School Assessment Report

Type: High Schools
School: Austin High School
Date: Jul 16, 2012

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Executive Summary

School Name: Austin High School

Number of Buildings:	6
Gross Area (SF):	292,926
Replacement Value:	$81,402,110
Condition Budget:	$26,552,389
Total FCI:	32.62%
Total RSLI:	31%
Total CFI:	32.6%
Condition Score:	67.38
Suitability, Educational Score:	56.33
Suitability, Tech Read Score:	50.8
Suitability, Total Score:	55.22
School Score:	61.3

Summary:
Austin High School originally constructed in 1937. The school consists of 6 permanent structures. Campus features include; paved driveways and parking lots, pedestrian pavement, landscaping, Running track, practice baseball and practice football field. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this reports for the site features.

Condition Budget Summary

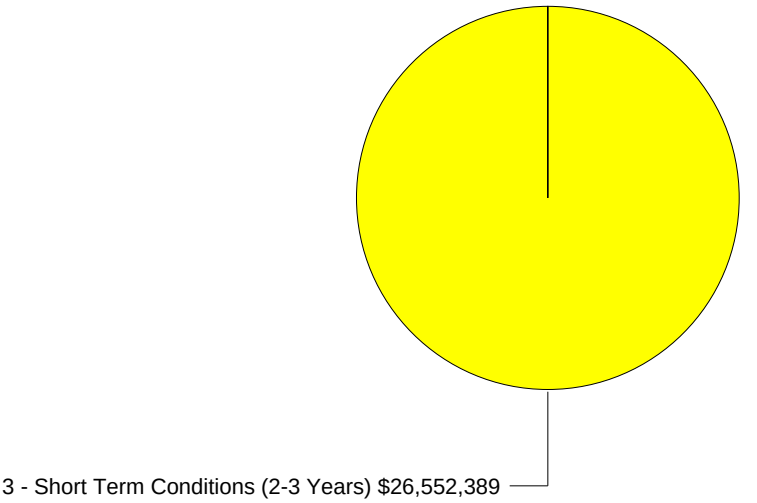
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
A20 Basement Construction	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	7%	42.81%	$4,060,876
B30 Roofing	46%	0.00%	$0
C10 Interior Construction	42%	0.05%	$2,487
C20 Stairs	43%	0.00%	$0
C30 Interior Finishes	32%	62.29%	$5,733,799
D10 Conveying	0%	110.00%	$267,968
D20 Plumbing	31%	103.77%	$4,642,060
D30 HVAC	45%	3.66%	$363,141
D40 Fire Protection	52%	0.00%	$0
D50 Electrical	44%	68.07%	$7,291,678
E10 Equipment	60%	39.27%	$261,645
E20 Furnishings	15%	109.33%	$1,068,248
G20 Site Improvements	13%	20.86%	$887,390

Uniformat Classification	RSLI	SCI	Condition Budget
G30 Site Mechanical Utilities	0%	95.42%	$1,075,426
G40 Site Electrical Utilities	0%	100.00%	$897,672
		Total:	**$26,552,389**

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Clinic	1,421	9.1%	$0	$0	$32,898	$0	$0	$32,898
Field House	8,000	0.4%	$0	$0	$8,846	$0	$0	$8,846
Main	265,367	32.7%	$0	$0	$22,237,370	$0	$0	$22,237,370
Mechanical	6,749	1.5%	$0	$0	$26,691	$0	$0	$26,691
ROTC	5,776	49.2%	$0	$0	$728,857	$0	$0	$728,857
Site		45.6%	$0	$0	$2,860,488	$0	$0	$2,860,488
Vocational Shop 01	5,613	45.8%	$0	$0	$657,239	$0	$0	$657,239
Total:	292,926	32.6%	$0	$0	$26,552,389	$0	$0	$26,552,389



School Condition Budget: $26,552,389

Educational Suitability Summary

The MGT BASYS-generated document appended to this report provides information about the Educational Suitability of this school, based on the site visit using MGT's ESA guidelines. Each area was scored 5, 4, 3, 2, 1, or N/A with 1 being a high score. Items are scored N/A if they are not appropriate to that school program (e.g., football fields at an elementary school or preschool at a high school) or are not needed at a school. All scores are shown in the narrative supporting the score.

Site

Site Summary

Site condition is evaluated based on the functional elements of a site and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.

		Condition Budget:	$2,860,488
Site Acreage		Total FCI:	45.55%
Replacement Value:	$6,279,748	Total RSLI:	9%

Site:
Austin High School original site was originally constructed in 1937. The site is occupied by 6 permanent structures. Campus site features include; paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, fencing, track, practice baseball and practice football field. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features.

Deficiency Condition Budget Summary: Site

Site condition is evaluated based on the functional elements of a site and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this site.

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	13%	20.86%	$887,390
G30 Site Mechanical Utilities	0%	95.42%	$1,075,426
G40 Site Electrical Utilities	0%	100.00%	$897,672
		Total:	**$2,860,488**

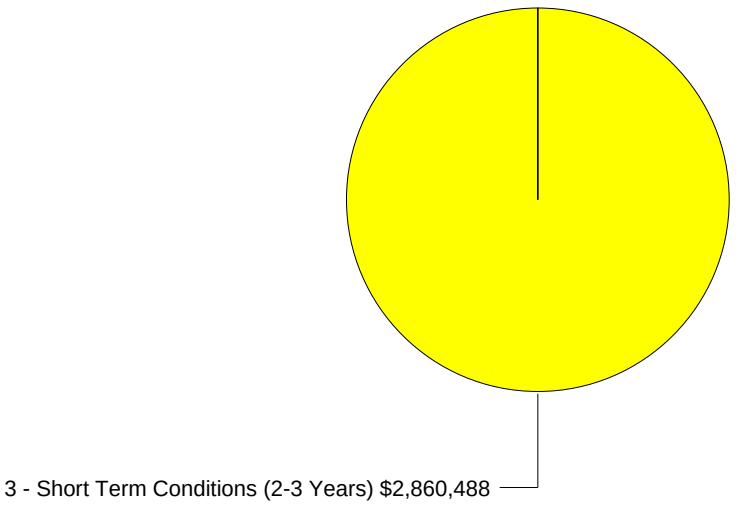
Site Deficiencies Budget Detail

Site condition is evaluated based on the functional elements of a site and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this site.

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	$1.56	25	1937	1962	$616,902	0%	0.00%	$0
G2020	Parking Lots	$4.01	25	1990	2015	$1,585,755	12%	0.00%	$0
G2020	Pedestrian Paving - sidewalks, etc	$0.96	30	1970	2000	$379,632	0%	110%	$417,595
G2040	Baseball Field	$0.10	30	1970	2000	$39,545	0%	100%	$39,545
G2040	Football Field Natural Turf	$0.12	10	1980	1990	$47,454	0%	100%	$47,454
G2040	Site Development	$1.15	30	1937	1967	$454,768	0%	0.00%	$0
G2040	Softball Field	$0.10	10	1937	1947	$39,545	0%	0.00%	$0
G2040	Tennis Court (s)	$0.88	10	2000	2010	$347,996	0%	110%	$382,796
G2040	Track Synthetic Surface - Resurface only	$0.39	10	2008	2018	$154,226	60%	0.00%	$0
G2050	Landscaping	$1.49	10	2000	2010	$589,221	-	0.00%	$0
G3010	Water Supply	$0.45	50	1937	1987	$177,953	0%	105%	$186,850
G3020	Sanitary Sewer	$1.25	50	1937	1987	$494,313	0%	105%	$519,028
G3030	Storm Sewer	$0.89	50	1937	1987	$351,951	0%	105%	$369,548
G3060	Fuel Distribution	$0.26	30	1985	2015	$102,817	10%	0.00%	$0
G4020	Site Lighting	$2.27	30	1980	2010	$897,672	0%	100%	$897,672
Total		$15.88				$6,279,748	5%	45.55%	$2,860,488

