Appendix B: Facility Conditions Index Report

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Combined Condition Assessment

Southeastern High School

3030 Fairview Street, Detroit, Michigan

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February 2017

DTMB
Technology, Management & Budget
State Facilities Administration

SRO
STATE SCHOOL REFORM/REDESIGN OFFICE
Michigan Department of Technology, Management and Budget

LARA
LICENSING AND REGULATORY AFFAIRS
CUSTOMER DRIVEN. BUSINESS MINDED
Bureau of Construction Codes

Executive Summary

This Combined Condition Assessment is the product of a collaborative site assessment and survey by the Department of Technology Management and Budget, State Facilities Administration (SFA) and the Department of Licensing and Regulatory Affairs (LARA) Bureau of Construction Codes at the request of the State School Reform/Redesign Office (SRO).

It has been designed to provide a general condition overview of the facility and major site assets. A team visits the site and collects data to determine two factors in eight facilities categories:

Factors:

- ***Remaining Service Life*** of Facility Elements or Systems which is then utilized to calculate an ***Age-Based Condition Index***.
- ***Operating Condition*** based upon visual observations the day of the visit along with supporting information/records provided by staff or contact personnel.
- Results of the two factors above are averaged/combined to produce a single ***Combined Condition Score (CCS)*** for the site.

Facilities Categories:

- Structure – Foundation, Parking Lots, Sidewalks, Access
- Exterior – Walls, Windows, Stairways, Doors
- Roofing – Roofing Type and Condition
- HVAC – Air Handlers, Boilers, Chillers, Gas Piping, Cooling Towers, Pumps, Exhaust, etc.
- Electrical – Service & Distribution, Lighting, Emergency Generator, Fire Alarm, Kitchen
- Plumbing – Restrooms, Backflow, Domestic Water/Heating, Distribution, Fire System
- Conveying – Elevators, Lifts
- Interior Construction – Doors, Stairways, Walls, Ceilings, Flooring

Results:

The Southeastern High School assessment was performed on ***February 21, 2017*** by the LARA team and resulted in a *CCS* of: **64.3; 49.2 for the 1914 portion and 79.3 for the 2010 portion**

Combined Condition Score (CCS)

There are many ways to measure physical condition of a facility. Performing full, detailed assessments necessary to calculate a Facility Condition Index (FCI), Extended Facility Condition Index (EFCI) or Facilities Needs Index (FNI) are very demanding in terms of input resources up front. This project required an efficient, lean approach whereby an assessment team could move through occupied space quickly with minimal disruption while collecting data. The output needed to be measurable and consistent. While additional information such as annual

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reinvestment rates and replacement costs may also be desirable, these were outside the scope of this first visit.

The DTMB State Facilities Administration (SFA), Building Operations Division assesses buildings within their own portfolio for capital planning purposes. These assessments may be age-based, where the age of building elements or assets are compared to their respective design-life; or observed-condition-based where defects and site conditions are observed and rated.

The Combined Condition Score is a combination of both the age-based condition index and observed condition, equally weighted and averaged together resulting in a number between 0 and 100. This number will be indicative of overall facility condition and can be used to order facilities by respective condition relative to others.

- A score of 100 indicates a brand new, unoccupied facility with no construction defects and no code violations.
- A score of 0 indicates a very old facility with no usable architectural elements or attached assets.
- Realistically speaking, all occupied buildings will score more than zero and less than 100.
- The lower the score, the less cost effective to operate the building. A good rule-of-thumb is when the score falls below 34, equivalent annual cost to replace a facility will be less than continuing to operate and maintain the existing facility.

<u>Building Exterior</u>

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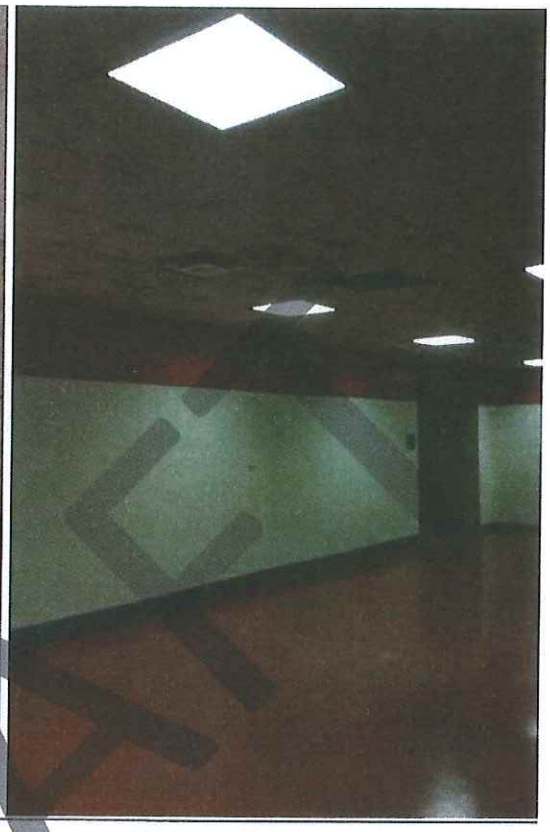
Building Interior



Site Narrative

The assessment team completed the site visit/inspection on February 21, 2017. The Team reviewed the exterior of the building including roofing, exterior walls, generator and outdoor mechanicals. The team then moved inside and reviewed interior finishes and mechanicals including but not limited to, walls and ceilings, foundations, boiler heating, plumbing, HVAC systems, electrical and elevator systems in the building. The following was validated/noted during the inspection with site personnel:

- The site consists of two major buildings originally constructed in 1914 and in 2010.
- The buildings are multi-story.
- Elevators are present.
- Evidence of past or present roof and/or piping leaks exists.
- The 3rd floor of some portion of the building is not occupied due to leakage.

The full Combined Condition Assessment is as follows:

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BUILDING NAME: Southeastern High School | BUILT: 6/1/1914 | ASSESSMENT DATE: 2/21/2017

CATEGORY	SUB-CATEGORY	TYPE	INSTALLED DATE	(YEARS) SERVICE LIFE	AGE	REMAINING SERVICE LIFE	AGE-BASED CONDITION INDEX	INSPECTED OPERATING CONDITION	COMMENTS
STRUCTURE						-11.1	5.8	75.0	
	FOUNDATION		6/1/1914	75.0	102.7	-27.7	0.0	75.0	
	PARKING LOTS		6/1/1994	15.0	22.7	-7.7	0.0	75.0	
	PEDESTRIAN PAVING		6/1/1994	25.0	22.7	2.3	17.3	75.0	
EXTERIOR						29.8	70.2	73.4	
	WALLS		6/1/1994	70.0	22.7	47.3	89.5	68.8	
	WINDOWS		6/1/1994	30.0	22.7	7.3	42.6	75.0	
	STAIRWAYS		6/1/1994	75.0	22.7	52.3	90.8	75.0	
	DOORS		6/1/1994	35.0	22.7	12.3	57.8	75.0	
ROOF						-2.7	0.0	62.5	
	ROOF COVERING		6/1/1994	20.0	22.7	-2.7	0.0	62.5	
HVAC						4.8	24.9	53.5	
	AIR HANDLING UNITS		6/1/1994	20.0	22.7	-2.7	0.0	50.0	
	BOILERS		6/1/1994	30.0	22.7	7.3	42.6	50.0	
	CHILLERS		6/1/1994	20.0	22.7	-2.7	0.0	50.0	
	GAS PIPING SYSTEMS		6/1/1994	75.0	22.7	52.3	90.8	50.0	
	COOLING TOWERS		6/1/1994	15.0	22.7	-7.7	0.0	50.0	
	PUMPS		6/1/1994	20.0	22.7	-2.7	0.0	50.0	
	EXHAUST SYSTEMS		6/1/1994	20.0	22.7	-2.7	0.0	56.3	
	WALK IN FREEZERS		6/1/1994	20.0	22.7	-2.7	0.0	75.0	
	VENT AND POOL HEATERS								
	COOLING PIPING		6/1/1994	75.0	22.7	52.3	90.8	50.0	
ELECTRICAL						-2.7	15.9	69.3	
	ELECTRICAL SERVICE/DISTRIBUTION		6/1/1994	50.0	22.7	27.3	79.3	75.0	
	LIGHTING		6/1/1994	20.0	22.7	-2.7	0.0	71.4	
	EMERGENCY GENERATOR								
	KITCHEN EQUIPMENT		6/1/1994	20.0	22.7	-2.7	0.0	75.0	
	INTERCOM / PA EQUIPMENT		6/1/1994	20.0	22.7	-2.7	0.0	75.0	
	FIRE ALARM SYSTEM		6/1/1994	20.0	22.7	-2.7	0.0	50.0	
PLUMBING						7.3	45.2	59.0	
	RESTROOMS		6/1/1994	30.0	22.7	7.3	42.6	71.4	
	BACKFLOW PREVENTERS		6/1/1994	10.0	22.7	-12.7	0.0	75.0	
	GENERAL		6/1/1994	35.0	22.7	12.3	57.8	50.0	
	FOOD SERVICE		6/1/1994	35.0	22.7	12.3	57.8	58.3	
	DOMESTIC WATER HEATING		6/1/1994	15.0	22.7	-7.7	0.0	50.0	
	WATER DISTRIBUTION		6/1/1994	75.0	22.7	52.3	90.8	58.3	
	FIRE SUPPRESSION		6/1/1994	40.0	22.7	17.3	67.7	50.0	
CONVEYING						2.3	17.3	25.0	
	ELEVATORS		6/1/1994	25.0	22.7	2.3	17.3	25.0	
INTERIOR CONSTRUCTION						24.3	63.4	75.0	
	DOORS		6/1/1994	40.0	22.7	17.3	67.7	75.0	
	STAIRWAYS		6/1/1994	50.0	22.7	27.3	79.3	75.0	
	WALLS		6/1/1994	75.0	22.7	52.3	90.8	75.0	
	CEILINGS		6/1/1994	20.0	22.7	-2.7	0.0	75.0	
	FLOORS		6/1/1994	50.0	22.7	27.3	79.3	75.0	

