 48	1220 48	1220 48	1220 48	1220 48	1220 48	
Marker Board (top)	2100 83	2100 83	2100 83	2100 83	2100 83	2100 83	
Marker Board (bottom & marker)	560 22	735 29	790 31	815 32	915 36	-	
Mirror, lower edge	MAX 890 35	MAX 960 38	MAX 1080 43	MAX 1220 48	MAX 1360 54	MAX 1015 40	
Mirror, upper edge	MIN 1120 44	MIN 1420 56	MIN 1650 65	MIN 1805 71	MIN 1805 71	-	
Panic bar exit device center line	960 38	960 38	960 38	980-1050 39-41	980-1050 39-41	980-1050 39-41	
Rail, hand and directional	530 21	610 24	735 29	815 32	840 33	920 36	
Shelf, hat and books	1040 41	1170 46	1370 54	1525 60	1575 62	1575 62	
Shower head (Hand Held)	-	-	-	-	-	MAX 1220 48	
Shower seat	-	-	-	-	-	430-480 17-19	
Soap dispenser (centerline)	685 27	790 31	910 36	1015 40	1065 42	1065 42	
Stool drawing	480 19	530 21	660 26	710 28	735 29	735 29	
Table, drawing	660 26	735 29	860 34	965 38	990 39	990 39	
Table & bench, work (standing)	660 26	735 29	860 34	965 38	990 39	990 39	
Tackboard (top)	2100 83	2100 83	2100 83	2100 83	2100 83	2100 83	
Tackboard (bottom)	560 22	635 25	735 29	815 32	865 34	865 34	
Telephone, wall mounted	890 35	940 37	1090 43	1220 48	1320 52	1220 48	
Toilet Paper Holder (Center Line)	660 26	685 27	710 28	735 29	760 30	MIN 480 19	
Toilet stall, top partition	1370 54	STANDARD FACTORY HEIGHT					
Towel dispenser	685 27	790 31	910 36	1015 40	1065 42	1000 39	
Urinal (rim)	-	FLOOR MOUNTED		100-455 4-18	100-485 4-19	MAX 430 17	
Water closet (seat)	-	STANDARD MANUFACTURERS HEIGHT					430-480 17-19
Water closet (center line flush valve)	-	-	-	-	-	MIN 735 29	

1. If listed heights conflict with ADA mandated heights, the ADA height governs.
2. Reception counters should have multiple heights to accommodate adults, students and handicapped.
3. Utilize barrier free for ADA accessible adult requirements

Middle School Specifications Ver. 2.1 Oct 07

Space	m2	S.F.	Space	m2	S.F.
Core Areas			Support Functional Areas		
General Purpose Classroom	84	900	Administrative Office (Large)	116+	1250+
Host Nation	84	900	Administrative Office (Small)	37	400
Host Nation (Japan)	111	1200	Alcohol and Substance Abuse Counselor	14	150
Language Arts	42	450	Food Service (Full Prep)	218+	2350+
Multipurpose Computer Laboratory	121	1300	Food Service (Satellite)	153+	1650+
Specialized Core Areas			Food Service (Serve Only)	28+	300+
Art Room	153	1650	Guidance Counseling Center (Large)	74+	800+
Business Education	121	1300	Guidance Counseling Center (Small)	56	600
Computer Science Laboratory	121	1300	Health Services (W/ Nurse)**	var	var
Distance Learning Center	42	450	Health Services (W/O Nurse)	29	315
Gymnasium/Multipurpose Room **	var	var	Home School Partnership	14	150
Information Center**	var	var	Itinerant Office	14	150
Music Suite (Band and Choral)**	var	var	Janitorial Administration / Break Room**	var	var
Read 180	84	900	Local Area Network**	var	var
Science Classroom (General Lab)	133	1440	Maintenance Support**	var	var
Television Production and Editing	75	800	School Bus Office**	var	var
Family Consumer Science	186	2000	School Supply / Storage Area**	var	var
Special Education Areas			Schools Officer	9	100
Compensatory Education	42	450	Teacher Workroom **	var	var
Emotionally Impaired / Learning Impaired (Mild, Moderate)	84	900	Technology Service Center	44	475
English as a Second Language	42	450			
Gifted Education	84	900			
Hearing Impaired	42	450			
Learning Impaired - Severe*	149	1600			
Occupational Therapy/Physical Therapy**	199	2150			
Special Education Office (Large Suite)	52+	550+			
Special Education Office (Small Suite)	40	425			
Speech Language Therapy	42	450			
Visually Impaired	42	450			