Site Deficiency Priority

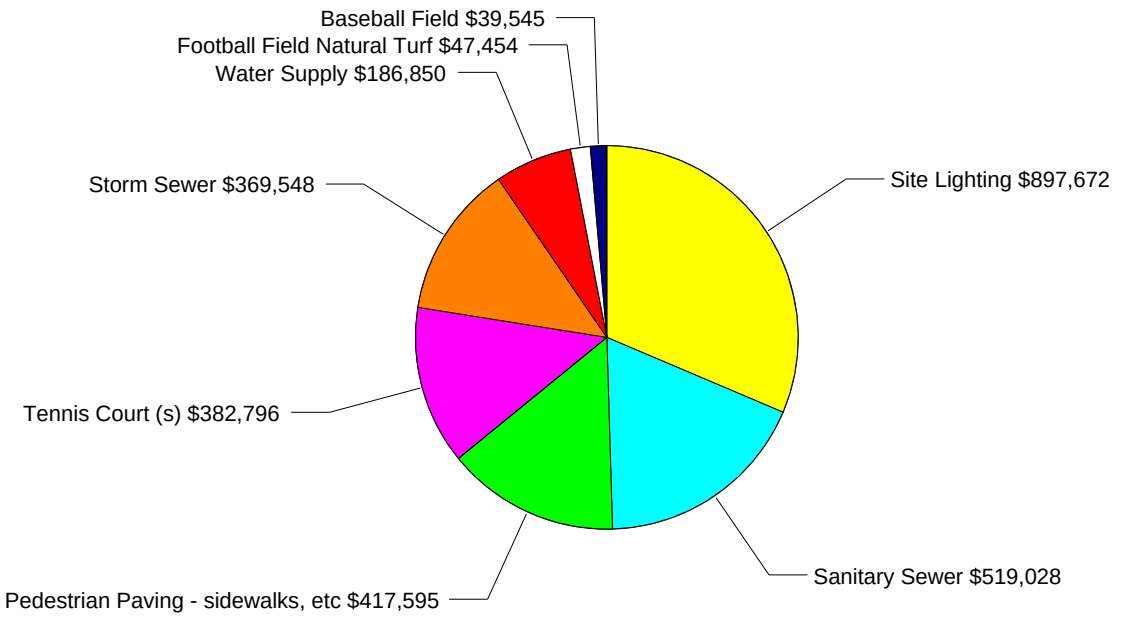
Site Deficiencies by Priority:



Site Condition Budget: $2,860,488

Site Condition Deficiencies

Current deficiencies included systems that have reached or exceeded their design life or components of the systems that are in need of repair. Systems that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current deficiencies associated with this site.



Site Condition Budget: $2,860,488

Site Deficiencies Budget Narrative

Current deficiencies included systems that have reached or exceeded their design life or components of the systems that are in need of repair. Systems that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current deficiencies associated with this site.

System: G2010 - Roadways
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1937. It has a 25-year service life which expired in 1962. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: G2020 - Parking Lots
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1990. It has a 25-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

System: G2020 - Pedestrian Paving - sidewalks, etc
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 30-year service life which expired in 2000.
Recommendation: The system should be replaced.

Deficiency
Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Pedestrian Paving - sidewalks beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $417,595

System: G2040 - Baseball Field
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 30-year service life which expired in 2000.
Recommendation: The system should be replaced.

Deficiency
Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: baseball field beyond useful life. repai/reseed
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $39,545

System: G2040 - Football Field Natural Turf
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 10-year service life which expired in 1990.
Recommendation: The system should be replaced.

Deficiency
Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Football Field Natural Turf System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $47,454

System: G2040 - Site Development
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1937. It has a 30-year service life which expired in 1967. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: G2040 - Softball Field
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1937. It has a 10-year service life which expired in 1947. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: G2040 - Tennis Court (s)
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2000. It has a 10-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency
Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Tennis Court (s) System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $382,796

System: G2040 - Track Synthetic Surface - Resurface only
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2008. It has a 10-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

System: G2050 - Landscaping
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2000. It has a 10-year service life which expired in 2010.
Recommendation: The system should be replaced.

System: G3010 - Water Supply
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1937. It has a 50-year service life which expired in 1987.
Recommendation: The system should be replaced.

Deficiency
Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Water Supply System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $186,850

System: G3020 - Sanitary Sewer
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1937. It has a 50-year service life which expired in 1987.
Recommendation: The system should be replaced.

Deficiency
Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Sanitary Sewer System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $519,028

System: G3030 - Storm Sewer
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1937. It has a 50-year service life which expired in 1987.
Recommendation: The system should be replaced.

Deficiency

Location:	Site
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Short Term Conditions (2-3 Years)
Notes:	Storm Sewer System beyond useful life. Replace
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$369,548

System:	G3060 - Fuel Distribution
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1985. It has a 30-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation:	No action is required.

System:	G4020 - Site Lighting
Analysis:	The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.
Recommendation:	The system should be replaced.

Deficiency

Location:	Site
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Short Term Conditions (2-3 Years)
Notes:	Site Lighting System beyond useful life. Replace
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$897,672

Buildings

Building Name: Clinic

Year Built: 1966
Gross Area (SF): 1,421

The Austin High School Clinic Building is a 1-story building. Originally built in 1966, there have been no additions, with renovations in 2002 and 2005. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Condition Budget Summary

Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	0%	46.37%	$25,786
B30 Roofing	34%	0.00%	$0
C10 Interior Construction	34%	0.00%	$0
C30 Interior Finishes	52%	0.00%	$0
D20 Plumbing	54%	27.52%	$7,111
D30 HVAC	47%	0.00%	$0
D40 Fire Protection	53%	0.00%	$0
D50 Electrical	68%	0.00%	$0
E10 Equipment	59%	0.00%	$0
E20 Furnishings	59%	0.00%	$0
		Total:	**$32,898**

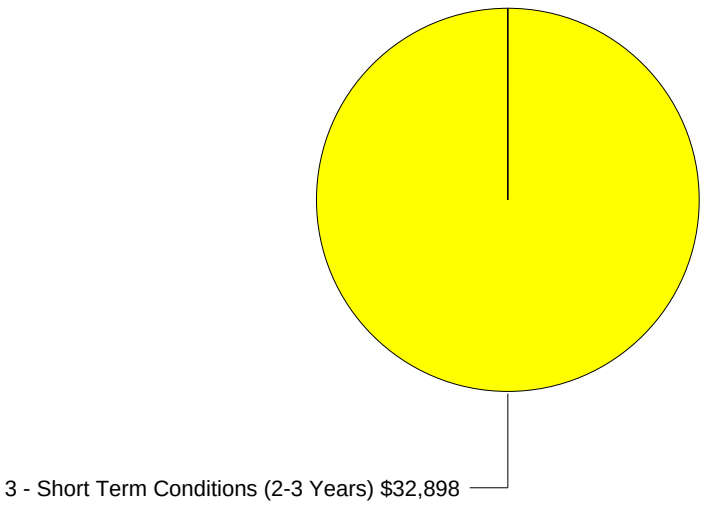
Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$9.41	100	1966	2066	$18,052	-	0.00%	$0
A1030	Slab on Grade	$8.14	100	1966	2066	$15,615	-	0.00%	$0
B1020	Roof Construction	$15.26	100	1966	2066	$29,274	-	0.00%	$0
B2010	Exterior Walls	$16.77	75	1966	2041	$32,171	-	0.00%	$0
B2020	Exterior Windows	$11.26	30	1966	1996	$21,601	0%	110%	$23,761
B2030	Exterior Doors	$0.96	30	1966	1996	$1,842	0%	110%	$2,026
B3010120	Single Ply Membrane	$14.50	15	2002	2017	$27,816	33%	0.00%	$0
B3020	Roof Openings	$0.63	30	2002	2032	$1,209	67%	0.00%	$0
C1010	Partitions	$6.90	40	2004	2044	$13,237	-	0.00%	$0
C1020	Interior Doors	$4.52	40	2004	2044	$8,671	80%	0.00%	$0
C1030	Fittings	$3.37	20	2004	2024	$6,465	60%	0.00%	$0
C3010	Wall Finishes	$5.95	10	2004	2014	$11,414	20%	0.00%	$0
C3020	Floor Finishes	$13.40	20	2004	2024	$25,706	60%	0.00%	$0
C3030	Ceiling Finishes	$10.57	20	2004	2024	$20,277	60%	0.00%	$0
D2010	Plumbing Fixtures	$8.48	30	2004	2034	$16,268	73%	0.00%	$0
D2020	Domestic Water Distribution	$0.84	30	2004	2034	$1,611	73%	0.00%	$0
D2030	Sanitary Waste	$2.89	30	1966	1996	$5,544	0%	110%	$6,098