BUILDING EXTERIOR FT^2
264,527

AVERAGE					COMBINED CONDITION SCORE
SERVICE LIFE	AGE	REMAINING SERVICE LIFE	CONDITION INDEX	OBSERVED CONDITION	49.2
36.3	25.0	6.5	32.6	65.8	

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BUILDING NAME: Southeastern High School

BUILT: 6/1/2010

ASSESSMENT DATE: 2/21/2017

CATEGORY	SUB-CATEGORY	TYPE	INSTALLED DATE	(YEARS) SERVICE LIFE	AGE	REMAINING SERVICE LIFE	AGE-BASED CONDITION INDEX	INSPECTED OPERATING CONDITION	COMMENTS
STRUCTURE						31.6	90.6	75.0	
	FOUNDATION		6/1/2010	75.0	6.7	68.3	99.2	75.0	
	PARKING LOTS		6/1/2010	15.0	6.7	8.3	79.9	75.0	
	PEDESTRIAN PAVING		6/1/2010	25.0	6.7	18.3	92.7	75.0	
EXTERIOR						45.8	97.4	73.4	
	WALLS		6/1/2010	70.0	6.7	63.3	99.1	68.8	
	WINDOWS		6/1/2010	30.0	6.7	23.3	95.0	75.0	
	STAIRWAYS		6/1/2010	75.0	6.7	68.3	99.2	75.0	
	DOORS		6/1/2010	35.0	6.7	28.3	96.3	75.0	
ROOF						13.3	88.7	62.5	
	ROOF COVERING		6/1/2010	20.0	6.7	13.3	88.7	62.5	
HVAC						19.9	90.5	53.1	
	AIR HANDLING UNITS		6/1/2010	20.0	6.7	13.3	88.7	50.0	
	BOILERS		6/1/2010	30.0	6.7	23.3	95.0	50.0	
	CHILLERS		6/1/2010	20.0	6.7	13.3	88.7	50.0	
	GAS PIPING SYSTEMS		6/1/2010	75.0	6.7	68.3	99.2	50.0	
	COOLING TOWERS		6/1/2010	15.0	6.7	8.3	79.9	50.0	
	PUMPS		6/1/2010	20.0	6.7	13.3	88.7	50.0	
	EXHAUST SYSTEMS		6/1/2010	20.0	6.7	13.3	88.7	56.3	
	WALK IN FREEZERS		6/1/2010	20.0	6.7	13.3	88.7	75.0	
	VENT AND POOL HEATERS		6/1/2010	20.0	6.7	13.3	88.7	50.0	
	COOLING PIPING		6/1/2010	75.0	6.7	68.3	99.2	50.0	
ELECTRICAL						18.5	91.3	70.2	
	ELECTRICAL SERVICE/DISTRIBUTION		6/1/2010	50.0	6.7	43.3	98.2	75.0	
	LIGHTING		6/1/2010	20.0	6.7	13.3	88.7	71.4	
	EMERGENCY GENERATOR		6/1/2010	30.0	6.7	23.3	95.0	75.0	
	KITCHEN EQUIPMENT		6/1/2010	20.0	6.7	13.3	88.7	75.0	
	INTERCOM / PA EQUIPMENT		6/1/2010	20.0	6.7	13.3	88.7	75.0	
	FIRE ALARM SYSTEM		6/1/2010	20.0	6.7	13.3	88.7	50.0	
PLUMBING						23.3	88.4	59.0	
	RESTROOMS		6/1/2010	30.0	6.7	23.3	95.0	71.4	
	BACKFLOW PREVENTERS		6/1/2010	10.0	6.7	3.3	54.7	75.0	
	GENERAL		6/1/2010	35.0	6.7	28.3	96.3	50.0	
	FOOD SERVICE		6/1/2010	35.0	6.7	28.3	96.3	58.3	
	DOMESTIC WATER HEATING		6/1/2010	15.0	6.7	8.3	79.9	50.0	
	WATER DISTRIBUTION		6/1/2010	75.0	6.7	68.3	99.2	58.3	
	FIRE SUPPRESSION		6/1/2010	40.0	6.7	33.3	97.2	50.0	
CONVEYING						18.3	92.7	25.0	
	ELEVATORS		6/1/2010	25.0	6.7	18.3	92.7	25.0	
INTERIOR CONSTRUCTION						40.3	96.3	75.0	
	DOORS		6/1/2010	40.0	6.7	33.3	97.2	75.0	
	STAIRWAYS		6/1/2010	50.0	6.7	43.3	98.2	75.0	
	WALLS		6/1/2010	75.0	6.7	68.3	99.2	75.0	
	CEILINGS		6/1/2010	20.0	6.7	13.3	88.7	75.0	
	FLOORS		6/1/2010	50.0	6.7	43.3	98.2	75.0	

BUILDING EXTERIOR FT^2
264,527

AVERAGE					COMBINED CONDITION SCORE
SERVICE LIFE	AGE	REMAINING SERVICE LIFE	CONDITION INDEX	OBSERVED CONDITION	79.3
35.7	6.7	26.3	92.6	66.0	