* 300 sf of space shared with similar adjacent space

**See individual specifications for formulas for adjustments to area and capacity

All area totals represent total of net figures only

Appendices

Space	Wall	Floor	Ceiling	Remarks
Core Areas				
General Purpose Classroom	CP,GWB	CPT,CT,SRF,VCT	ACT	
Host Nation	CP,GWB	CPT,CT,SRF,VCT	ACT	
Language Arts	CP,GWB	CPT,CT,SRF,VCT	ACT	
Multipurpose Computer Laboratory	CP,GWB	CPT,CT,SRF,VCT	ACT	Raised Floor (If Req'd)
Specialized Core Areas				
Art Room	CP,GWB	CT,SRF,VCT	ACT	
Kiln Room	CP,GWB	CT,HC,SRF, VCT	GWB,ACT	
Graphic Arts	CP,GWB	CT,SRF,VCT	ACT	
Workroom/ Storage	CP,GWB	HC,SRF,VCT	ACT	
Business Education	CP,GWB	CPT,CT,SRF,VCT	ACT	Raised Floor (If Req'd)
Computer Science Laboratory	CP,GWB	CPT,CT,SRF,VCT	ACT	Raised Floor (If Req'd)
Distance Learning Center	CP,GWB	CPT,CT,SRF,VCT	ACT	Acoustic Wall Treatment
Gymnasium	CP,GWB BPAT,PGWB	CRAF, PF,WD, SRF	ACT,NF	Acoustic Wall Treatment
Lockers	CP,GWB	CMT, HC	GWB, ACT	
Coach	CP,GWB	CMT, SRF,VCT	ACT	
Storage	CP,GWB	HC	NF	
Restroom	CP,CMT,GWT, CMT	CMT, CT	GWB	
Multipurpose Room	CP,GWB	CT,SRF,VCT	ACT, NF	Acoustic Wall Treatment
Storage	CP,GWB	HC	GWB,NF	
Stage	CP,GWB	WD, SRF, VCT	GWB, NF	
Office	CP,GWB	CPT,CT,SRF,VCT	ACT	
Information Center	CP,GWB	CPT,CT,SRF,VCT	ACT	
Administration/AV/Storage	CP,GWB	CPT,CT,SRF,VCT	ACT	
Music Suite (Band and Choral)	CP,GWB	CPT,CT,SRF,VCT	ACT	Acoustic Wall Treatment
Office	CP,GWB	CPT,CT,SRF,VCT	ACT	
Practice Room	CP,GWB	CPT,CT,SRF,VCT	ACT	Acoustic Wall Treatment
Storage	CP,GWB	HC,CPT,CT,SRF,VCT	GWB, ACT	
Keyboard Lab	CP,GWB	CPT,CT,SRF,VCT	ACT	Acoustic Wall Treatment
Read 180	CP,GWB	CPT,CT,SRF,VCT	ACT	
Science Lab	CP,GWB	CT,SRF,VCT	ACT	Acid Resistant Flooring
Prep	CP,GWB	CT,SRF,VCT	ACT	Acid Resistant Flooring
Storage	CP,GWB	CT,SRF,VCT	ACT	Acid Resistant Flooring
Television Production and Editing	CP,GWB	SRF	NF	Acoustic Wall Treatment
Family Consumer Science	CP,GWB	CT,SRF,VCT	ACT	
Special Education Area				
Compensatory Education	CP,GWB	CPT,CT,SRF,VCT	ACT	
English as a Second Language	CP,GWB	CPT,CT,SRF,VCT	ACT	
Gifted Education	CP,GWB	CPT,CT,SRF,VCT	ACT	
Hearing Impaired	CP,GWB	CPT,CT,SRF,VCT	ACT	
Emotionally Impaired/Learning Impaired (Mild to Moderate)	CP,GWB	CPT,CT,SRF,VCT	ACT	
Learning Impaired - Severe	CP,GWB	CPT,CT,SRF,VCT	ACT	
Kitchen	GWB,GWT	SRF,VCT	GWB, SACT	
RestRooms	CP,CMT,GWT, CMT	CMT, CT	GWB	
Occupational Therapy Physical Therapy	CP,GWB	CPT,CT,SRF,VCT	ACT	
Storage	CP,GWB	HC, SRF, VCT	ACT,GWB	
Special Education Office	CP,GWB	CPT,CT,SRF,VCT	ACT	
Waiting	CP,GWB	CPT,CT,SRF,VCT	ACT	
Offices	CP,GWB	CPT,CT,SRF,VCT	ACT	
Conference	CP,GWB	CPT,CT,SRF,VCT	ACT	
Visually Impaired	CP,GWB	CPT,CT,SRF,VCT	ACT	

Space	Wall	Floor	Ceiling	Remarks
Support Functional Areas				
Administrative Office	CP,GWB	CPT,CT,SRF,VCT	ACT	
Waiting	CP,GWB	CPT,CT,SRF,VCT	ACT	
Offices	CP,GWB	CPT,CT,SRF,VCT	ACT	
Conference	CP,GWB	CPT,CT,SRF,VCT	ACT	
Storage/Copy Room	CP,GWB	HC, SRF	ACT	
Records Room	CP,GWB	HC, SRF,VCT	ACT	
Alcohol and Substance Abuse	CP,GWB	CPT,CT,SRF,VCT	ACT	
Corridors, Stairs and Lobbies	CP,GWB	CT,SRF,VCT	ACT	
Food Service				
Kitchen	CP,CT,GWT	QT	GWB,SACT	
Dishwashing	CP,CT,GWT	QT	GWB,SACT	
Locker Room	CP,CMT,GWT, CMT	CMT,QT	GWB,SACT	
RestRooms	CP,CMT,GWT, CMT	CMT,CT, QT	GWB	
Storage	CP,GWB	HC, VCT	GWB,SACT	
Guidance Counseling Center	CP,GWB	CPT,CT,SRF,VCT	ACT	
Waiting	CP,GWB	CPT,CT,SRF,VCT	ACT	
Offices	CP,GWB	CPT,CT,SRF,VCT	ACT	
Conference	CP,GWB	CPT,CT,SRF,VCT	ACT	
Health Services	CP,GWB	CT,SRF,VCT	ACT	
Waiting	CP,GWB	CT,SRF,VCT	ACT	
Office	CP,GWB	CT,SRF,VCT	ACT	
Treatment	CP,GWB	CT,SRF,VCT	ACT	
Restroom	CP,GWB	CT,SRF,VCT	ACT	
Home School Partnership	CP,GWB	CPT,CT,SRF,VCT	ACT	
Itinerant Office	CP,GWB	CPT,CT,SRF,VCT	ACT	
Janitorial Admin	CP,GWB	CT,SRF,VCT	ACT	
Maintenance Contractor	CP,GWB	HC	NF	
School Bus Office	CP,GWB	CT,SRF,VCT	ACT	
School Supply - Storage Area	CP,GWB	HC, VCT	NF	
Schools Officer	CP,GWB	CPT,CT,SRF,VCT	ACT	
Teacher Workroom	CP,GWB	CPT,CT,SRF,VCT	ACT	
Technology LAN	CP,GWB	HC, VCT	NF	
Technology Service Center	CP,GWB	VCT	NF, ACT	
Other				
Corridors	CP,GWB	CT,SRF,VCT	ACT	
Toilet Rooms	CP,CMT,GWT, CMT	CMT, CT	GWB	
Stairways	CP,GWB	CT,SRF,VCT	ACT	
Janitor Closets	CP,GWB	CT,HC,SRF,VCT	ACT	

LEGEND:	
ACT	- Acoustical tile
BPAC	- Ballproof acoustical treatment
CMT	- Ceramic mosaic tile
CP	- Concrete, painted
CPT	- Carpet
CRAF	- Composition rubber athletic flooring
CT	- Ceramic Tile
GWB	- Gypsum board, painted
GWT	- Glazed wall tile
HC	- Hardened concrete, non-slip surface
NF	- No Finish
PF	- Poured Flooring
PGWB	- Perforated gypsum wall board
QT	- Quarry tile
SACT	- Scrubbable Acoustic Tile
SRF	- Sheet rubber flooring
VCT	- Vinyl composition tile
WD	- Wood