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D2040	Rain Water Drainage	$0.48	30	1966	1996	$921	0%	110%	$1,013
D2090	Other Plumbing Systems-Nat Gas	$0.78	20	2004	2024	$1,496	60%	0.00%	$0
D3050	Terminal & Package Units	$12.80	15	2004	2019	$24,555	47%	0.00%	$0
D3060	Controls & Instrumentation	$3.67	15	2004	2019	$7,040	47%	0.00%	$0
D3070	Systems Testing & Balance	$0.84	30	2004	2034	$1,611	73%	0.00%	$0
D4030	Fire Protection Specialties	$0.12	15	2005	2020	$230	53%	0.00%	$0
D5010	Electrical Service/Distribution	$4.32	30	2004	2034	$8,287	73%	0.00%	$0
D5020	Lighting and Branch Wiring	$20.76	30	2004	2034	$39,825	73%	0.00%	$0
D5030310	Telephone Systems	$1.14	15	2004	2019	$2,187	47%	0.00%	$0
D5030910	Fire Alarm System	$1.44	10	2004	2014	$2,762	20%	0.00%	$0
D5030910	Security System, Camers, Access Control	$0.76	15	2005	2020	$1,458	53%	0.00%	$0
D5030920	LAN System	$0.76	15	2005	2020	$1,458	53%	0.00%	$0
D5030920	Public Address / Clock System	$0.76	15	2005	2020	$1,458	53%	0.00%	$0
D5090	Other Electrical Systems	$0.97	20	2004	2024	$1,861	60%	0.00%	$0
E1020	Institutional Equipment	$1.66	20	2004	2024	$3,184	60%	0.00%	$0
E1090	Other Equipment	$0.96	20	2004	2024	$1,842	60%	0.00%	$0
E2010	Fixed Furnishings	$3.11	20	2004	2024	$5,966	60%	0.00%	$0
Total		$189.18				$362,913	50%	9.06%	$32,898

Building Deficiency Priority

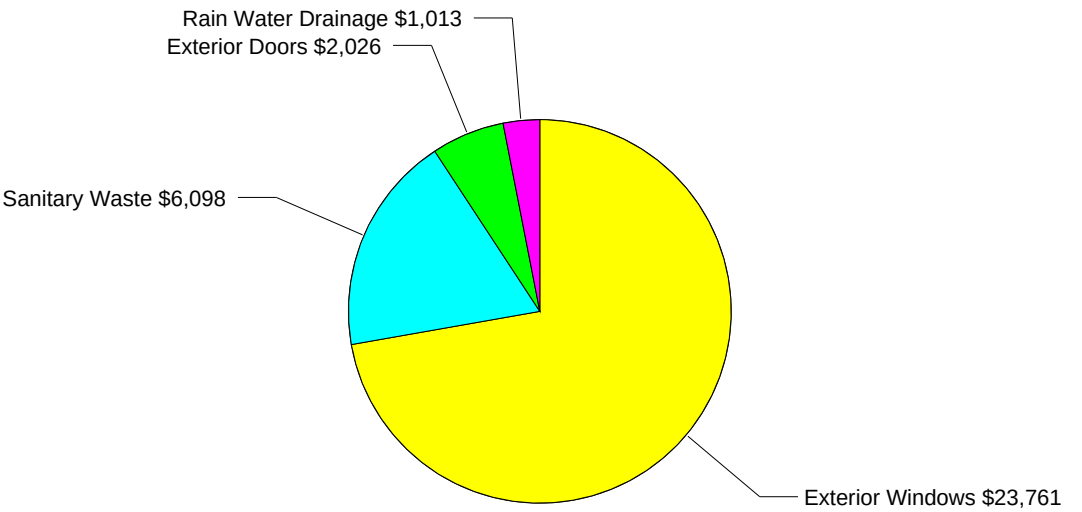
Deficiencies by Priority:



Clinic Condition Budget: $32,898

Building Condition Deficiencies

Current deficiencies included systems that have reached or exceeded their design life or components of the systems that are in need of repair. Systems that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current deficiencies associated with this facility.



Clinic Condition Budget: $32,898

Building Condition Deficiencies Narrative

System:	A1010 - Standard Foundations
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1966. It has a 100-year service life. Based on the assessment, it is expected to expire in 2066 and is non-renewable.
Recommendation:	No action is required.

System:	A1030 - Slab on Grade
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1966. It has a 100-year service life. Based on the assessment, it is expected to expire in 2066 and is non-renewable.
Recommendation:	No action is required.

System:	B1020 - Roof Construction
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1966. It has a 100-year service life. Based on the assessment, it is expected to expire in 2066 and is non-renewable.
Recommendation:	No action is required.

System:	B2010 - Exterior Walls
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1966. It has a 75-year service life. Based on the assessment, it is expected to expire in 2041 and is non-renewable.
Recommendation:	No action is required.

System:	B2020 - Exterior Windows
Analysis:	The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1966. It has a 30-year service life which expired in 1996.
Recommendation:	The system should be replaced.

Deficiency

Location: Clinic
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Exterior Windows System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $23,761

System: B2030 - Exterior Doors
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1966. It has a 30-year service life which expired in 1996.
Recommendation: The system should be replaced.

Deficiency

Location: Clinic
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Exterior Doors System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,026

System: B3010 - Roof Coverings
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: B3010120 - Single Ply Membrane
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 15-year service life. Based on the assessment, it is expected to expire in 2017.
Recommendation: No action is required.

System: B3020 - Roof Openings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.
Recommendation: No action is required.

System: C1010 - Partitions
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 40-year service life. Based on the assessment, it is expected to expire in 2044 and is non-renewable.
Recommendation: No action is required.

System: C1020 - Interior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 40-year service life. Based on the assessment, it is expected to expire in 2044.
Recommendation: No action is required.

System: C1030 - Fittings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.
Recommendation: No action is required.

System: C3010 - Wall Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 10-year service life. Based on the assessment, it is expected to expire in 2014.
Recommendation: No action is required.

System: C3020 - Floor Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.
Recommendation: No action is required.

System: C3030 - Ceiling Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.
Recommendation: No action is required.

System: D2010 - Plumbing Fixtures
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D2020 - Domestic Water Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D2030 - Sanitary Waste
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1966. It has a 30-year service life which expired in 1996.
Recommendation: The system should be replaced.

Deficiency
Location: Clinic
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Sanitary Sewer System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $6,098

System: D2040 - Rain Water Drainage
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1966. It has a 30-year service life which expired in 1996.
Recommendation: The system should be replaced.

Deficiency

Location: Clinic
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Rain Water Drainage System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,013

System: D2090 - Other Plumbing Systems-Nat Gas
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.
Recommendation: No action is required.

System: D3050 - Terminal & Package Units
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: D3060 - Controls & Instrumentation
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: D3070 - Systems Testing & Balance
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D4030 - Fire Protection Specialties
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D5030 - Communications and Security
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: D5030910 - Fire Alarm System
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 10-year service life. Based on the assessment, it is expected to expire in 2014.
Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: D5030920 - LAN System
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: D5030920 - Public Address / Clock System
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: D5090 - Other Electrical Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.
Recommendation: No action is required.

System: E1020 - Institutional Equipment
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.
Recommendation: No action is required.

System: E1090 - Other Equipment
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.
Recommendation: No action is required.

System: E2010 - Fixed Furnishings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.
Recommendation: No action is required.