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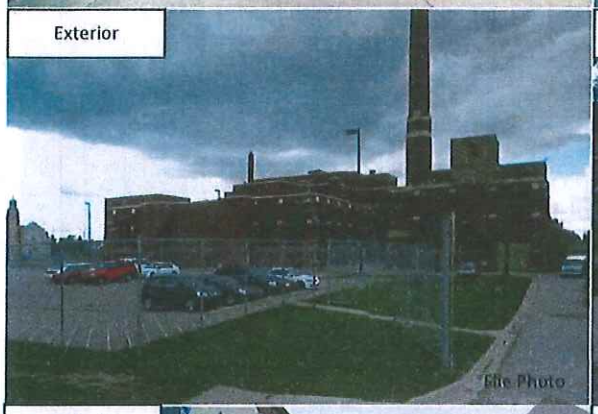
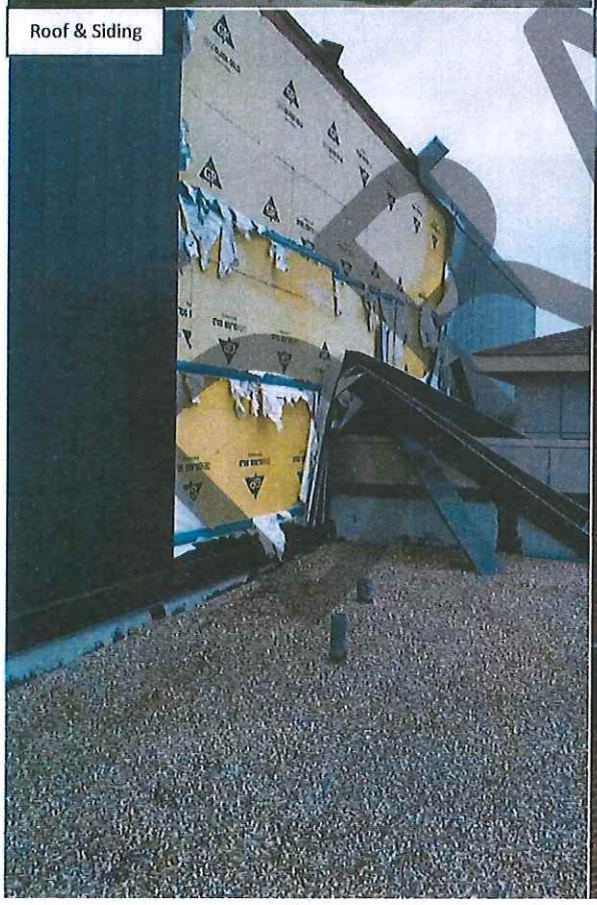
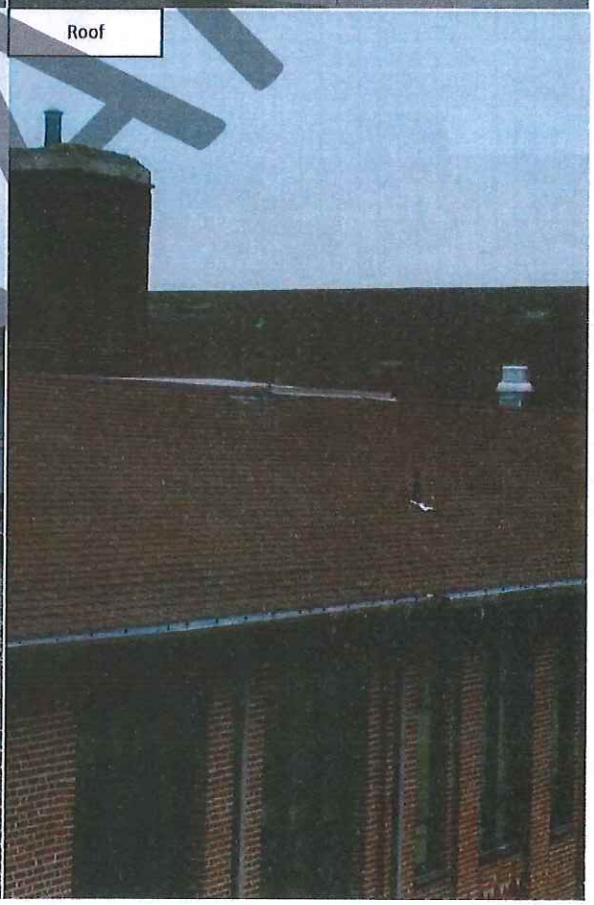
Exterior
File Photo

Exterior
File Photo


Exterior
File Photo

Exterior
File Photo


Roof & Siding


Roof

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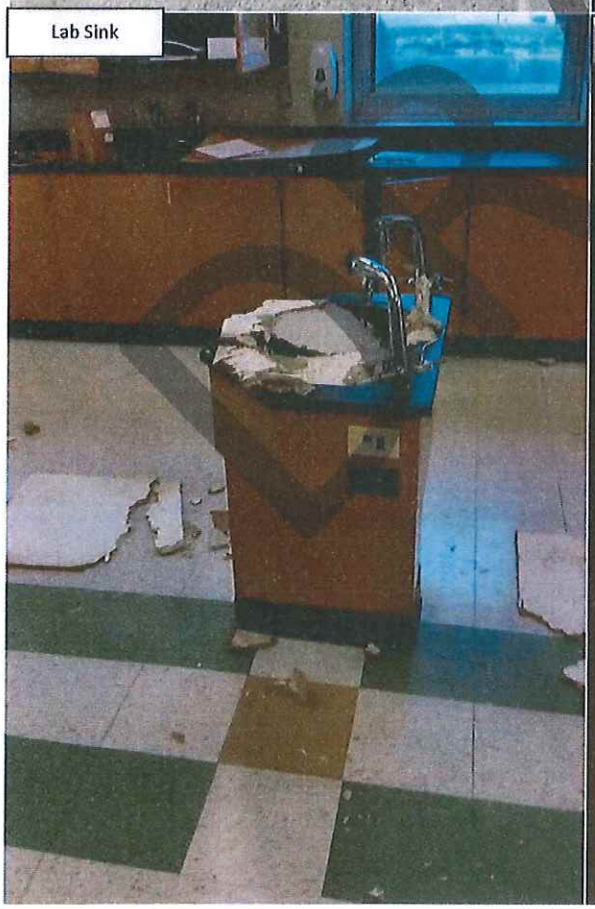
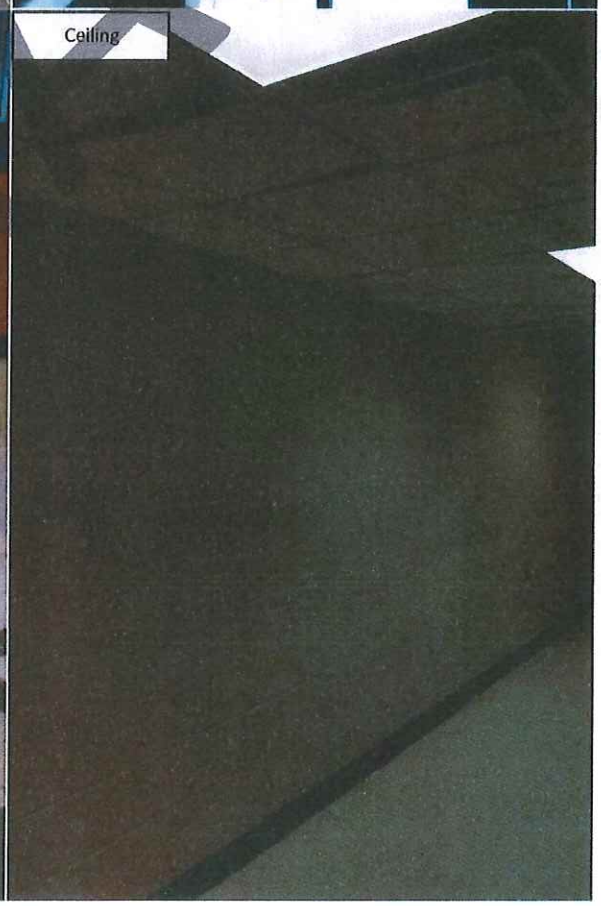
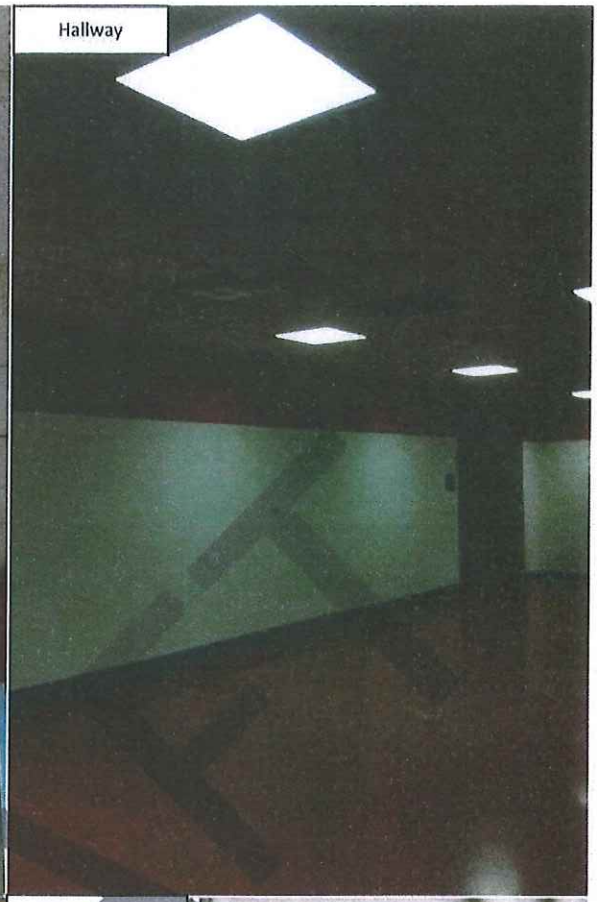
Door