Appendices

Space	Heating	Cooling	Ventilation	Lighting (LUX)	Phone	PA	Intercom	Bell	Clock	TV	LAN Student	LAN Teacher	TV/LAN Video ⁹	Notes
Core Areas														
General Purpose Classroom	x	x	x	500	x	x	x	x	x	x	8	2	2	
Host Nation	x	x	x	500	x	x	x	x	x	x	8	2	2	
Language Arts	x	x	x	500	x	x	x	x	x	x	8	2	2	
Multipurpose Computer Laboratory	x	x	x	500	x	x	x	x	x	x	40	2	2	
Specialized Core Areas														
Art Room	x	x	x	500	x	x	x	x	x	x		2	2	
Kiln Room	x	x	x	300										
Graphic Arts Room	x	x	x	500	x	x	x	x	x	x	10			
Workroom/ Storage	x		x	300										
Business Education	x	x	x	500	x	x	x	x	x	x	40	2	2	
Computer Science Laboratory	x	x	x	500	x	x	x	x	x	x	40	2	2	
Distance Learning Center	x	x	x	500	x	x	x	x	x	x	8	2	2	
Gymnasium	x	x	x	500	x	x	x	x	x	x	8		1	1
Lockers	x	x	x	200		x	x	x	x					
Coach	x	x	x	500	x	x	x	x	x			2		
Storage	x		x	200										
Restroom	x		x	300		x								
Multipurpose Room	x	x	x	500	x	x	x	x	x	x	8		2	1,5
Dressing Room	x	x	x	500	x	x	x	x	x					
Storage	x		x	200						x				
Stage	x	x	x	500							8		1	
Office	x	x	x	500	x	x	x	x	x			2		
Information Center	x	x	x	500	x	x	x	x	x	x			2	1,2
Administration/AV/Storage	x	x	x	500	x	x	x	x	x	x				3
Music Suite (Band and Choral)	x	x	x	500	x	x	x	x	x	x			2	1
Office	x	x	x	500	x	x	x	x	x			2		
Practice Room	x	x	x	500					x					
Storage	x		x	200										
Keyboard Lab	x	x	x	500	x	x	x	x	x	x				1
Read 180	x	x	x	500	x	x	x	x	x	x	8	2	2	
Science Classroom/GP Lab	x	x	x	500	x	x	x	x	x	x				
Prep Room														
Storage	x		x	500										
Television Production and Editing	x	x	x	500	x	x	x	x	x	x				6
Control Room	x	x	x	500	x	x	x	x	x	x				

Space	Heating	Cooling	Ventilation	Lighting (LUX)	Phone	PA	Intercom	Bell	Clock	TV	LAN Student	LAN Teacher	TV/LAN Video ^o	Notes
Special Education Areas														
Compensatory	x	x	x	500	x	x	x	x	x	x	8	2	2	
Emotionally Impaired/Learning Impaired (Mild to Moderate)	x	x	x	500	x	x	x	x	x	x	8	2	1	
English as a Second Language	x	x	x	500	x	x	x	x	x	x	8	2	2	
Gifted	x	x	x	500	x	x	x	x	x	x	8	2	2	
Hearing Impaired	x	x	x	500	x	x	x	x	x	x	8	2	1	
Learning Impaired - Severe	x	x	x	500	x	x	x	x	x	x	8	2	1	
Kitchen	x	x	x	500		x			x					
RestRooms	x		x	300		x								
Occupational Therapy Physical Therapy	x	x	x	500	x	x	x	x	x	x	8	2	2	
Office	x	x	x	500	x	x	x	x	x			2		
Storage	x		x	200										
Special Education Office	x	x	x	500										
Assesment Areas	x	x	x	500	x	x	x	x	x			2		
Assessor Technician Area	x	x	x	500	x	x	x	x	x			2		
CSC Office	x	x	x	500	x	x	x	x	x			2		
CSC Conference Room	x	x	x	500	x	x	x	x	x	x		2		
Speech/Language	x	x	x	500	x	x	x	x	x	x	8	2	2	
Visually Impaired	x	x	x	500	x	x	x	x	x	x	8	2	2	
Support Functional Areas														
Administrative Office	x	x	x	500										
Waiting	x	x	x	500	x	x	x	x	x	x		2		
Offices	x	x	x	500	x	x	x	x	x			2		
Conference	x	x	x	500	x	x	x	x	x	x		2	2	
Work/Copy Room	x		x	500		x		x	x			2		
Records Room	x	x	x	500		x			x					
Alcohol and Substance Abuse	x	x	x	500	x	x	x	x	x			2	1	
Food Service	x	x	x	300										
Kitchen	x	x	x	700		x			x					
Dishwashing	x	x	x	500		x			x					
Locker Room	x	x	x	300		x			x					
Office	x	x	x	500	x	x	x	x	x			2		
Rest Rooms	x	x	x	300		x								
Storage	x		x	200										
Guidance Counseling Center	x	x	x	500										
Waiting	x	x	x	500	x	x	x	x	x			2		
Offices	x	x	x	500	x	x	x	x	x			2		
Conference	x	x	x	500	x	x	x	x	x	x		2	2	

Appendices

Space	Heating	Cooling	Ventilation	Lighting (LUX)	Phone	PA	Intercom	Bell	Clock	TV	LAN Student	LAN Teacher	TV/LAN Video ⁹	Notes
Support Functional Areas (Continued)														
Health Services	x	x	x	500										
Cot Room	x	x	x	500	x	x	x	x	x			2		
Office	x	x	x	500	x	x	x	x	x			2		
Restroom	x	x	x	300		x								
Storage	x		x	200										
Waiting	x	x	x	500		x	x		x					
Home School Partnership	x	x	x	500	x	x	x	x	x			2	1	
Itinerant Office	x	x	x	500	x	x	x	x	x			2		
Janitorial Administration/Breakroom	x	x	x	500	x	x	x	x	x			2	1	
Local Area Network	x	x	x	500		x								7
Maintenance Support	x	x	x	500	x	x	x	x	x			2		
School Bus Office	x	x	x	500	x	x	x	x	x			2		
School Supply - Storage Area	x		x	200	x	x	x	x	x			2		
Schools Officer	x	x	x	500	x	x	x	x	x			2		
Teacher Workroom	x	x	x	500	x	x	x	x	x			8	1	
Workroom	x	x	x	500	x	x	x	x	x			2		
Restroom	x	x	x	300										
Technology Service Center	x	x	x	500	x	x	x	x	x			var		8
Other														
Corridors	x	x	x	200		x	x	x	x					
Exterior Patios	x	x	x	150		x								
Toilet Rooms	x		x	300		x								
Stairways	x		x	300										
Janitor Closets			x	150										

Notes

- 1 Stand Alone Sound System
- 2 LAN number shown a minimum, provide one duplex outlet per computer called for in specification
- 3 If AV broadcasting in this area provide appropriate head end equipment
- 5 Provide LAN connections at cashiers station
- 6 Originate Cable Television
- 7 Specialized Rooms
- 8 Server Racks
- 9 LAN Video includes both connections for a ceiling mounted projector and connections to a standard wall or ceiling hung monitor