Building Name: Field House

Year Built:	2004
Gross Area (SF):	8,000

The Austin High School Field House Building is a 1-story building. Originally built in 2004, there have been no additions or renovations to the building. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	30%	0.00%	$0
B30 Roofing	60%	0.00%	$0
C10 Interior Construction	19%	0.00%	$0
C20 Stairs	89%	0.00%	$0
C30 Interior Finishes	60%	4.55%	$8,846
D20 Plumbing	74%	0.00%	$0
D30 HVAC	62%	0.00%	$0
D40 Fire Protection	66%	0.00%	$0
D50 Electrical	70%	0.00%	$0
E10 Equipment	73%	0.00%	$0
		Total:	**$8,846**

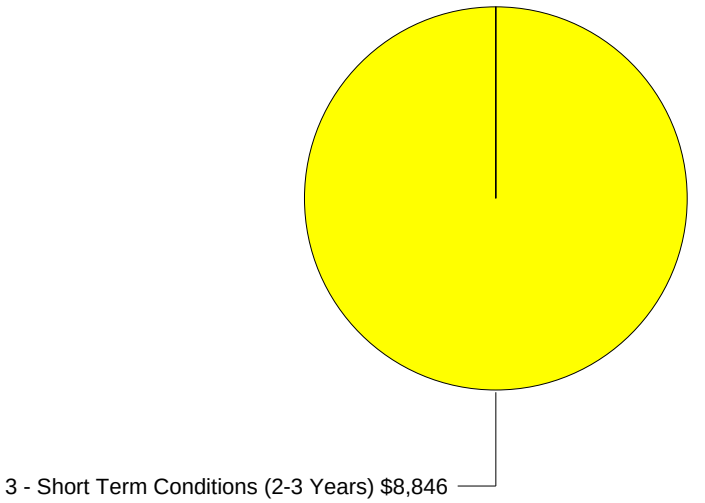
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$11.00	100	2004	2104	$118,800	-	0.00%	$0
B1020	Roof Construction	$6.00	75	2004	2079	$64,800	-	0.00%	$0
B2010	Exterior Walls	$11.00	75	2004	2079	$118,800	-	0.00%	$0
B2020	Exterior Windows	$4.99	30	2004	2034	$53,892	73%	0.00%	$0
B2030	Exterior Doors	$3.01	30	2004	2034	$32,508	73%	0.00%	$0
B3010	Roof Coverings	$7.74	20	2004	2024	$83,592	60%	0.00%	$0
B3020	Roof Openings	$0.22	30	2004	2034	$2,376	73%	0.00%	$0
C1010	Partitions	$13.33	30	2004	2034	$143,964	-	0.00%	$0
C1030	Fittings	$4.67	30	2004	2034	$50,436	73%	0.00%	$0
C2010	Stair Construction	$2.00	75	2004	2079	$21,600	89%	0.00%	$0
C3010	Wall Finishes	$6.00	20	2004	2024	$64,800	60%	0.00%	$0
C3020	Floor Finishes	$7.00	20	2004	2024	$75,600	60%	0.00%	$0
C3030	Ceiling Finishes	$4.99	20	2004	2024	$53,892	60%	16.41%	$8,846
D2010	Plumbing Fixtures	$8.99	30	2004	2034	$97,092	73%	0.00%	$0
D2020	Domestic Water Distribution	$4.00	30	2004	2034	$43,200	73%	0.00%	$0
D2030	Sanitary Waste	$3.01	30	2004	2034	$32,508	73%	0.00%	$0
D2040	Rain Water Drainage	$2.00	40	2004	2044	$21,600	80%	0.00%	$0
D2090	Other Plumbing Systems	$2.00	30	2004	2034	$21,600	73%	0.00%	$0
D3010	Energy Supply	$2.00	30	2004	2034	$21,600	73%	0.00%	$0
D3020	Heat Generating Systems	$3.54	30	2004	2034	$38,232	73%	0.00%	$0
D3030	Cooling Generating Systems	$8.99	30	2004	2034	$97,092	73%	0.00%	$0
D3040	Distribution Systems	$14.00	20	2004	2024	$151,200	60%	0.00%	$0
D3060	Controls & Instrumentation	$3.01	15	2004	2019	$32,508	47%	0.00%	$0
D3070	System Test & Balance	$2.00	10	2004	2014	$21,600	20%	0.00%	$0
D3090	Other HVAC Systems/Equip	$8.00	20	2004	2024	$86,400	60%	0.00%	$0
D4010	Sprinklers	$2.80	25	2004	2029	$30,240	68%	0.00%	$0
D4020	Standpipes	$0.23	40	2004	2044	$2,484	80%	0.00%	$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D4030	Fire Protection Specialties	$0.18	10	2004	2014	$1,944	20%	0.00%	$0
D5010	Electrical Service/Distribution	$6.00	30	2004	2034	$64,800	73%	0.00%	$0
D5020	Lighting and Branch Wiring	$19.62	30	2004	2034	$211,896	73%	0.00%	$0
D5030	Communications and Security	$2.00	15	2004	2019	$21,600	47%	0.00%	$0
D5090	Other Electrical Systems	$2.00	20	2004	2024	$21,600	60%	0.00%	$0
E1020	Institutional Equipment	$12.99	30	2004	2034	$140,292	73%	0.00%	$0
Total		$189.31				$2,044,548	67%	0.43%	$8,846

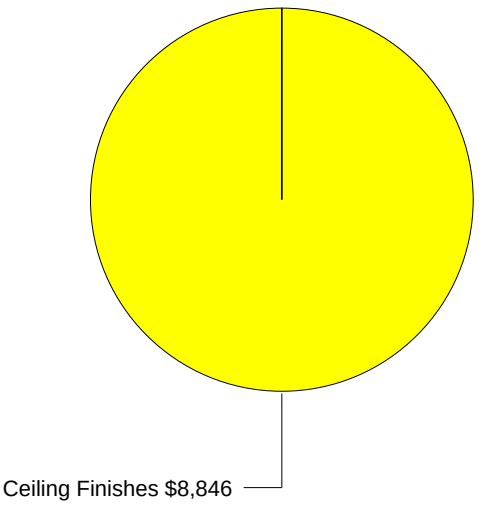
Building Deficiency Priority

Deficiencies by Priority:



Field House Condition Budget: $8,846

Building Deficiencies Budget Detail



Field House Condition Budget: $8,846

Building Deficiencies Budget Narrative

System:	A1010 - Standard Foundations
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 100-year service life. Based on the assessment, it is expected to expire in 2104 and is non-renewable.
Recommendation:	No action is required.

System:	B1020 - Roof Construction
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 75-year service life. Based on the assessment, it is expected to expire in 2079 and is non-renewable.
Recommendation:	No action is required.

System:	B2010 - Exterior Walls
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 75-year service life. Based on the assessment, it is expected to expire in 2079 and is non-renewable.
Recommendation:	No action is required.

System:	B2020 - Exterior Windows
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation:	No action is required.

System:	B2030 - Exterior Doors
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation:	No action is required.

System:	B3010 - Roof Coverings
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.
Recommendation:	No action is required.

System: B3020 - Roof Openings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: C1010 - Partitions
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034 and is non-renewable.
Recommendation: No action is required.

System: C1030 - Fittings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: C2010 - Stair Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 75-year service life. Based on the assessment, it is expected to expire in 2079.
Recommendation: No action is required.

System: C3010 - Wall Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.
Recommendation: No action is required.

System: C3020 - Floor Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.
Recommendation: No action is required.

System: C3030 - Ceiling Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency
Location: Field House
Material: Ceiling Finishes
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Correction: Replace Ceiling tile and grid
Qty: 1,800-SF
Condition Budget: $8,846

System: D2010 - Plumbing Fixtures
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D2020 - Domestic Water Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D2030 - Sanitary Waste
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D2040 - Rain Water Drainage
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 40-year service life. Based on the assessment, it is expected to expire in 2044.
Recommendation: No action is required.

System: D2090 - Other Plumbing Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D3010 - Energy Supply
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D3020 - Heat Generating Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D3030 - Cooling Generating Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D3040 - Distribution Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.
Recommendation: No action is required.

System: D3060 - Controls & Instrumentation
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: D3070 - System Test & Balance
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 10-year service life. Based on the assessment, it is expected to expire in 2014.
Recommendation: No action is required.

System: D3090 - Other HVAC Systems/Equip
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.
Recommendation: No action is required.

System: D4010 - Sprinklers
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 25-year service life. Based on the assessment, it is expected to expire in 2029.
Recommendation: No action is required.

System: D4020 - Standpipes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 40-year service life. Based on the assessment, it is expected to expire in 2044.
Recommendation: No action is required.

System: D4030 - Fire Protection Specialties
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 10-year service life. Based on the assessment, it is expected to expire in 2014.
Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D5030 - Communications and Security
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: D5090 - Other Electrical Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.
Recommendation: No action is required.