Ceiling


Lab Sink


Ceiling

Ceiling


Hallway

Automatic Transfer Switch
ASCO

Lighting Controls
S.SITE LIGHTING

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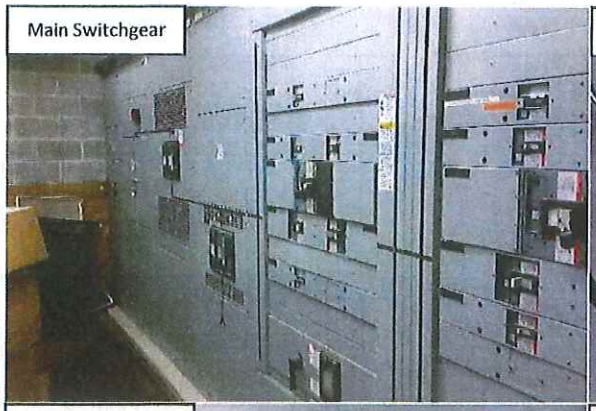
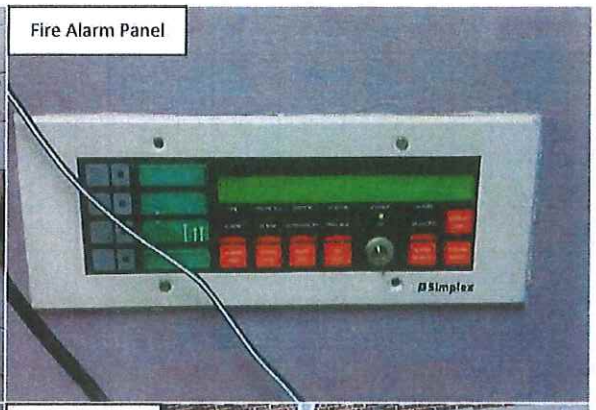
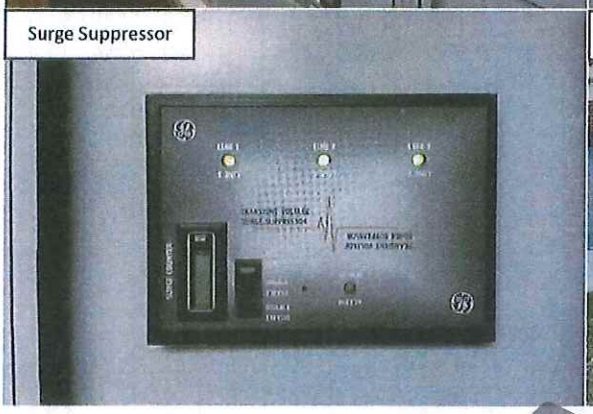
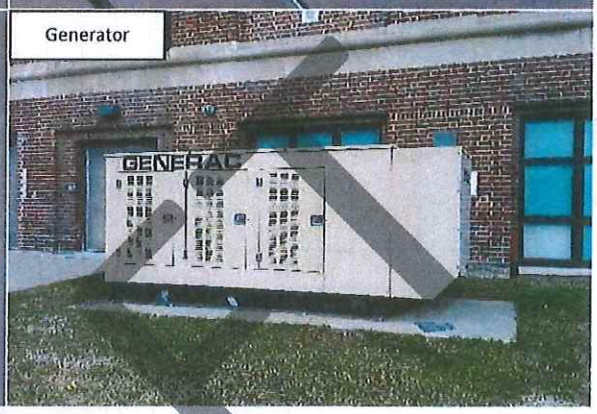

Main Switchgear


Fire Alarm Panel
Simplex


Surge Suppressor


Generator
GENERAC

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BUILDING

4	NEW	New or like-new condition; no issues to report; no expected failures	No issues / violations or adverse conditions / less than 3 years old	Southeastern H.S.	SCHOOL NAME
3	GOOD	Good condition; no reported issues or concerns	No issues / violations or adverse conditions other than new	3030 Fairview St	ADDRESS
2	FAIR	Average wear for building age; not new but no issues	Violations-90 days		BUILDING
1	POOR	Worn from use -end of expected lifecycle	Violations-45 days	2/21/2017	SURVEY DATE
0	CRITICAL	Extremely worn or damaged	Violations / Imminent danger or inoperable	John M. Tisdale	SURVEYOR

		4	3	2	1	0	COMMENTS / RECOMMENDED ACTION
Civil							
	Perimeter Fencing		3				
	Paving Parking Lot (Asphalt / Concrete)		3				
	Curbing		3				
	On-Site Signage		3				
	Pedestrian Access (Michigan Barrier Free & Safety)		3				
Site Facilities							
	Loading Dock		3				
Michigan barrier free Compliance							
	Handicap Parking		3				
	Accessible Entry		3				
	Exterior Ramps and walks		3				
	Barrier free route (ROW - Sidewalk to Bldg. Entry)		3				
	Building Entry		3				
Foundation/Footings							
	Structure		3				
Columns/Beams/Walls							
	Structure		3				
	Applied Fireproofing Systems					N/A	
Roofing							
	Roof Openings (Skylights)					N/A	
	Roof Openings (Access)		3				
	Roof Equipment Curbing			2			
	Leakage			2			3rd floor is not occupied due to roof leaks
	Ponding Water		3				
	Roof Drains		3				
	Gutters / Downspouts		3				
Exterior Walls							
	Exterior Finish			2			siding has damaged

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BUILDING

4	NEW	New or like-new condition; no issues to report; no expected failures	No issues / violations or adverse conditions / less than 3 years old	Southeastern H.S.	SCHOOL NAME
3	GOOD	Good condition; no reported issues or concerns	No issues / violations or adverse conditions other than new	3030 Fairview St	ADDRESS
2	FAIR	Average wear for building age; not new but no issues	Violations-90 days		BUILDING
1	POOR	Worn from use -end of expected lifecycle	Violations-45 days	2/21/2017	SURVEY DATE
0	CRITICAL	Extremely worn or damaged	Violations / Imminent danger or inoperable	John M. Tisdale	SURVEYOR

		4	3	2	1	0	COMMENTS / RECOMMENDED ACTION
	Expansion / Control Joints		3				
	Thermal Condition		3				
	Soffits					N/A	
	General Appearance		3				
Doors / Windows / Louvers							
	Windows		3				
	Louvers and Vents					N/A	
	Main Entry Doors		3				
	Main Entry Hardware		3				
	Other Exterior Doors		3				
	Other Exterior Door Hardware		3				
General							
	Wall Finishes (Classrooms)		3				
	Wall Finishes (Corridors)		3				
	Wall Finishes (Restrooms)		3				
	Wall Finishes (Others)					N/A	
	Ceilings		3				
	Cabinetry		3				
	Moveable / Operable Walls					N/A	
Interior Doors							
	Door & Frame Condition		3				
	Hardware Condition		3				
	Hallway Fire Door		3				
	Cafe / Concession Security Gates / Roll-up Doors					N/A	
Flooring							
	ACT					N/A	
	Drywall					N/A	
	Other					N/A	
	Carpet					N/A	

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BUILDING

4	NEW	New or like-new condition; no issues to report; no expected failures	No issues / violations or adverse conditions / less than 3 years old
3	GOOD	Good condition; no reported issues or concerns	No issues / violations or adverse conditions other than new
2	FAIR	Average wear for building age; not new but no issues	Violations-90 days
1	POOR	Worn from use -end of expected lifecycle	Violations-45 days
0	CRITICAL	Extremely worn or damaged	Violations / Imminent danger or inoperable

Southeastern H.S.	SCHOOL NAME
3030 Fairview St	ADDRESS
	BUILDING
2/21/2017	SURVEY DATE
John M. Tisdale	SURVEYOR

		4	3	2	1	0	COMMENTS / RECOMMENDED ACTION
	VCT		3				
	Tile		3				
	Terrazzo					N/A	
	Wood		3				
	Sealed Concrete					N/A	
Stairs							
	Landing finish		3				
	Stair treads		3				
	Stair nosings		3				
	Handrails		3				
Toilet Rooms							
	Flooring		3				
	Walls		3				
	Signage		3				

***Any violations reported in this school assessment were not given to the facility as violations to be corrected in order to maintain the certificate of occupancy for the facility. Any violations reported in this school assessment were not cited as part of a school safety inspection, they are strictly for the use of the assessment report.