DEPARTMENT OF DEFENSE EDUCATION ACTIVITY

Education Facilities Specifications

High School



Appendices

	APPENDIX A WORKING HEIGHTS						
	KINDERGARTEN	GRADES 1-3	GRADES 4-6	MIDDLE SCHOOL	SENIOR HIGH	BARRIER FREE	
Bench	330 13	330 13	330 13	405 16	405 16	405 16	
Cabinet, pupil use (top)	MAX 1270 50	MAX 1420 56	MAX 1650 65	MAX 1880 74	MAX 2005 79	MAX 1370 54	
Counter, cafeteria	685 27	790 31	910 36	865 34	915 36	860 34	
Counter, classroom (standing)	610 24	660 26	760 30	865 34	915 36	860 34	
Counter, general office	685 27	710 28	910 36	1015 40	1065 42	860 34	
Desk and table, classroom	460 18	510 20	580 23	660 26	685 27	860 34	
Door knob	960 38	960 38	960 38	960 - 1065 38-42	960 - 1065 38-42	960 - 1065 38-42	
Drinking fountain (Spout)	610 24	685 27	810 32	915 36	1015 40	MAX 915 36	
Drinking fountain (Underside)						MIN 680 27	
Grab Bar (Shower and Toilet)						915 36	
Hand Dryer (Recessed Bottom)	710 28	810 32	915 36	1015 40	1065 42	MAX 1015 40	
Hand Dryer (Surface Bottom)	810 32	915 36	1015 40	1145 45	1145 45	MAX 1115 44	
Hook, coat	910 36	1040 41	1220 48	1370 54	1395 55	MAX 1370 54	
Lavatory and sink (top of rim)	580 23	660 26	735 29	840 33	890 35	MAX 890 35	
Lavatory and sink (underside)						MIN 735 29	
Light switch	1220 48	1220 48	1220 48	1220 48	1220 48	1220 48	
Marker Board (top)	2100 83	2100 83	2100 83	2100 83	2100 83	2100 83	
Marker Board (bottom & marker)	560 22	735 29	790 31	815 32	915 36		
Mirror, lower edge	MAX 890 35	MAX 960 38	MAX 1080 43	MAX 1220 48	MAX 1360 54	MAX 1015 40	
Mirror, upper edge	MIN 1120 44	MIN 1420 56	MIN 1650 65	MIN 1805 71	MIN 1805 71		
Panic bar exit device center line	960 38	960 38	960 38	980-1050 39-41	980-1050 39-41	980-1050 39-41	
Rail, hand and directional	530 21	610 24	735 29	815 32	840 33	920 36	
Shelf, hat and books	1040 41	1170 46	1370 54	1525 60	1575 62	1575 62	
Shower head (Hand Held)						MAX 1220 48	
Shower seat						430-480 17-19	
Soap dispenser (centerline)	685 27	790 31	910 36	1015 40	1065 42	1065 42	
Stool drawing	480 19	530 21	660 26	710 28	735 29	735 29	
Table, drawing	660 26	735 29	860 34	965 38	990 39	990 39	
Table & bench, work (standing)	660 26	735 29	860 34	965 38	990 39	990 39	
Tackboard (top)	2100 83	2100 83	2100 83	2100 83	2100 83	2100 83	
Tackboard (bottom)	560 22	635 25	735 29	815 32	865 34	865 34	
Telephone, wall mounted	890 35	940 37	1090 43	1220 48	1320 52	1220 48	
Toilet Paper Holder (Center Line)	660 26	685 27	710 28	735 29	760 30	MIN 480 19	
Toilet stall, top partition	1370 54	STANDARD FACTORY HEIGHT					
Towel dispenser	685 27	790 31	910 36	1015 40	1065 42	1000 39	
Urinal (rim)		FLOOR MOUNTED		100-455 4-18	100-485 4-19	MAX 430 17	
Water closet (seat)		STANDARD MANUFACTURERS HEIGHT					430-480 17-19
Water closet (center line flush valve)						MIN 735 29	

1. If listed heights conflict with ADA mandated heights, the ADA height governs.
2. Reception counters should have multiple heights to accommodate adults, students and handicapped.
3. Utilize barrier free for ADA accessible adult requirements

High School Specifications Ver. 2.1 Oct 07

Space	m2	S.F.	Space	m2	S.F.
Core Areas			Support Functional Areas		
General Purpose Classroom	84	900	Administrative Office (Large)	116+	1250+
Host Nation	84	900	Administrative Office (Small)	37	400
Host Nation (Japan)	112	1200	Alcohol and Substance Abuse Counselor	14	150
Language Arts	42	450	Food Service (Full Prep)	218+	2350+
Multipurpose Computer Laboratory	121	1300	Food Service (Satellite)	153+	1650+
Specialized Core Areas			Food Service (Serve Only)	28+	300+
Art Room	204	2200	Guidance Counseling Center (Large)	74+	800+
Auditorium	697+	7500+	Guidance Counseling Center (Small)	56	600
Business Education	121	1300	Health Services (W/ Nurse)**	var	var
Computer Science Laboratory	121	1300	Health Services (W/O Nurse)	29	315
Distance Learning Center	42	450	Home School Partnership	14	150
Gymnasium/Multipurpose Room **	var	var	Itinerant Office	14	150
Information Center**	var	var	Janitorial Administration / Break Room**	var	var
JROTC	307+	3300+	Local Area Network**	var	var
Music Suite (Band and Choral)**	var	var	Maintenance Support**	var	var
Read 180	84	900	School Bus Office**	var	var
Science Classroom (General Lab)	133	1440	School Supply / Storage Area**	var	var
Science Classroom (Chemistry)	156	1680	Schools Officer	9	100
Special Education Areas			Teacher Workroom **	var	var
Emotionally Impaired / Learning Impaired (Mild, Moderate)	84	900	Technology Service Center	44	475
English as a Second Language	42	450	Professional and Technical Services		
Hearing Impaired	42	450	Automotive Technology Lab	297	3200
Learning Impaired - Severe*	149	1600	Cosmetology	153	1650
Occupational Therapy/Physical Therapy**	200	2150	Family Consumer Science	186	2000
Special Education Office (Large Suite)	52+	550+	Modular Technology Lab	223	2400
Special Education Office (Small Suite)	40	425	Television Production and Editing	75	800
Speech Language Therapy	42	450	Culinary Arts	158	1700
Visually Impaired	42	450			

* 300 sf of space shared with similar adjacent space

**See individual specifications for formulas for adjustments to area and capacity

Capacity figures refer to functional planned capacity per instructional period only
All area totals represent total of net figures only