System: E1020 - Institutional Equipment
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

Building Name: Main

Year Built:	1936
Gross Area (SF):	265,367

The Austin High School Main Building is a 3-story building. Originally built in 1936,there have been additions in 1965 and 1984, with renovations in 1996,2002, 2004 and 2005. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
A20 Basement Construction	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	0%	46.32%	$4,015,573
B30 Roofing	34%	0.00%	$0
C10 Interior Construction	49%	0.00%	$0
C20 Stairs	10%	0.00%	$0
C30 Interior Finishes	0%	64.14%	$5,446,047
D10 Conveying	0%	110.00%	$267,968
D20 Plumbing	0%	110.00%	$4,417,525
D30 HVAC	58%	0.00%	$0
D40 Fire Protection	20%	0.00%	$0
D50 Electrical	14%	73.84%	$6,825,293
E10 Equipment	22%	48.80%	$248,264
E20 Furnishings	0%	110.00%	$1,016,701
		Total:	**$22,237,370**

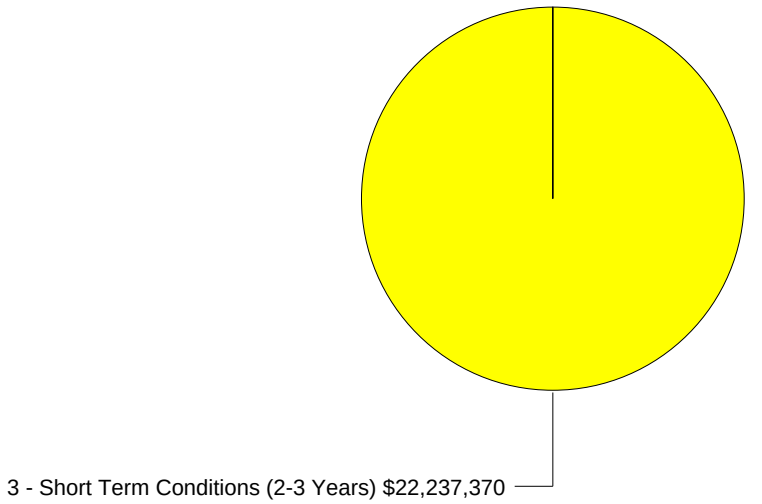
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$7.85	100	1936	2036	$2,812,227	-	0.00%	$0
A1030	Slab on Grade	$6.79	100	1936	2036	$2,432,487	-	0.00%	$0
A2010	Basement Excavation	$0.23	100	1936	2036	$82,396	-	0.00%	$0
A2020	Basement Walls	$3.12	100	1936	2036	$1,117,726	-	0.00%	$0
B1010	Floor Construction	$16.87	100	1936	2036	$6,043,601	-	0.00%	$0
B1020	Roof Construction	$12.74	100	1936	2036	$4,564,047	-	0.00%	$0
B2010	Exterior Walls	$14.01	75	1936	2011	$5,019,019	-	0.00%	$0
B2020	Exterior Windows	$9.40	30	1936	1966	$3,367,507	0%	110%	$3,704,258
B2030	Exterior Doors	$0.79	30	1936	1966	$283,014	0%	110%	$311,315
B3010120	Single Ply Membrane	$12.10	15	2002	2017	$4,334,770	33%	0.00%	$0
B3020	Roof Openings	$0.51	30	2002	2032	$182,705	67%	0.00%	$0
C1010	Partitions	$5.75	40	1936	1976	$2,059,911	-	0.00%	$0
C1020	Interior Doors	$3.78	40	2012	2052	$1,354,168	100%	0.00%	$0
C1030	Fittings	$2.83	20	2012	2032	$1,013,835	100%	0.00%	$0
C2010	Stair Construction	$3.38	75	1936	2011	$1,210,870	0%	0.00%	$0
C3010	Wall Finishes	$4.98	10	1936	1946	$1,784,062	0%	110%	$1,962,469
C3020410	Terrazzo	$7.23	75	1936	2011	$2,590,115	-	0.00%	$0
C3020410	VCT	$2.65	12	1936	1948	$949,350	-	0.00%	$0
C3030	Ceiling Finishes	$8.84	20	1936	1956	$3,166,890	0%	110%	$3,483,579
D1010	Elevators and Lifts	$0.68	35	1975	2010	$243,607	0%	110%	$267,968
D2010	Plumbing Fixtures	$7.06	30	1980	2010	$2,529,213	0%	110%	$2,782,134
D2020	Domestic Water Distribution	$0.70	30	1980	2010	$250,772	0%	110%	$275,849

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D2030	Sanitary Waste	$2.40	30	1980	2010	$859,789	0%	110%	$945,768
D2040	Rain Water Drainage	$0.40	30	1980	2010	$143,298	0%	110%	$157,628
D2090	Other Plumbing Systems-Nat Gas	$0.65	20	1980	2000	$232,860	0%	110%	$256,145
D3040	Distribution Systems	$9.63	30	2004	2034	$3,449,904	73%	0.00%	$0
D3050	Terminal & Package Units	$10.72	15	2004	2019	$3,840,391	47%	0.00%	$0
D3060	Controls & Instrumentation	$2.37	15	2004	2019	$849,042	47%	0.00%	$0
D3070	Systems Testing & Balance	$0.68	30	2004	2034	$243,607	73%	0.00%	$0
D4030	Fire Protection Specialties	$0.09	15	2000	2015	$32,242	20%	0.00%	$0
D4090	Other Fire Protection Systems	$0.97	15	2000	2015	$347,498	20%	0.00%	$0
D5010	Electrical Service/Distribution	$3.61	30	1992	2022	$1,293,266	33%	0.00%	$0
D5020	Lighting and Branch Wiring	$17.32	30	1980	2010	$6,204,811	0%	110%	$6,825,293
D5030310	Telephone Systems	$0.97	15	2004	2019	$347,498	47%	0.00%	$0
D5030910	Fire Alarm System	$1.20	10	2004	2014	$429,895	20%	0.00%	$0
D5030910	Security System, Camers, Access Control	$0.63	15	2008	2023	$225,695	73%	0.00%	$0
D5030920	LAN System	$0.63	15	2008	2023	$225,695	73%	0.00%	$0
D5030920	Public Address / Clock System	$0.63	15	2004	2019	$225,695	47%	0.00%	$0
D5090	Other Electrical Systems	$0.81	20	2008	2028	$290,179	80%	0.00%	$0
E1020	Institutional Equipment	$0.63	20	1990	2010	$225,695	0%	110%	$248,264
E1090	Other Equipment	$0.79	20	2000	2020	$283,014	40%	0.00%	$0
E2010	Fixed Furnishings	$2.58	20	1936	1956	$924,273	0%	110%	$1,016,701
Total		$190.00				$68,066,636	25%	32.67%	$22,237,370

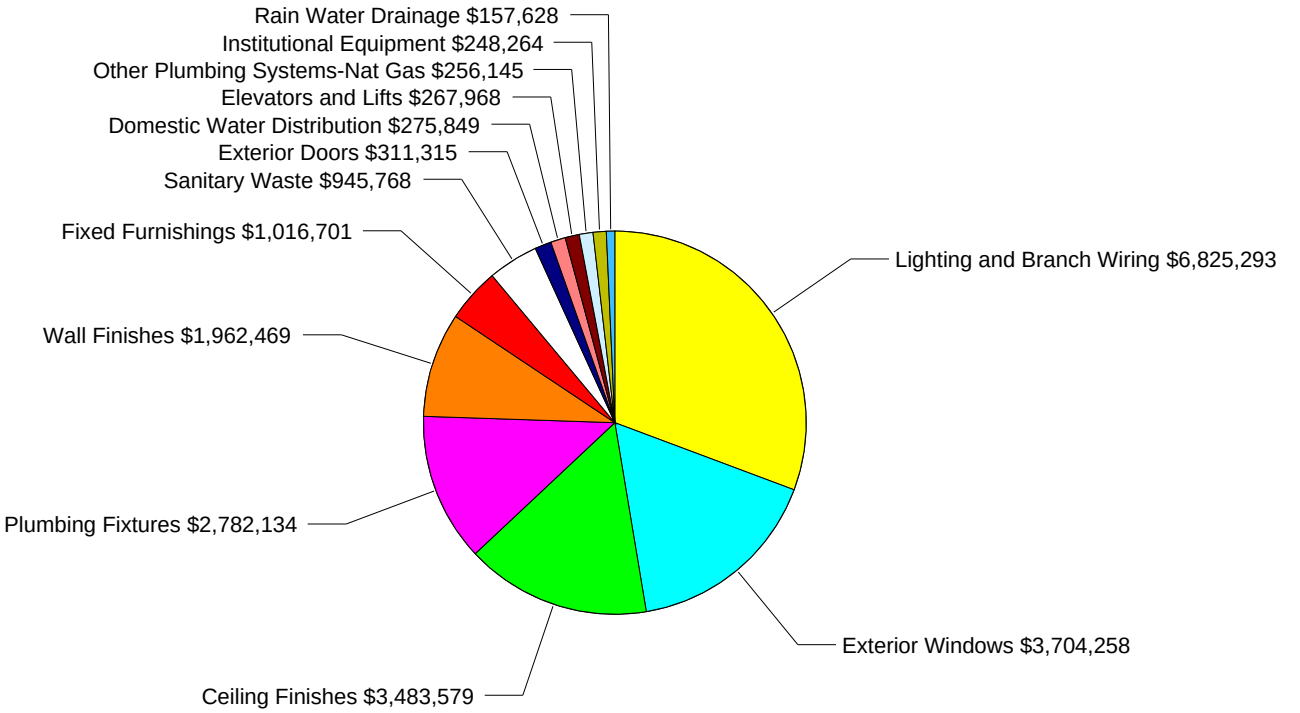
Building Deficiency Priority

Deficiencies by Priority:



Main Condition Budget: $22,237,370

Building Deficiencies Budget Detail



Main Condition Budget: $22,237,371

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1936. It has a 100-year service life. Based on the assessment, it is expected to expire in 2036 and is non-renewable.
Recommendation: No action is required.

System: A1030 - Slab on Grade
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1936. It has a 100-year service life. Based on the assessment, it is expected to expire in 2036 and is non-renewable.
Recommendation: No action is required.

System: A2010 - Basement Excavation
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1936. It has a 100-year service life. Based on the assessment, it is expected to expire in 2036 and is non-renewable.
Recommendation: No action is required.

System: A2020 - Basement Walls
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1936. It has a 100-year service life. Based on the assessment, it is expected to expire in 2036 and is non-renewable.
Recommendation: No action is required.

System: B1010 - Floor Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1936. It has a 100-year service life. Based on the assessment, it is expected to expire in 2036 and is non-renewable.
Recommendation: No action is required.

System: B1020 - Roof Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1936. It has a 100-year service life. Based on the assessment, it is expected to expire in 2036 and is non-renewable.
Recommendation: No action is required.

System: B2010 - Exterior Walls
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1936. It has a 75-year service life which expired in 2011 and is non-renewable.
Recommendation: The system should be replaced.

System: B2020 - Exterior Windows
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1936. It has a 30-year service life which expired in 1966.
Recommendation: The system should be replaced.

Deficiency
Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Exterior Windows System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $3,704,258

System: B2030 - Exterior Doors
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1936. It has a 30-year service life which expired in 1966.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Exterior Doors System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $311,315

System: B3010 - Roof Coverings
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: B3010120 - Single Ply Membrane
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 15-year service life. Based on the assessment, it is expected to expire in 2017.
Recommendation: No action is required.

System: B3020 - Roof Openings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.
Recommendation: No action is required.

System: C1010 - Partitions
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1936. It has a 40-year service life which expired in 1976 and is non-renewable.
Recommendation: The system should be replaced.

System: C1020 - Interior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 40-year service life. Based on the assessment, it is expected to expire in 2052.
Recommendation: No action is required.

System: C1030 - Fittings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.
Recommendation: No action is required.

System: C2010 - Stair Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1936. It has a 75-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2020.
Recommendation: No action is required.

System: C3010 - Wall Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1936. It has a 10-year service life which expired in 1946.
Recommendation: The system should be replaced.

Deficiency
Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Wall Finishes System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,962,469

System: C3020 - Floor Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.
Recommendation: No action is required.

System: C3020410 - Terrazzo
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1936. It has a 75-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2021.
Recommendation: No action is required.

System: C3020410 - VCT
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1936. It has a 12-year service life which expired in 1948.
Recommendation: The system should be replaced.

System: C3030 - Ceiling Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1936. It has a 20-year service life which expired in 1956.
Recommendation: The system should be replaced.

Deficiency
Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: ceilings show considerable wear and are beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $3,483,579

System: D1010 - Elevators and Lifts
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 35-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Elevators and Lifts System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $267,968

System: D2010 - Plumbing Fixtures
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Plumbing Fixtures System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,782,134

System: D2020 - Domestic Water Distribution
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Domestic Water Distribution System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $275,849

System: D2030 - Sanitary Waste
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Sanitary Sewer System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $945,768

System: D2040 - Rain Water Drainage
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Rain Water Drainage System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $157,628

System: D2090 - Other Plumbing Systems-Nat Gas
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Other Plumbing Systems-Nat Gas beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $256,145

System: D3040 - Distribution Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D3050 - Terminal & Package Units
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: D3060 - Controls & Instrumentation
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: D3070 - Systems Testing & Balance
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D4030 - Fire Protection Specialties
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

System: D4090 - Other Fire Protection Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1992. It has a 30-year service life. Based on the assessment, it is expected to expire in 2022.
Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Lighting and Branch Wiring System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $6,825,293

System: D5030 - Communications and Security
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: D5030910 - Fire Alarm System
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 10-year service life. Based on the assessment, it is expected to expire in 2014.
Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2008. It has a 15-year service life. Based on the assessment, it is expected to expire in 2023.
Recommendation: No action is required.

System: D5030920 - LAN System
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2008. It has a 15-year service life. Based on the assessment, it is expected to expire in 2023.
Recommendation: No action is required.

System: D5030920 - Public Address / Clock System
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: D5090 - Other Electrical Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2008. It has a 20-year service life. Based on the assessment, it is expected to expire in 2028.
Recommendation: No action is required.

System: E1020 - Institutional Equipment
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1990. It has a 20-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency
Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Institutional Equipment System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $248,264

System: E1090 - Other Equipment
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: E2010 - Fixed Furnishings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1936. It has a 20-year service life which expired in 1956.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Fixed Furnishings System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,016,701

Building Name: Mechanical

Year Built:	1975
Gross Area (SF):	6,749

The Austin High School Mechanical Building is a 1-story building. Originally built in1975 there have been no additions , with renovations in 2002 and 2004. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

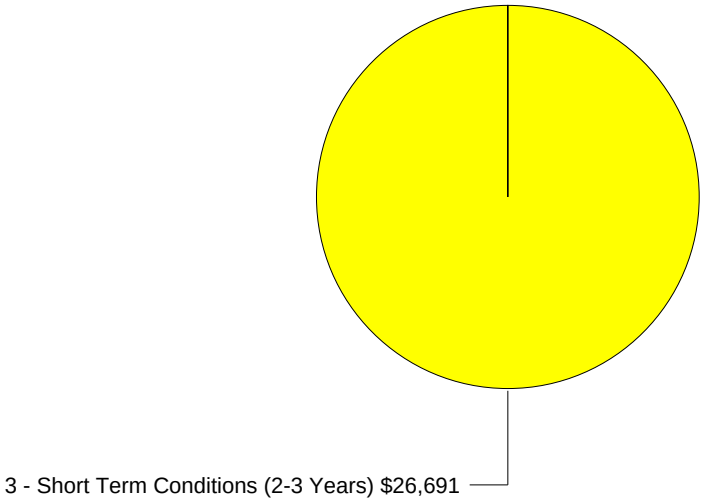
Uniformat Classification	RSLI	SCI	Condition Budget
B20 Exterior Enclosure	0%	16.25%	$19,516
B30 Roofing	50%	0.00%	$0
C10 Interior Construction	8%	7.38%	$2,487
C30 Interior Finishes	37%	41.83%	$4,688
D20 Plumbing	73%	0.00%	$0
D30 HVAC	57%	0.00%	$0
D50 Electrical	73%	0.00%	$0
		Total:	**$26,691**

Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$2.84	100	1975	2075	$25,876	-	0.00%	$0
A1020	Special Foundations	$0.96	100	1975	2075	$8,747	-	0.00%	$0
A1030	Slab on Grade	$5.76	100	1975	2075	$52,480	-	0.00%	$0
B1020	Roof Construction	$5.73	100	1975	2075	$52,207	-	0.00%	$0
B2010	Exterior Walls	$11.14	75	1975	2050	$101,498	-	0.00%	$0
B2020	Exterior Windows	$1.44	30	1975	2005	$13,120	0%	105%	$13,776
B2030	Exterior Doors	$0.60	30	1975	2005	$5,467	0%	105%	$5,740
B3010	Roof Coverings	$5.16	20	2002	2022	$47,014	50%	0.00%	$0
B3020	Roof Openings	$0.59	30	2002	2032	$5,376	67%	0.00%	$0
C1010	Partitions	$0.36	50	1975	2025	$3,280	26%	0.00%	$0
C1020	Interior Doors	$3.08	40	1975	2015	$28,062	8%	0.00%	$0
C1030	Fittings	$0.26	20	1975	1995	$2,369	0%	105%	$2,487
C3010	Wall Finishes	$0.23	10	1975	1985	$2,096	0%	105%	$2,200
C3020	Floor Finishes	$0.74	100	1975	2075	$6,742	63%	0.00%	$0
C3030	Ceiling Finishes	$0.26	20	1975	1995	$2,369	0%	105%	$2,487
D2020	Domestic Water Distribution	$0.25	30	2004	2034	$2,278	73%	0.00%	$0
D2030	Sanitary Waste	$1.08	30	2004	2034	$9,840	73%	0.00%	$0
D3020	Heat Generating Systems	$3.00	30	2004	2034	$27,333	73%	0.00%	$0
D3030	Cooling Generating Systems	$40.86	30	2004	2034	$372,282	73%	0.00%	$0
D3040	Distribution Systems	$25.96	30	1990	2020	$236,525	27%	0.00%	$0
D3060	Controls & Instrumentation	$10.54	20	2005	2025	$96,032	65%	0.00%	$0
D5010	Electrical Service/Distribution	$66.38	30	2004	2034	$604,798	73%	0.00%	$0
D5020	Lighting and Branch Wiring	$2.53	30	2004	2034	$23,051	73%	0.00%	$0
D5030	Communications and Security	$0.32	10	2004	2014	$2,916	20%	0.00%	$0
Total		$190.07				$1,731,756	62%	1.54%	$26,691

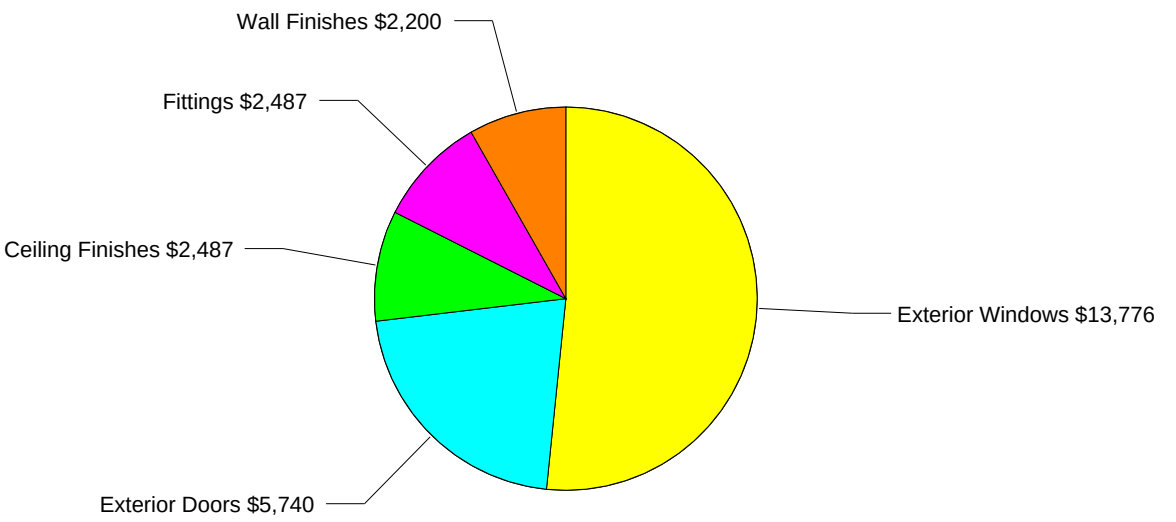
Building Deficiency Priority

Deficiencies by Priority:



Mechanical Condition Budget: $26,691

Building Deficiencies Budget Detail



Mechanical Condition Budget: $26,690

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 100-year service life. Based on the assessment, it is expected to expire in 2075 and is non-renewable.
Recommendation: No action is required.

System: A1020 - Special Foundations
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 100-year service life. Based on the assessment, it is expected to expire in 2075 and is non-renewable.
Recommendation: No action is required.

System: A1030 - Slab on Grade
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 100-year service life. Based on the assessment, it is expected to expire in 2075 and is non-renewable.
Recommendation: No action is required.

System: B1020 - Roof Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 100-year service life. Based on the assessment, it is expected to expire in 2075 and is non-renewable.
Recommendation: No action is required.

System: B2010 - Exterior Walls
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 75-year service life. Based on the assessment, it is expected to expire in 2050 and is non-renewable.
Recommendation: No action is required.

System: B2020 - Exterior Windows
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 30-year service life which expired in 2005.
Recommendation: The system should be replaced.

Deficiency
Location: Mechanical
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Exterior Windows System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $13,776

System: B2030 - Exterior Doors
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 30-year service life which expired in 2005.
Recommendation: The system should be replaced.

Deficiency
Location: Mechanical
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Exterior Doors System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $5,740

System: B3010 - Roof Coverings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.
Recommendation: No action is required.

System: B3020 - Roof Openings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.
Recommendation: No action is required.

System: C1010 - Partitions
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 50-year service life. Based on the assessment, it is expected to expire in 2025.
Recommendation: No action is required.

System: C1020 - Interior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 40-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

System: C1030 - Fittings
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 20-year service life which expired in 1995.
Recommendation: The system should be replaced.

Deficiency

Location: Mechanical
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Fittings System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,487

System: C3010 - Wall Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 10-year service life which expired in 1985.
Recommendation: The system should be replaced.

Deficiency

Location: Mechanical
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Wall Finishes System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,200

System: C3020 - Floor Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 100-year service life. Based on the assessment, it is expected to expire in 2075.
Recommendation: No action is required.

System: C3030 - Ceiling Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 20-year service life which expired in 1995.
Recommendation: The system should be replaced.

Deficiency

Location: Mechanical
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: ceilings show considerable wear and are beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,487

System: D2020 - Domestic Water Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D2030 - Sanitary Waste
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D3020 - Heat Generating Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D3030 - Cooling Generating Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D3040 - Distribution Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1990. It has a 30-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: D3060 - Controls & Instrumentation
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.
Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

System: D5030 - Communications and Security
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 10-year service life. Based on the assessment, it is expected to expire in 2014.
Recommendation: No action is required.

Building Name: ROTC

Year Built:	1975
Gross Area (SF):	5,776

The Austin High School ROTC Building is a 1-story building. Originally built in 1975 there have been no additions , with renovations in in 2002, 2004 and 2005. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	10%	0.00%	$0
B30 Roofing	54%	0.00%	$0
C10 Interior Construction	58%	0.00%	$0
C20 Stairs	50%	0.00%	$0
C30 Interior Finishes	17%	60.74%	$132,434
D20 Plumbing	0%	103.63%	$101,813
D30 HVAC	0%	110.00%	$235,277
D40 Fire Protection	46%	0.00%	$0
D50 Electrical	2%	101.33%	$221,078
E10 Equipment	0%	110.00%	$13,381
E20 Furnishings	0%	110.00%	$24,874
		Total:	**$728,857**

