

# Rabouin

## Facility Condition Assessment Supplement

**Address:**

727 Carondelet Street  
New Orleans, LA 70130

**Campus Information:**

School Name: International High School of New Orleans  
Charter Operator: Voices for International Business and  
Education  
Grade Span: 9-12  
Date of Const.: 1935  
Building Sq. Ft.: 68,432

**Report Prepared By:**

CSRS, LLC  
935 Gravier Street, Suite 1650  
New Orleans, Louisiana 70112

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## Section 1: General Information

### Priority Structure and Implementation

This Supplement to your Facility Condition Assessment Report provides a Priority Structure for capital projects that determines the focus of work at your school site in the next few years. Below is the Priority Structure the District will be utilizing to determine the critical building systems/components that will be repaired/replaced first. The Priority Structure and the Condition Rating together determine what and when work will be occurring.

After reviewing the financial model based off the Facility Condition Assessment data and estimated cost and revenue anticipated over the next two years, the District will only be able to fund projects that fall between Priorities 8-10. If your school site has work items listed as a condition rating of 0, 1 or 2, and it falls between Priorities 8-10, that work is likely to be performed at your site over the next few years.

Priority	Systems	Components
10	Building Structure / Life Safety	Foundation, Superstructure, Fire Escape / Egress
9	Building Envelope	Exterior Walls, Exterior Windows, Roof and Drainage, and Exterior Doors
8	MEP Core Systems	Water, Sanitary, Boilers, Chillers, Panels & Switchgear, Fire Alarm, Security, BAS, Local Area Networks
7	MEP Peripheral Systems	Air Distribution, Fan Coils / Cassettes, Terminal A/C Units, Exhaust
6	Code Compliance Upgrades	Fire Sprinkler, Elevators & Ramps, Haz-Mat Removal
5	MEP Fixtures	Restroom Fixtures, Lighting, Intercom, Phone
4	Building Interior	Interior Floor / Wall/ Ceiling Finishes, Interior Partitions, Interior Doors
3	Furnishings & Equipment	Classroom Furniture, Lockers & Shelving, AV Equipment, Athletic Equipment, Food Service
2	Site Systems	Vehicular Paving, Sidewalks, Steps, Fences, Retaining Walls, Storm Drainage
1	Site Fixtures	Landscape, Play Equipment, Exterior Furniture, Signage, Outbuildings

## Section 2: Facility Assessment

### Line-Item Data Table with Priorities Applied

To narrow our planning focus to the first two years of capital renewal projects, the data table of all work items for your facility that was provided previously in your Facility Condition Assessment Report has been filtered utilizing the priority structure and condition ratings. The work items that fall into Priorities 8, 9 or 10, and have a previously assigned Condition Rating of 0, 1 or 2 are listed here below in a filtered table that identifies the items at your facility that we are focused on for the first few years of the program.

Some work items identified on your facility assessment are by nature more disruptive to the school’s occupancy and operations. For those items, the district will need to identify swing space as part of future capital planning; therefore, they will not be performed in the first two years.

In addition, if NC or Noncompliant building systems work is listed, it may be “grandfathered” and thus may not necessarily require immediate action.

Discipline	Building System	Condition Rating	Priority Rating	Adjusted Cost Estimate
<b>VERTICAL CIRCULATION</b>	B1015 Exterior Stairs and Fire Escapes	1	10	\$80,631
<b>GLAZING</b>	B2021 Windows	2	9	\$1,669,545
<b>DOORS</b>	B2032 Solid Exterior Doors	2	9	\$142,746
<b>PLUMBING</b>	D2091 Gas Distribution	0	8	\$281,576
<b>HVAC</b>	D3021 Boilers	0	8	\$885,360
<b>HVAC</b>	D3031 Chilled Water Systems	0	8	\$1,106,700
<b>HVAC</b>	D3060 Controls & Instrumentation	0	8	\$189,522