Appendices

Space	Wall	Floor	Ceiling	Remarks
Core Areas				
General Purpose Classroom	CP,GWB	CPT,CT,SRF,VCT	ACT	
Host Nation	CP,GWB	CPT,CT,SRF,VCT	ACT	
Language Arts	CP,GWB	CPT,CT,SRF,VCT	ACT	
Multipurpose Computer Laboratory	CP,GWB	CPT,CT,SRF,VCT	ACT	Raised Floor (If Req'd)
Specialized Core Areas				
Art Room	CP,GWB	CT,SRF,VCT	ACT	
Kiln Room	CP,GWB	CT,HC,SRF, VCT	GWB,ACT	
Graphic Arts	CP,GWB	CT,SRF, VCT	ACT	
Workroom/ Storage	CP,GWB	HC,SRF,VCT	ACT	
Auditorium	CP,GWB	HC,SRF,VCT	GWB,ACT	
Business Education	CP,GWB	CPT,CT,SRF,VCT	ACT	Raised Floor (If Req'd)
Computer Science Laboratory	CP,GWB	CPT,CT,SRF,VCT	ACT	Raised Floor (If Req'd)
Distance Learning Center	CP,GWB	CPT,CT,SRF,VCT	ACT	Acoustic Wall Treatment
Gymnasium	CP,GWB BPAT,PGWB	CRAF, PF,WD, SRF	ACT,NF	Acoustic Wall Treatment
Lockers	CP,GWB	CMT, HC	GWB, ACT	
Coach	CP,GWB	CMT, SRF,VCT	ACT	
Storage	CP,GWB	HC	NF	
Restroom	CP,CMT,GWT, CMT	CMT, CT	GWB	
Training Room	CP,GWB	CMT, SRF,VCT	ACT	
Laundry	CP,GWB	HC	NF	
Weight Room	CP,GWB	CRAF	ACT,GWB, NF	
Multipurpose Room	CP,GWB	CT,SRF,VCT	ACT, NF	Acoustic Wall Treatment
Storage	CP,GWB	HC	GWB,NF	
Stage	CP,GWB	WD, SRF, VCT	GWB, NF	
Office	CP,GWB	CPT,CT,SRF, VCT	ACT	
Information Center	CP,GWB	CPT,CT,SRF,VCT	ACT	
Administration/AV/Storage	CP,GWB	CPT,CT,SRF, VCT	ACT	
JROTC	CP,GWB	CPT,CT,SRF, VCT	ACT	
Firing Range	CP,GWB	CT,SRF,VCT	ACT	
Office	CP,GWB	CPT,CT,SRF, VCT	ACT	
Storage	CP,GWB	HC	GWB,NF	
Armory	CP,GWB	HC	ACT	
Music Suite (Band and Choral)	CP,GWB	CPT,CT,SRF, VCT	ACT	Acoustic Wall Treatment
Office	CP,GWB	CPT,CT,SRF, VCT	ACT	
Practice Room	CP,GWB	CPT,CT,SRF, VCT	ACT	Acoustic Wall Treatment
Storage	CP,GWB	HC,CPT,CT,SRF, VCT	GWB, ACT	
Keyboard Lab	CP,GWB	CPT,CT,SRF, VCT	ACT	Acoustic Wall Treatment
Read 180	CP,GWB	CPT,CT,SRF, VCT	ACT	
Science Lab	CP,GWB	CT,SRF,VCT	ACT	Acid Resistant Flooring
Prep	CP,GWB	CT,SRF,VCT	ACT	Acid Resistant Flooring
Storage	CP,GWB	CT,SRF,VCT	ACT	Acid Resistant Flooring
Special Education Area				
English as a Second Language	CP,GWB	CPT,CT,SRF,VCT	ACT	
Hearing Impaired	CP,GWB	CPT,CT,SRF, VCT	ACT	
Emotionally Impaired/Learning Impaired (Mild to Moderate)	CP,GWB	CPT,CT,SRF, VCT	ACT	
Learning Impaired - Severe	CP,GWB	CPT,CT,SRF, VCT	ACT	
Kitchen	GWB,GWT	SRF,VCT	GWB, SACT	
RestRooms	CP,CMT,GWT, CMT	CMT, CT	GWB	
Occupational Therapy Physical Therapy	CP,GWB	CPT,CT,SRF, VCT	ACT	
Storage	CP,GWB	HC, SRF, VCT	ACT,GWB	
Special Education Office	CP,GWB	CPT,CT,SRF, VCT	ACT	
Waiting	CP,GWB	CPT,CT,SRF, VCT	ACT	
Offices	CP,GWB	CPT,CT,SRF, VCT	ACT	
Conference	CP,GWB	CPT,CT,SRF, VCT	ACT	
Visually Impaired	CP,GWB	CPT,CT,SRF, VCT	ACT	

Space	Wall	Floor	Ceiling	Remarks
Support Functional Areas				
Administrative Office	CP,GWB	CPT,CT,SRF,VCT	ACT	
Waiting	CP,GWB	CPT,CT,SRF,VCT	ACT	
Offices	CP,GWB	CPT,CT,SRF,VCT	ACT	
Conference	CP,GWB	CPT,CT,SRF,VCT	ACT	
Storage/Copy Room	CP,GWB	HC, SRF	ACT	
Records Room	CP,GWB	HC, SRF,VCT	ACT	
Alcohol and Substance Abuse	CP,GWB	CPT,CT,SRF,VCT	ACT	
Corridors, Stairs and Lobbies	CP,GWB	CT,SRF,VCT	ACT	
Food Service				
Kitchen	CP,CT,GWT	QT	GWB,SACT	
Dishwashing	CP,CT,GWT	QT	GWB,SACT	
Locker Room	CP,CMT,GWT, CMT	CMT,QT	GWB,SACT	
RestRooms	CP,CMT,GWT, CMT	CMT,CT, QT	GWB	
Storage	CP,GWB	HC, VCT	GWB,SACT	
Guidance Counseling Center	CP,GWB	CPT,CT,SRF,VCT	ACT	
Waiting	CP,GWB	CPT,CT,SRF,VCT	ACT	
Offices	CP,GWB	CPT,CT,SRF,VCT	ACT	
Conference	CP,GWB	CPT,CT,SRF,VCT	ACT	
Health Services	CP,GWB	CT,SRF,VCT	ACT	
Waiting	CP,GWB	CT,SRF,VCT	ACT	
Office	CP,GWB	CT,SRF,VCT	ACT	
Treatment	CP,GWB	CT,SRF,VCT	ACT	
Restroom	CP,GWB	CT,SRF,VCT	ACT	
Home School Partnership	CP,GWB	CPT,CT,SRF,VCT	ACT	
Itinerant Office	CP,GWB	CPT,CT,SRF,VCT	ACT	
Janitorial Admin	CP,GWB	CT,SRF,VCT	ACT	
Maintenance Contractor	CP,GWB	HC	NF	
School Bus Office	CP,GWB	CT,SRF,VCT	ACT	
School Supply - Storage Area	CP,GWB	HC, VCT	NF	
Schools Officer	CP,GWB	CPT,CT,SRF,VCT	ACT	
Teacher Workroom	CP,GWB	CPT,CT,SRF,VCT	ACT	
Technology LAN	CP,GWB	HC, VCT	NF	
Technology Service Center	CP,GWB	VCT	NF, ACT	
Professional and Technical Studies				
Automotive Technology Lab	CP,GWB	HC	NF	
Cosmetology	CP,GWB	CT, SRF	ACT	
Storage	CP,GWB	HC, VCT	GWB, ACT	
Dressing Room	CP,GWB	CT, SRF	GWB, ACT	
Family Consumer Science	CP,GWB	CT, SRF	GWB, ACT	
Storage	CP,GWB	VCT	ACT	
Modular Technology Education	CP,GWB	CT,SRF,VCT	ACT	Anti-Static Flooring
Storage	CP,GWB	HC	GWB, ACT	
Television Production and Editing	CP,GWB	SRF	NF	Acoustic Wall Treatment
Other				
Corridors	CP,GWB	CT,SRF,VCT	ACT	
Toilet Rooms	CP,CMT,GWT, CMT	CMT, CT	GWB	
Stairways	CP,GWB	CT,SRF,VCT	ACT	
Janitor Closets	CP,GWB	CT,HC,SRF,VCT	ACT	