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MECHANICAL

4	NEW	New or like-new condition; no issues to report; no expected failures	No issues / violations or adverse conditions / less than 3 years old	Southeastern H.S.	SCHOOL NAME
3	GOOD	Good condition; no reported issues or concerns	No issues / violations or adverse conditions other than new	3030 Fairview St	ADDRESS
2	FAIR	Average wear for building age; not new but no issues	Violations-90 days		BUILDING
1	POOR	Worn from use -end of expected lifecycle	Violations-45 days	2/21/2017	SURVEY DATE
0	CRITICAL	Extremely worn or damaged	Violations / Imminent danger or inoperable	J. Paradine	SURVEYOR

		4	3	2	1	0	COMMENTS / RECOMMENDED ACTION
Gas System							
	Piping			2			
	Other (Vented Interior Regulators)			2			
	Gas PRV (Proximity to OA intakes)			2			
	Science Classroom Emergency Off Switch			2			
Cooling Plant							
	Distribution Piping (2 pipe or 4-pipe)			2			
	Chillers (Age, Refrigerant, Heat Rejection Method)			2			
	Cooling Towers (Age, Materials, VFD, Sufficiency)			2			
	CHW Pump Volute Insulation type (foamglass, Armaflex, phenolic foam, fiberglass, mineral wool)			2			
	Plant Piping & Valves (Corroded/Isolation valves)			2			
	Chilled Water Pipe Insulation & Jacket (Foamglass Armaflex			2			
	Campus Piping & Valves (Corroded/Isolation valves)			2			
	Refrigeration Room Monitoring and Ventilation			2			
Heating Plant							
	Boilers (Age, Fuel Type, Input/Output)			2			
	Pumps (VFD / Sound / Suction Pressure)			2			
	Plant Piping & Valves (Corroded/Isolation valves)			2			
	Campus Piping & Valves (Corroded/Isolation valves)			2			
	Boiler Room E-Stop			2			
Dedicated Airside Heating Systems							
	Heating-Only Air Handling Units (Age)			2			
	Duct Furnaces (Fuel, Type, Age, Mission)					N/A	
	Unit Heaters (Fuel, Type, Age, Mission)			2			
	Heating-Only Unit Ventilators (year, condition)			2			
Air Distribution							
	Outside Air Units (Age, HR Type, ERV, Unitary, VAV)			2			
	Rooftop ACUs (Age, Gas Heat or Heat Pump)			2			2010 to 2011 addition added new rooftops

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MECHANICAL

4	NEW	New or like-new condition; no issues to report; no expected failures	No issues / violations or adverse conditions / less than 3 years old	Southeastern H.S.	SCHOOL NAME
3	GOOD	Good condition; no reported issues or concerns	No issues / violations or adverse conditions other than new	3030 Fairview St	ADDRESS
2	FAIR	Average wear for building age; not new but no issues	Violations-90 days		BUILDING
1	POOR	Worn from use -end of expected lifecycle	Violations-45 days	2/21/2017	SURVEY DATE
0	CRITICAL	Extremely worn or damaged	Violations / Imminent danger or inoperable	J. Paradine	SURVEYOR

			4	3	2	1	0	COMMENTS / RECOMMENDED ACTION
	Central Station AHUs (Age, Type/Geometry, VAV, typ. SAT dual path unit)				2			
	Terminal Units (VAV, VAV/reheat, Heat source, Close- off VAV, SFPU, PFPU)				2			
Exhaust Systems								
	Restrooms				2			
	Locker Rooms				2			not in use
	Kitchen	Hood Systems (Grease or Heat only, Ansul system, Heat sensor start)		3				2010 to 2011 addition newer kitchen.
		Exhaust Fan Outlet height (Is it <40")			2			
	Science	Room Emergency Exhaust (Operation)					N/A	
		Fume Exhaust (Latest year certified, sash height, manifolded, VAV, fan location)					N/A	
		Stack outlet height (is it <10')					N/A	
	Art Kiln	Exhaust Fan / Exhaust Hood					N/A	
Refrigeration Systems								
	Freezer Systems (Age, Location, Refrigerant)			3				
	Cooler Systems (Age, Location, Refrigerant)			3				
Indoor Swimming Pool Systems								
	Vent and Pool Heater				2			not in operation at time of assessment.
Fire Alarm System and Fire Suppression								
	Fire suppression				2			newer ansul for kitchen hood but older

***Any violations reported in this school assessment were not given to the facility as violations to be corrected in order to maintain the certificate of occupancy for the facility. Any violations reported in this school assessment were not cited as part of a school safety inspection, they are strictly for the use of the assessment report.

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PLUMBING

4	NEW	New or like-new condition; no issues to report; no expected failures	No issues / violations or adverse conditions / less than 3 years old	Southeastern H.S.	SCHOOL NAME
3	GOOD	Good condition; no reported issues or concerns	No issues / violations or adverse conditions other than new	3030 Fairview St	ADDRESS
2	FAIR	Average wear for building age; not new but no issues	Violations-90 days		BUILDING
1	POOR	Worn from use -end of expected lifecycle	Violations-45 days	2/21/2017	SURVEY DATE
0	CRITICAL	Extremely worn or damaged	Violations / Imminent danger or inoperable	Kole Myers	SURVEYOR

		4	3	2	1	0	COMMENTS / RECOMMENDED ACTION
Site Utilities							
	Backflow Preventer		3				main/boiler room
	Water Service Piping			2			covered
Roofing							
	Roof Drains (piping)			2			
Toilet Rooms							
	Toilet Partitions			2			
General							
	Custodial Closets (Mop Sinks)			2			
	Laboratory Sinks			2			not in use
	Eyewash / Emerg. Shower (Tepid Water)			2			
	Showers (Self metering, Shutoff)			2			parts missing
	Kitchen (POU Grease, Interceptor)						na
	Grease (Indoor/outdoor, Interceptor)						na
	Water Fountains (Self contained water cooler, bubbler)			2			coolers
	Sewer Ejector systems			2			
	Dilution Tanks (Science Classrooms/Neutralization tanks)			2			
	DWV			2			
Restrooms							
	Water Closets		3				
	Urinals		3				
	Lavatories / Sinks		3				
Water Distribution							
	Water Distribution Piping		3				updated
	Water Heaters (Separate from Bldg. Heating / Kitchen)			2			
	Water Meter			2			
Food Service							
	SS Sinks		3				
	Mop Sinks			2			

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PLUMBING

4	NEW	New or like-new condition; no issues to report; no expected failures	No issues / violations or adverse conditions / less than 3 years old	Southeastern H.S.	SCHOOL NAME
3	GOOD	Good condition; no reported issues or concerns	No issues / violations or adverse conditions other than new	3030 Fairview St	ADDRESS
2	FAIR	Average wear for building age; not new but no issues	Violations-90 days		BUILDING
1	POOR	Worn from use -end of expected lifecycle	Violations-45 days	2/21/2017	SURVEY DATE
0	CRITICAL	Extremely worn or damaged	Violations / Imminent danger or inoperable	Kole Myers	SURVEYOR

		4	3	2	1	0	COMMENTS / RECOMMENDED ACTION
	Water and Drains			2			

Domestic Water Heating

	Dedicated Heater for Kitchen					NA	
	Recirculation Pump (Operating- Yes/No)			2			

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BOILER

4	NEW	New or like-new condition; no issues to report; no expected failures	No issues / violations or adverse conditions / less than 3 years old	Southeastern H.S.	SCHOOL NAME
3	GOOD	Good condition; no reported issues or concerns	No issues / violations or adverse conditions other than new	3030 Fairview St	ADDRESS
2	FAIR	Average wear for building age; not new but no issues	Violations-90 days		BUILDING
1	POOR	Worn from use-end of expected lifecycle	Violations-45 days	2/21/2017	SURVEY DATE
0	CRITICAL	Extremely worn or damaged	Violations / Imminent danger or inoperable	J. Paradine	SURVEYOR

		4	3	2	1	0	COMMENTS / RECOMMENDED ACTION
Heating Plant							
	Boilers (Age, Fuel Type, Input/Output)			2			
	Pumps (VFD / Sound / Suction Pressure)			2			
	Plant Piping & Valves (Corroded/Isolation Valves)			2			

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ELEVATOR

4	NEW	New or like-new condition; no issues to report; no expected failures	No issues / violations or adverse conditions / less than 3 years old	Southeastern H.S.	SCHOOL NAME
3	GOOD	Good condition; no reported issues or concerns	No issues / violations or adverse conditions other than new	3030 Fairview St	ADDRESS
2	FAIR	Average wear for building age; not new but no issues	Violations-90 days		BUILDING
1	POOR	Worn from use / end of expected lifecycle	Violations-45 days	2/21/2017	SURVEY DATE
0	CRITICAL	Extremely worn or damaged	Violations / Imminent danger or inoperable	J. Paradine	SURVEYOR

Elevator State Serial Number:

		4	3	2	1	0	COMMENTS / RECOMMENDED ACTION
	Machine Room Equipment				1		not operational at time of inspection.
	Door Operators and Operating Equipment				1		
	Interior Cab / Signage / Emerg. Phone				1		
	Hoistway Pit				1		
	Landing Fixtures				1		
	Operating Condition				1		
	Ropes / Hoisting Equipment				1		
	Hoistway Equipment				1		
	Fire and Emergency Service				1		

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ELECTRICAL

4	NEW	New or like-new condition; no issues to report; no expected failures	No issues / violations or adverse conditions / less than 3 years old	Southeastern H.S.	SCHOOL NAME
3	GOOD	Good condition; no reported issues or concerns	No issues / violations or adverse conditions other than new	3030 Fairview St	ADDRESS
2	FAIR	Average wear for building age; not new but no issues	Violations-90 days		BUILDING
1	POOR	Worn from use -end of expected lifecycle	Violations-45 days	2/21/2017	SURVEY DATE
0	CRITICAL	Extremely worn or damaged	Violations / Imminent danger or inoperable	Lance Ash	SURVEYOR

		4	3	2	1	0	COMMENTS / RECOMMENDED ACTION
Electrical Supply							
	Service Switchgear/Electrical Service (Observed Condition)		3				
	District-owned Site Transformers (Observed Condition)		3				
	Motor Control Centers		3				
Electrical Distribution							
	Equipment		3				
	Panelboards (Condition & Capacity)		3				
	Feeders (Observed Condition)		3				
	Devices (Switches & Receptacles)		3				
	TSS - Surge Suppression		3				
	Transformers		3				
Lighting							
	Classroom (Instructional)		3				
	Corridor / Common Areas		3				
	Restrooms		3				
	High Bay Areas		3				
	Emergency (Condition & Code Compliance)		3				
	Exterior Perimeter (Building Mounted)			2			
	Lighting Controls (Building Level)		3				Outside lights are being controlled by a timer
Other							
	Kitchen Equipment Supply		3				
	Emergency Generator (Observed Condition)		3				In the event of a power loss, the emergency
	Intercom / PA Systems (Observed Condition)		3				
	Fire Alarm System (Observed Condition)			2			

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Appendix C: School Quality Maps

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Southeastern HS: Qualified Schools Within 5 Miles

February 18, 2017

Est. Service Area

Schools

High School

Most Grades (PK-12)

Selected School: Southeastern High School

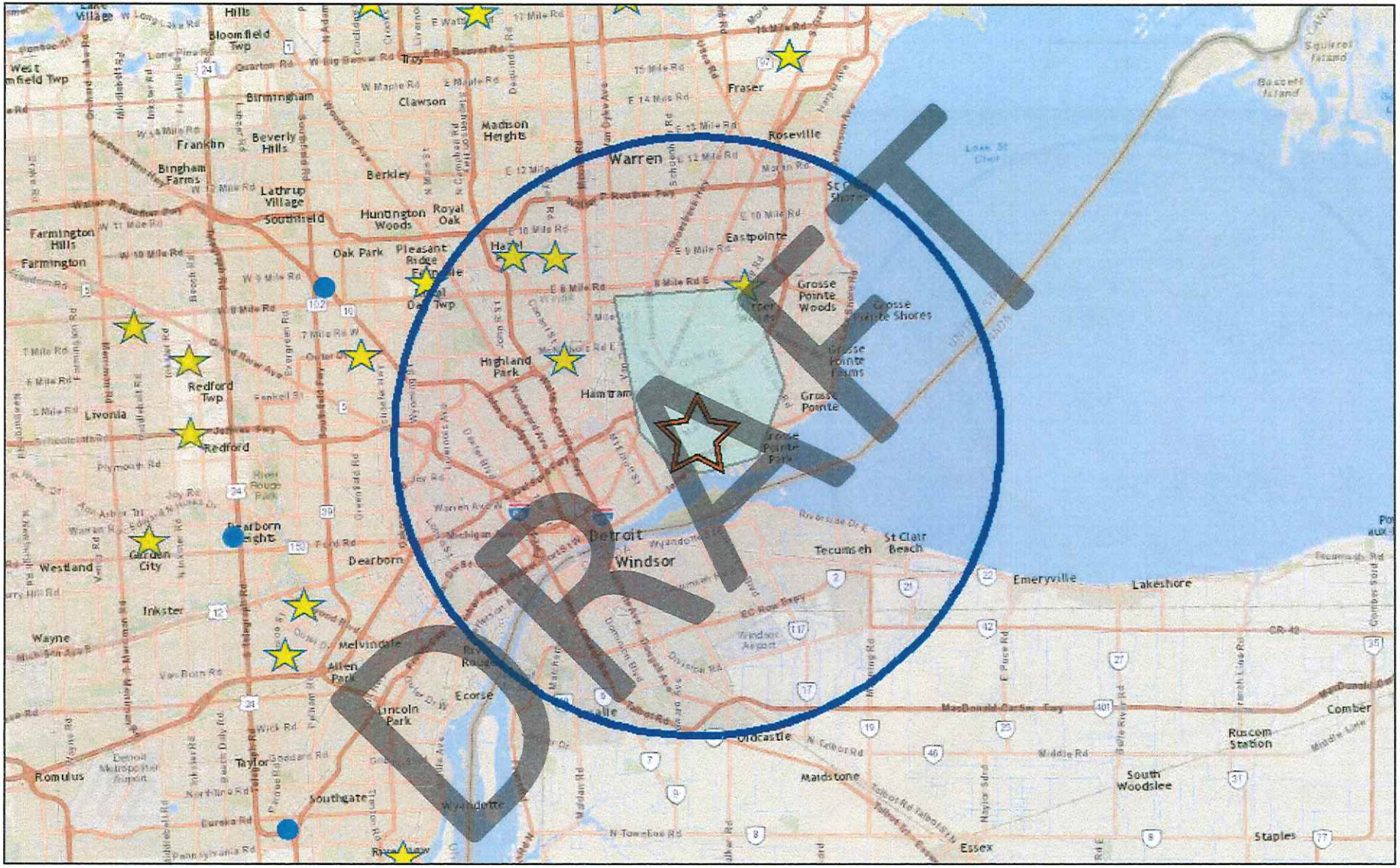
0 1.25 2.5 5 mi

0 2 4 8 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Area Schools radius: 5 Miles | Map: State of Michigan - CSS (2017©)

Southeastern HS: Qualified Schools Within 10 Miles



February 18, 2017

Est. Service Area

Schools

High School

Most Grades (PK-12)