LEGEND:	
ACT	- Acoustical tile
BPAC	- Ballproof acoustical treatment
CMT	- Ceramic mosaic tile
CP	- Concrete, painted
CPT	- Carpet
CRAF	- Composition rubber athletic flooring
CT	- Ceramic Tile
GWB	- Gypsum board, painted
GWT	- Glazed wall tile
HC	- Hardened concrete, non-slip surface
NF	- No Finish
PF	- Poured Flooring
PGWB	- Perforated gypsum wall board
QT	- Quarry tile
SACT	- Scrubbable Acoustic Tile
SRF	- Sheet rubber flooring
VCT	- Vinyl composition tile
WD	- Wood

Appendices

Space	Heating	Cooling	Ventilation	Lighting (LUX)	Phone	PA	Intercom	Bell	Clock	TV	LAN Student	LAN Teacher	TV/LAN Video ⁹	Notes
Core Areas														
General Purpose Classroom	x	x	x	500	x	x	x	x	x	x	8	2	2	
Host Nation	x	x	x	500	x	x	x	x	x	x	8	2	2	
Language Arts/Reading Specialist	x	x	x	500	x	x	x	x	x	x	8	2	2	
Multipurpose Computer Laboratory	x	x	x	500	x	x	x	x	x	x	40	2	2	
Specialized Core Areas														
Art Room	x	x	x	500	x	x	x	x	x	x		2	2	
Kiln Room	x	x	x	300										
Graphic Arts Room	x	x	x	500	x	x	x	x	x	x	10			
Workroom/ Storage	x		x	300										
Auditorium	x	x	x	500	x	x	x	x	x	x			var	
Business Education	x	x	x	500	x	x	x	x	x	x	40	2	2	
Computer Science Laboratory	x	x	x	500	x	x	x	x	x	x	40	2	2	
Distance Learning Center	x	x	x	500	x	x	x	x	x	x	8	2	2	
Gymnasium	x	x	x	500	x	x	x	x	x	x	8		1	1
Lockers	x	x	x	200		x	x	x	x					
Coach	x	x	x	500	x	x	x	x	x			2		
Storage	x		x	200										
Restroom	x		x	300		x								
Multipurpose Room	x	x	x	500	x	x	x	x	x	x	8		2	1,5
Dressing Room	x	x	x	500	x	x	x	x	x					
Storage	x		x	200						x				
Stage	x	x	x	500							8		1	
Office	x	x	x	500	x	x	x	x	x			2		
Information Center	x	x	x	500	x	x	x	x	x	x			2	1,2
Administration/AV/Storage	x	x	x	500	x	x	x	x	x	x				3
JROTC	x	x	x	500	x	x	x	x	x	x	8	2	2	
Music Suite (Band and Choral)	x	x	x	500	x	x	x	x	x	x			2	1
Office	x	x	x	500	x	x	x	x	x			2		
Practice Room	x	x	x	500					x					
Storage	x		x	200										
Keyboard Lab	x	x	x	500	x	x	x	x	x	x			1	
Read 180	x	x	x	500	x	x	x	x	x	x	8	2	2	
Science Classroom/GP Lab	x	x	x	500	x	x	x	x	x	x				
Prep Room														
Storage	x		x	500										
Science Classroom/Chemistry Lab	x	x	x	500	x	x	x	x	x	x				
Prep Room														
Storage	x		x	500										

Space	Heating	Cooling	Ventilation	Lighting (LUX)	Phone	PA	Intercom	Bell	Clock	TV	LAN Student	LAN Teacher	TV/LAN Video ⁹	Notes
Special Education Areas														
Emotionally Impaired/Learning Impaired (Mild to Moderate)	x	x	x	500	x	x	x	x	x	x	8	2	1	
English as a Second Language	x	x	x	500	x	x	x	x	x	x	8	2	2	
Hearing Impaired	x	x	x	500	x	x	x	x	x	x	8	2	1	
Learning Impaired - Severe	x	x	x	500	x	x	x	x	x	x	8	2	1	
Kitchen	x	x	x	500		x			x					
RestRooms	x		x	300		x								
Occupational Therapy Physical Therapy	x	x	x	500	x	x	x	x	x	x	8	2	2	
Office	x	x	x	500	x	x	x	x	x			2		
Storage	x		x	200										
Special Education Office	x	x	x	500										
Assesment Areas	x	x	x	500	x	x	x	x	x			2		
Assessor Technician Area	x	x	x	500	x	x	x	x	x			2		
CSC Office	x	x	x	500	x	x	x	x	x			2		
CSC Conference Room	x	x	x	500	x	x	x	x	x	x		2		
Speech/Language	x	x	x	500	x	x	x	x	x	x	8	2	2	
Visually Impaired	x	x	x	500	x	x	x	x	x	x	8	2	2	
Support Functional Areas														
Administrative Office	x	x	x	500										
Waiting	x	x	x	500	x	x	x	x	x	x		2		
Offices	x	x	x	500	x	x	x	x	x			2		
Conference	x	x	x	500	x	x	x	x	x	x		2	2	
Work/Copy Room	x		x	500		x		x	x			2		
Records Room	x	x	x	500		x			x					
Alcohol and Substance Abuse	x	x	x	500	x	x	x	x	x			2	1	
Food Service	x	x	x	300										
Kitchen	x	x	x	700		x			x					
Dishwashing	x	x	x	500		x			x					
Locker Room	x	x	x	300		x			x					
Office	x	x	x	500	x	x	x	x	x			2		
Rest Rooms	x	x	x	300		x								
Storage	x		x	200										
Guidance Counseling Center	x	x	x	500										
Waiting	x	x	x	500	x	x	x	x	x			2		
Offices	x	x	x	500	x	x	x	x	x			2		
Conference	x	x	x	500	x	x	x	x	x	x		2	2	

Appendices

Space	Heating	Cooling	Ventilation	Lighting (LUX)	Phone	PA	Interrcom	Bell	Clock	TV	LAN Student	LAN Teacher	TV/LAN Video ⁹	Notes
Support Functional Areas (Continued)														
Health Services	x	x	x	500										
Cot Room	x	x	x	500	x	x	x	x	x			2		
Office	x	x	x	500	x	x	x	x	x			2		
Restroom	x	x	x	300		x								
Storage	x		x	200										
Waiting	x	x	x	500		x	x		x					
Home School Partnership	x	x	x	500	x	x	x	x	x			2	1	
Itinerant Office	x	x	x	500	x	x	x	x	x			2		
Janitorial Administration/Breakroom	x	x	x	500	x	x	x	x	x			2	1	
Local Area Network	x	x	x	500		x								7
Maintenance Support	x	x	x	500	x	x	x	x	x			2		
School Bus Office	x	x	x	500	x	x	x	x	x			2		
School Supply - Storage Area	x		x	200	x	x	x	x	x			2		
Schools Officer	x	x	x	500	x	x	x	x	x			2		
Teacher Workroom	x	x	x	500	x	x	x	x	x			8	1	
Workroom	x	x	x	500	x	x	x	x	x			2		
Restroom	x	x	x	300										
Technology Service Center	x	x	x	500	x	x	x	x	x			var		8
Other														
Corridors	x	x	x	200		x	x	x	x					
Exterior Patios	x	x	x	150		x								
Toilet Rooms	x		x	300		x								
Stairways	x		x	300										
Janitor Closets			x	150										

Notes

- 1 Stand Alone Sound System
- 2 LAN number shown a minimum, provide one duplex outlet per computer called for in specification
- 3 If AV broadcasting in this area provide appropriate head end equipment
- 5 Provide LAN connections at cashiers station
- 6 Originate Cable Television
- 7 Specialized Rooms
- 8 Server Racks
- 9 LAN Video includes both connections for a ceiling mounted projector and connections to a standard wall or ceiling hung monitor

A.2 Asbestos Standards

The Following pages include the DoDEA regulation regarding the asbestos management program.



DEPARTMENT OF DEFENSE
EDUCATION ACTIVITY
4040 NORTH FAIRFAX DRIVE
ARLINGTON, VA 22203-1635

Logistics Division

DoDEA Regulation 4800.2
May 23, 2007

DEPARTMENT OF DEFENSE EDUCATION ACTIVITY
REGULATION

SUBJECT: Asbestos Management Program

- References: (a) DS Regulation 4800.2, "Asbestos Management Program," August 7, 1991 (hereby canceled)
(b) Sections 2641-2656 of Public Law 99-519, "Asbestos Hazard Emergency Response Act of 1986," October 22, 1986
(c) Title 40, Code of Federal Regulations, Part 763, "Asbestos," current edition
(d) DoDEA 4800.3-M, "Asbestos Management Program Procedures," June 10, 1992
(e) DoD 1342.6-M, "Administrative and Logistic Responsibilities for DoD Dependents Schools," August 1995

1. REISSUANCE AND PURPOSE

This Regulation:

1.1 Reissues reference (a) to update policy and responsibilities for the Department of Defense Education Activity (DoDEA) Asbestos Management Program, in accordance with references (b) and (c).

1.2 Continues to authorize the publication of DoDEA 4800.3-M.

2. APPLICABILITY

This Regulation applies to Office of the Director, Department of Defense Education Activity; the Director, Domestic Dependent Elementary and Secondary Schools, and Department of Defense Dependent Schools, Cuba (DDESS/DoDDS-Cuba); the Director, Department of Defense Dependent Schools, Europe (DoDDS-E); the Director, Department of Defense Dependent Schools, Pacific, and Domestic Dependent Elementary and Secondary Schools, Guam (DoDDS-P/DDESS-Guam); and all DoDEA Districts Superintendents, School Principals, Teachers, and Support Staff.

3. DEFINITIONS

3.1. Abatement. Procedures which are implemented to eliminate the presence of asbestos fibers in the air; i.e., removal, encapsulation, enclosure, and repair.

3.2. Asbestos. A group of naturally occurring minerals that separate into fibers. There are six asbestos minerals used commercially: chrysotile, amosite, crocidolite, anthophyllite, tremolite, and actinolite.

3.3. Asbestos-Containing Material (ACM). According to the U.S. Environmental Protection Agency (EPA) rules, asbestos-containing material is any material that contains more than 1.0 percent asbestos.

3.4. Friable ACM. Any ACM that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure.

4. POLICY

It is DoDEA policy that:

4.1. An Asbestos Management Plan shall follow the EPA rule for asbestos in schools in accordance with 40 CFR 763 subpart E of reference (c).

4.2. Asbestos shall be maintained in a manner which minimizes the potential for fiber release (reference (c)).

4.3. Surveillance monitoring shall take place to monitor asbestos condition (reference (c)).

4.4. Damaged ACM or materials that are at significant risk for damage will be removed, abated, or encapsulated (reference (c)).

4.5. Materials that are removed, abated, or encapsulated shall be recorded in the management plan maintained on the site location (reference (c)).

5. RESPONSIBILITIES

5.1. The Director, Department of Defense Education Activity, shall:

5.1.1. Allocate funds for the Asbestos Management Program.

5.1.2. Designate an individual as the local education agency Asbestos Program Manager, in accordance with reference (c).

5.2. The Director, Domestic Dependent Elementary and Secondary Schools and Department of Defense Dependents Schools, Cuba; the Director, Department of Defense Dependents Schools, Europe; the Director, Department of Defense Dependents Schools, Pacific and Domestic Dependent Elementary and Secondary Schools, Guam, shall:

5.2.1. Manage the Area Asbestos Program in accordance with this Regulation and DoDEA 4800.3-M. (reference (d)).

5.2.2. Ensure that the presence of ACM in DoDEA buildings is considered before initiating repair, maintenance, or construction projects.

5.2.3. Notify the DoDEA Asbestos Program Manager when:

5.2.3.1. Space not previously surveyed for ACM is added (whether by lease, loan, purchase, or construction) to the facility inventory.

5.2.3.2. Space previously surveyed for ACM is dropped from the inventory.

5.2.4. Appoint an asbestos coordinator (AC) for the Area office building(s).

5.3. The DoDEA District Superintendents and School Principals shall:

5.3.1. Serve as the AC for their buildings.

5.3.2. Maintain and update asbestos records.

5.3.3. Provide liaison between supporting installations and the cognizant Area office.

5.3.4. Remain current on:

5.3.4.1. Annual asbestos awareness training, and

5.3.4.2. Training for appropriate subordinate staff.

5.3.5. Send annual notifications letters to parents and staff in accordance with reference (e)).

5.3.6. Ensure that the presence of ACM in DoDEA buildings is considered before initiating repair, maintenance, or construction projects (reference (e)).