Selected School: Southeastern High School

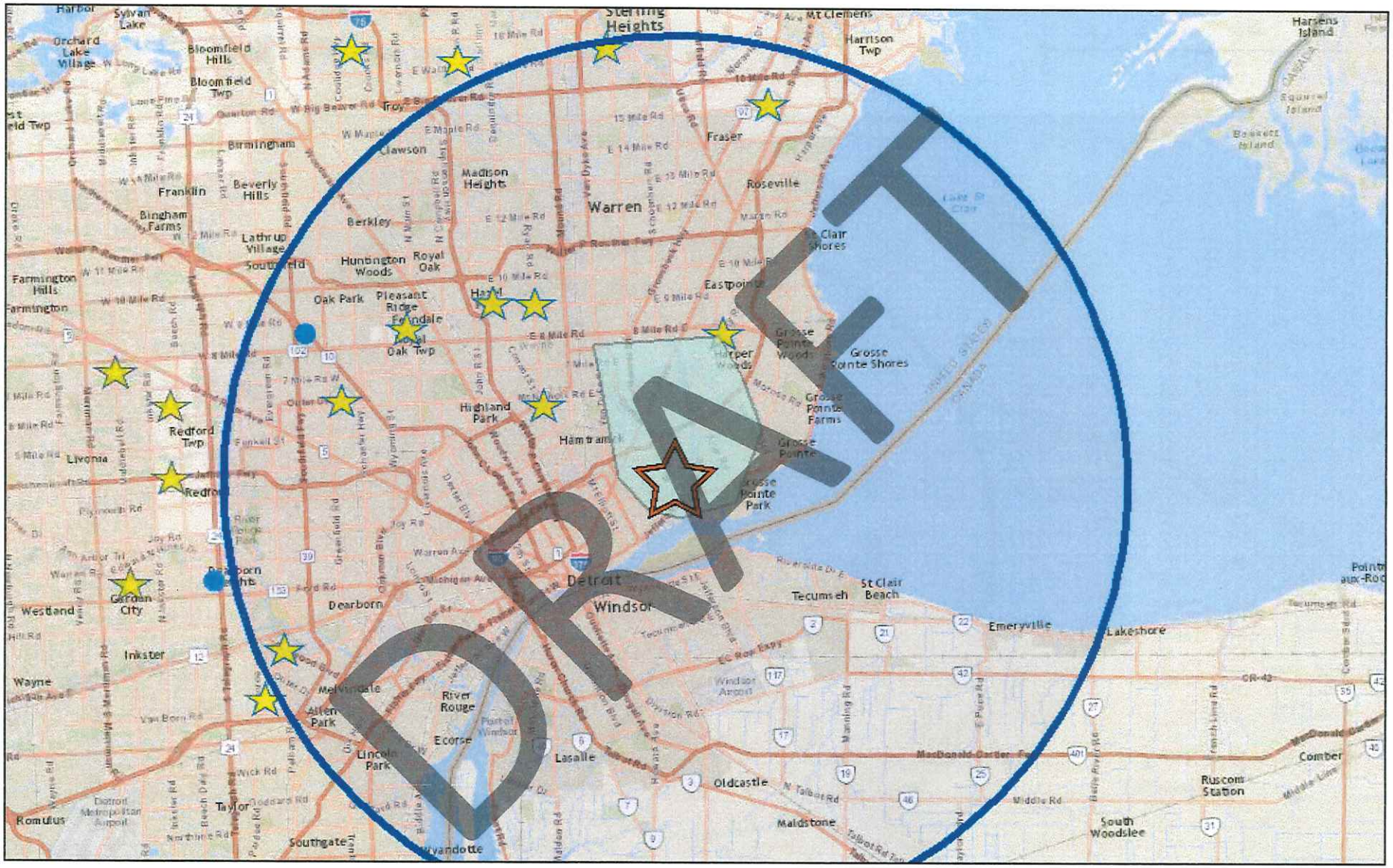
0 2.5 5 10 mi

0 4 8 16 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Area Schools radius: 10 Miles | Map: State of Michigan - CSS (2017©)

Southeastern HS: Qualified Schools Within 15 Miles



February 18, 2017

Est. Service Area

Most Grades (PK-12)

Schools

High School

Selected School: Southeastern High School

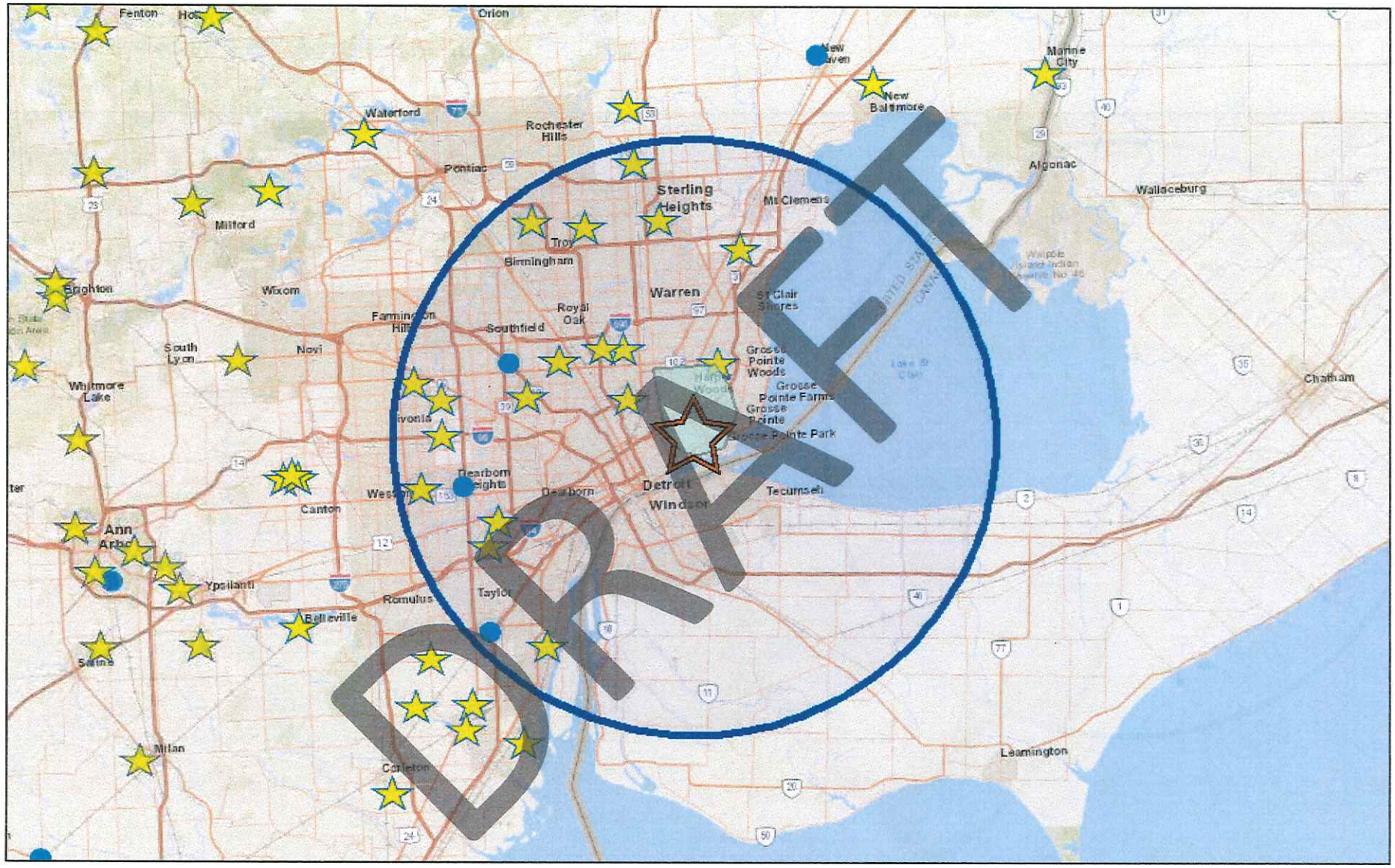
0 2.5 5 10 mi

0 4 8 16 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Area Schools radius: 15 Miles | Map: State of Michigan - CSS (2017©)

Southeastern HS: Qualified Schools Within 20 Miles



February 18, 2017

Est. Service Area

Schools

High School

Most Grades (PK-12)

Selected School: Southeastern High School

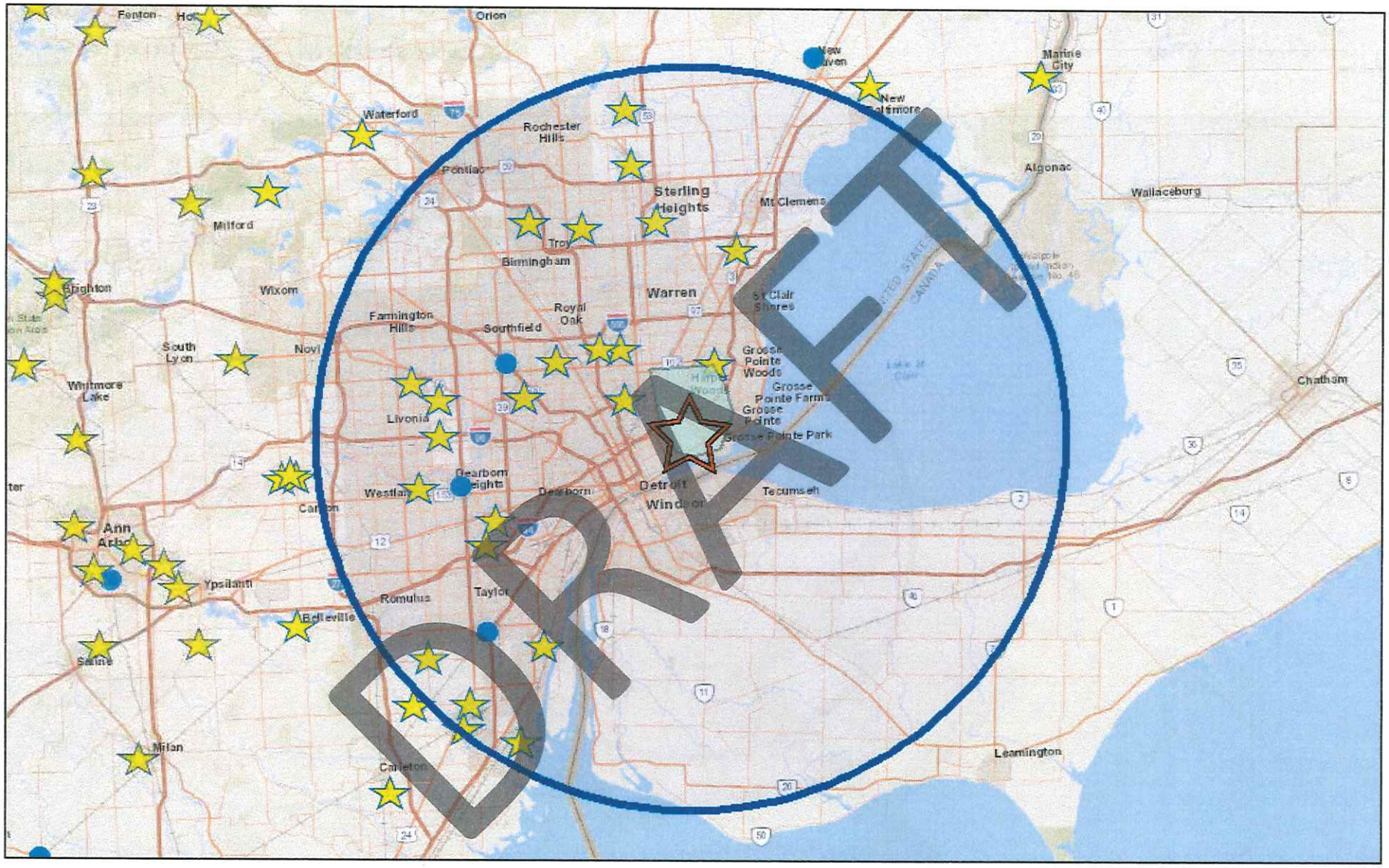
0 5 10 20 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

Area Schools radius: 20 Miles | Map: State of Michigan - CSS (2017©)

Southeastern HS: Qualified Schools Within 25 Miles



February 18, 2017

Est. Service Area

Schools

High School

Most Grades (PK-12)

Selected School: Southeastern High School

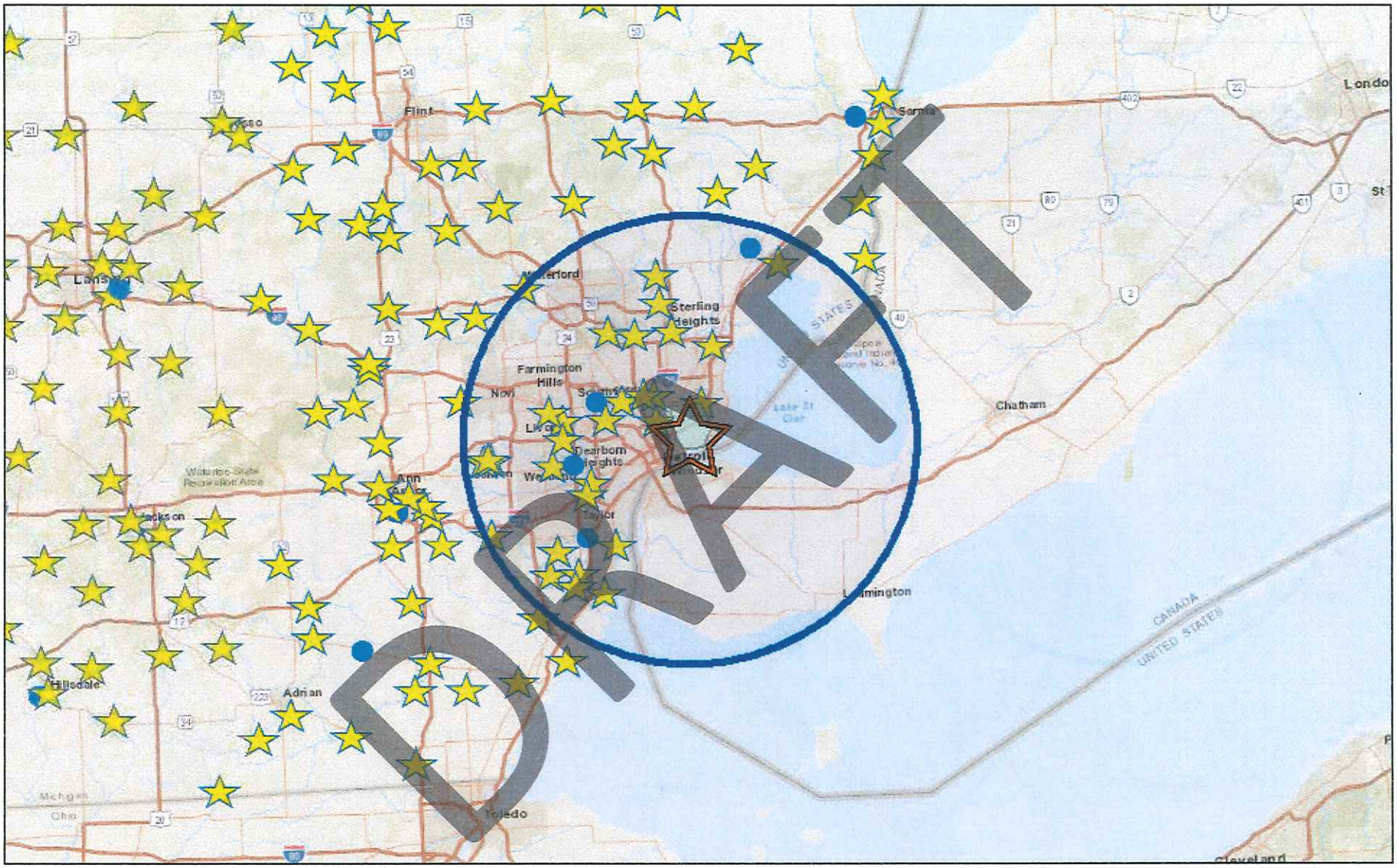
0 5 10 20 mi

0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Area Schools radius: 25 Miles | Map: State of Michigan - CSS (2017©)

Southeastern HS: Qualified Schools Within 30 Miles



February 18, 2017

Est. Service Area

Schools

High School

Most Grades (PK-12)

Selected School: Southeastern High School

0 10 20 40 mi

0 15 30 60 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Area Schools radius: 30 Miles | Map: State of Michigan - CSS (2017©)

Appendix D: Financial Impact

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Appendix C: Financial Impact

Schools Identified for the Next Level of Accountability Outstanding Obligations	
Education Achievement Authority of Michigan	
Loan Balance	Maturity
DOES NOT PARTICIPATE IN MFA SAN	

Source: Michigan Department of Treasury via the Michigan Finance Authority

Appendix C: Financial Impact

Schools' Potential Losses from School Closures						
Schools	Allowance	Student Count (Losing)	Foundation (Losing)	Student Count (Total)	Foundation (Total)	% of Foundation
Burns Elementary-Middle School	$ 7,552.00	468.00	$ 3,534,336.00	5,079.94	$ 38,363,706.88	9.21%
Denby High School	$ 7,552.00	604.00	$ 4,561,408.00	5,079.94	$ 38,363,706.88	11.89%
Ford High School	$ 7,552.00	435.00	$ 3,285,120.00	5,079.94	$ 38,363,706.88	8.56%
Law Elementary School	$ 7,552.00	585.00	$ 4,417,920.00	5,079.94	$ 38,363,706.88	11.52%
Mary McLeod Bethune Elementary-Middle School	$ 7,552.00	532.00	$ 4,017,664.00	5,079.94	$ 38,363,706.88	10.47%
Mumford High School	$ 7,552.00	742.00	$ 5,603,584.00	5,079.94	$ 38,363,706.88	14.61%

Appendix C: Financial Impact *(continued)*

Education Achievement Authority of Michigan						
Schools' Potential Losses from School Closures						
Schools	**Allowance**	**Student Count (Losing)**	**Foundation (Losing)**	**Student Count (Total)**	**Foundation (Total)**	**% of Foundation**
Pershing High School	$ 7,552.00	329.00	$ 2,484,608.00	5,079.94	$ 38,363,706.88	6.48%
Southeastern High School	$ 7,552.00	284.00	$ 2,144,768.00	5,079.94	$ 38,363,706.88	5.59%
TOTAL	$ 7,552.00	3,979.00	$ 30,049,408.00	5,079.94	$ 38,363,706.88	78.33%
EAA 2016 Federal Revenues	**General Fund**	$ 22,381,136.39				
	Total	$ 22,381,136.39				

Source: Michigan Department of Treasury