5.3.7. Notify the asbestos coordinator for the Area office buildings when either:

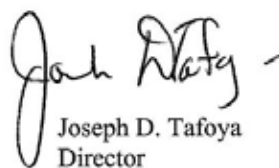
5.3.7.1. Space not previously surveyed for ACM is added (whether by lease, loan, purchase, or construction) to the facility inventory, or

DODEA Regulation 4800.2

5.3.7.2. Space previously surveyed for ACM is dropped from the inventory.

6. EFFECTIVE DATE

This Regulation is effective immediately.


Joseph D. Tafoya
Director

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A.3 Condition Standards

The Following pages include the covers and tables of contents for the following condition standard documents. The entire documents are available if needed.

- ADA Standards for Accessible Design, 28 CFR Part 36, Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities Revised as of July 1, 1994
- 2006 Guidance For Real Property Inventory Reporting, GSA Office Of Government wide Policy, Federal Real Property Council, August 4, 2006
- Handbook for Public Playground Safety, U.S. Consumer Product Safety Commission Washington, DC 20207, Pub. No. 325

**code of
federal regulations** reprint

Department of Justice


28 CFR Part 36

Revised as of July 1, 1994

Nondiscrimination on the Basis of
Disability by Public Accommodations
and in Commercial Facilities

Excerpt from 28 CFR Part 36:

**ADA Standards for
Accessible Design**



APPENDIX A TO PART 36 -- STANDARDS FOR ACCESSIBLE DESIGN

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GSA Office of Governmentwide Policy

FEDERAL REAL PROPERTY COUNCIL

2006 GUIDANCE FOR REAL PROPERTY INVENTORY REPORTING

AUGUST 4, 2006

For internal government use only – not for public release

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Handbook for Public Playground Safety



U.S. Consumer Product
Safety Commission
Washington, DC 20207

Pub. No. 325

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A.4 Life-Cycle Cost Studies

White Paper

The sustainment funding strategy is in part based upon the collective industry facilities experts' knowledge of total facility life cycle costs. The figure below illustrates typical sustainment and restoration investments for the life of a K-12 facility with a 100-year service life. This profile is representative of the population of recently studied public K-12 Continental U.S. (CONUS) schools. The study included 39 campuses, 116 buildings totaling approximately 2.5 million SF. Investment levels and timing will vary with the facility design and locations, which are typically correlated. The investment strategies shown will be adjusted as we continue researching and developing total life cost profiles for DoDEA facilities.

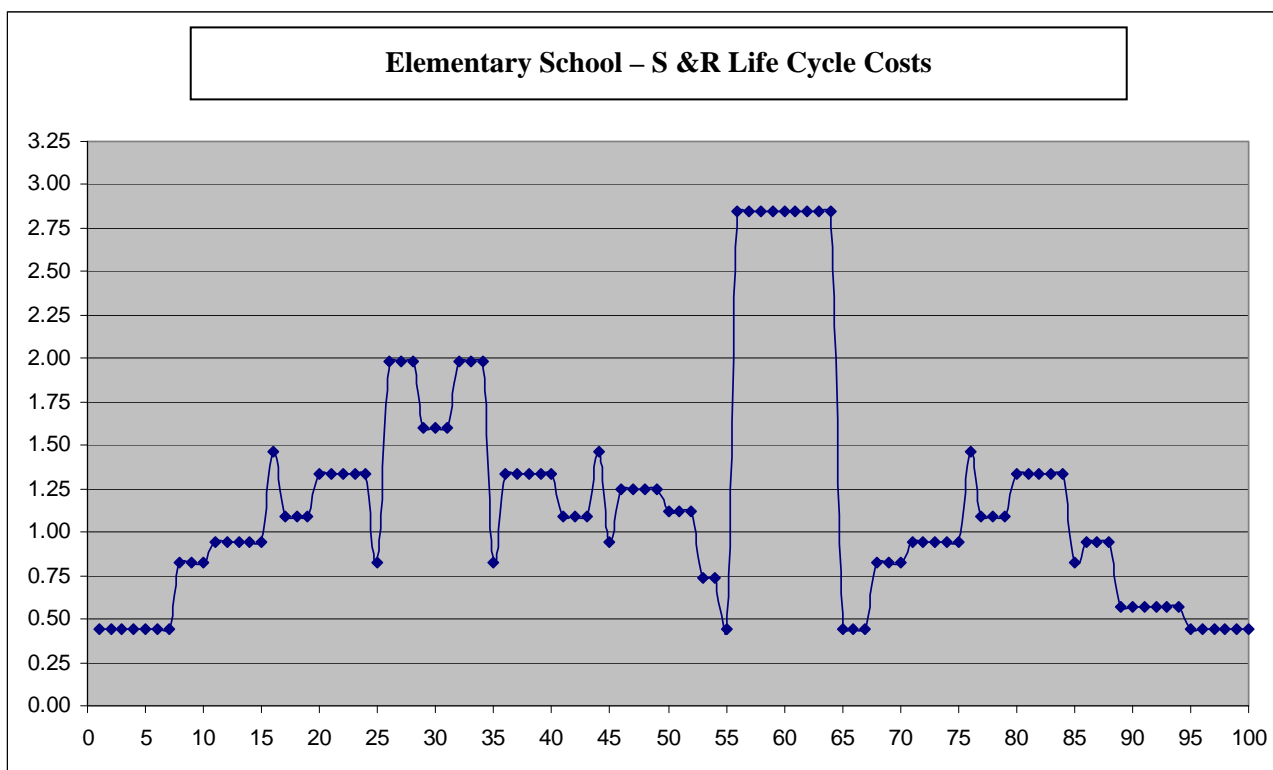


Figure 18: Sample S&R Life Cycle Cost Profile

The y-axis is the Age Coefficient (AC), which represents the maintenance and replacement needs to actual service life of the building(s). A standard Sustainment and Repair (S&R) cost is calculated (\$/SF) and therefore, it represents the average (AC value of 1) which represents the y-axis value in the sample life cycle cost chart. The AC is determined using construction costs (\$/SF) broken into building systems, sub-systems and major components such as boiler and chillers.

The AC is based upon the following assumptions for total annual preventive and corrective maintenance costs.

- Age of buildings affects S&R Costs
- Foundations and structure components = 0.25 % of construction cost
- Exterior envelope components = 0.50 to 0.75% of construction cost
- Interior components = 1% of construction.
- MEP components = 2 to 4% of construction.

These assumptions represent aggregate empirical data of educational facilities. Ongoing DoDEA studies will validate and adjust these factors using actual data on DoDEA facilities. These studies will also include other key factors that affect S&R costs. These include Enrollment (Occupancy), and Location (region-climate).