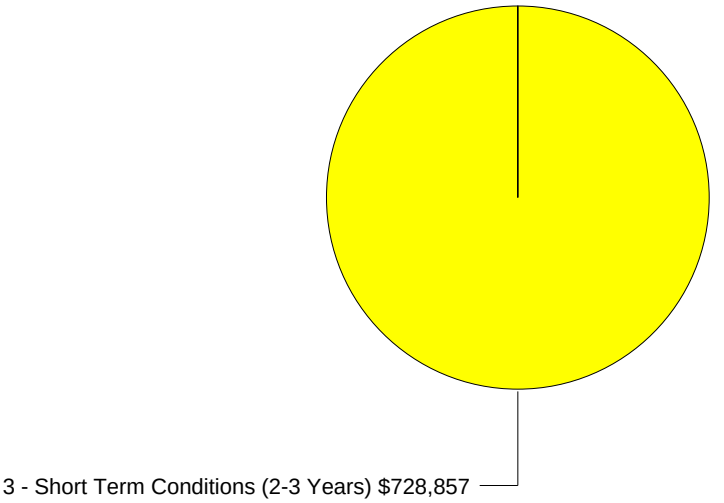
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$8.79	100	1975	2075	$68,541	-	0.00%	$0
A1030	Slab on Grade	$7.60	100	1975	2075	$59,262	-	0.00%	$0
B1020	Roof Construction	$14.26	100	1975	2075	$111,194	-	0.00%	$0
B2010	Exterior Walls	$15.66	75	1975	2050	$122,110	-	0.00%	$0
B2020	Exterior Windows	$10.53	30	1989	2019	$82,109	23%	0.00%	$0
B2030	Exterior Doors	$0.90	30	1990	2020	$7,018	27%	0.00%	$0
B3010120	Single Ply Membrane	$13.54	15	2005	2020	$105,580	53%	0.00%	$0
B3020	Roof Openings	$0.59	30	2005	2035	$4,601	77%	0.00%	$0
C1010	Partitions	$6.45	100	1975	2075	$50,295	63%	0.00%	$0
C1020	Interior Doors	$4.23	40	2000	2040	$32,984	70%	0.00%	$0
C1030	Fittings	$3.15	20	2000	2020	$24,562	40%	0.00%	$0
C2010	Stair Construction	$3.78	75	1975	2050	$29,475	51%	0.00%	$0
C3010	Wall Finishes	$5.56	10	2000	2010	$43,355	0%	110%	$47,690
C3020	Floor Finishes	$12.52	20	2000	2020	$97,626	40%	0.00%	$0
C3030	Ceiling Finishes	$9.88	20	1990	2010	$77,040	0%	110%	$84,744
D2010	Plumbing Fixtures	$7.91	30	1975	2005	$61,679	0%	110%	$67,847
D2020	Domestic Water Distribution	$0.79	30	1975	2005	$6,160	0%	110%	$6,776
D2030	Sanitary Waste	$2.71	30	1975	2005	$21,131	0%	110%	$23,245
D2040	Rain Water Drainage	$0.46	30	1975	2005	$3,587	0%	110%	$3,946
D2090	Other Plumbing Systems-Nat Gas	$0.73	20	1975	1995	$5,692	0%	0.00%	$0
D3040	Distribution Systems	$10.79	30	1975	2005	$84,136	0%	110%	$92,550
D3050	Terminal & Package Units	$13.21	15	1975	1990	$103,006	0%	110%	$113,307
D3060	Controls & Instrumentation	$2.66	15	1975	1990	$20,742	0%	110%	$22,816
D3070	Systems Testing & Balance	$0.77	30	1975	2005	$6,004	0%	110%	$6,605
D4030	Fire Protection Specialties	$0.11	15	2004	2019	$858	47%	0.00%	$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5010	Electrical Service/Distribution	$4.04	30	1975	2005	$31,502	0%	110%	$34,653
D5020	Lighting and Branch Wiring	$19.39	30	1975	2005	$151,195	0%	110%	$166,315
D5030310	Telephone Systems	$1.07	15	1975	1990	$8,343	0%	105%	$8,761
D5030910	Fire Alarm System	$1.35	10	2005	2015	$10,527	30%	0.00%	$0
D5030910	Security System, Camers, Access Control	$0.71	15	2004	2019	$5,536	47%	0.00%	$0
D5030920	LAN System	$0.71	15	1975	1990	$5,536	0%	105%	$5,813
D5030920	Public Address / Clock System	$0.71	15	1975	1990	$5,536	0%	100%	$5,536
E1020	Institutional Equipment	$1.56	20	1975	1995	$12,164	0%	110%	$13,381
E2010	Fixed Furnishings	$2.90	20	1975	1995	$22,613	0%	110%	$24,874
Total		$190.02				$1,481,700	18%	49.19%	$728,857

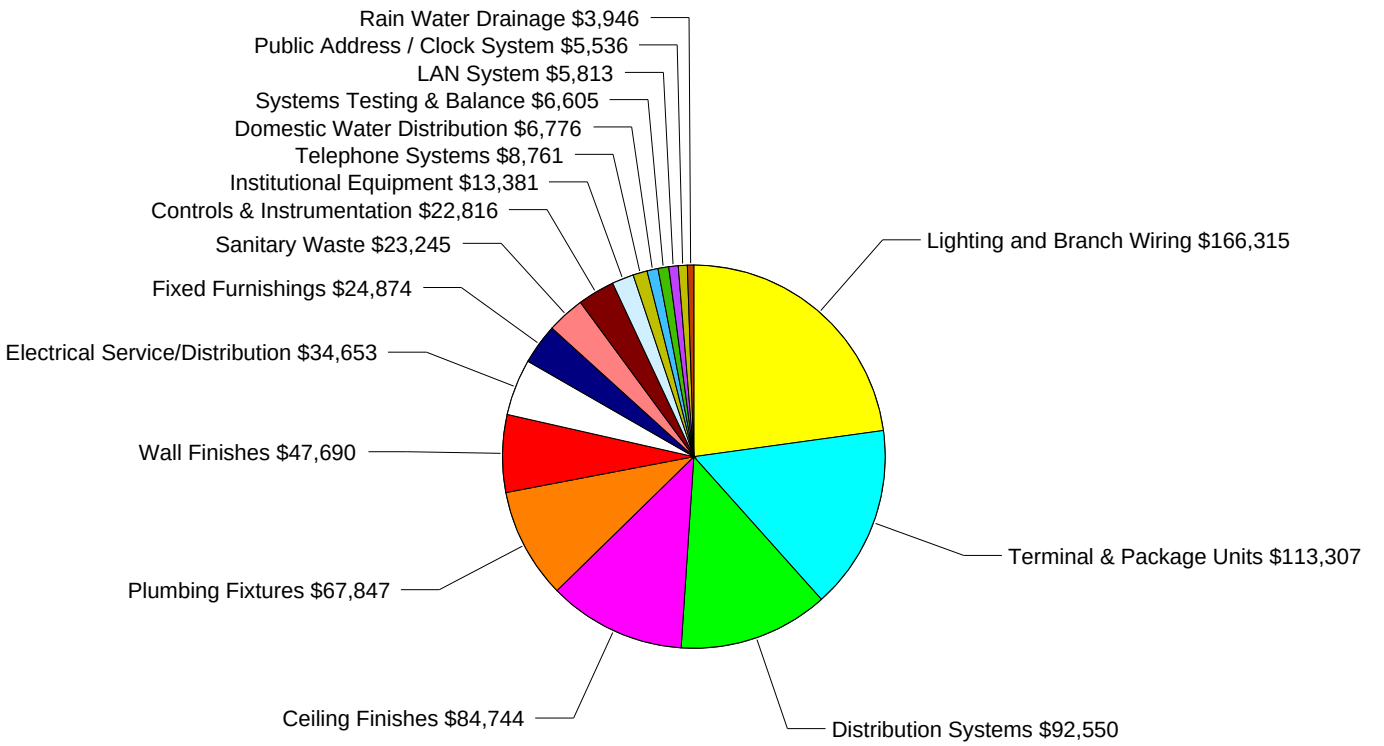
Building Deficiency Priority

Deficiencies by Priority:



ROTC Condition Budget: $728,857

Building Deficiencies Budget Detail



ROTC Condition Budget: $728,859

Building Deficiencies Budget Narrative

System:	A1010 - Standard Foundations
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 100-year service life. Based on the assessment, it is expected to expire in 2075 and is non-renewable.
Recommendation:	No action is required.

System:	A1030 - Slab on Grade
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 100-year service life. Based on the assessment, it is expected to expire in 2075 and is non-renewable.
Recommendation:	No action is required.

System:	B1020 - Roof Construction
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 100-year service life. Based on the assessment, it is expected to expire in 2075 and is non-renewable.
Recommendation:	No action is required.

System:	B2010 - Exterior Walls
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 75-year service life. Based on the assessment, it is expected to expire in 2050 and is non-renewable.
Recommendation:	No action is required.

System:	B2020 - Exterior Windows
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1989. It has a 30-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation:	No action is required.

System:	B2030 - Exterior Doors
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1990. It has a 30-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation:	No action is required.

System: B3010 - Roof Coverings
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: B3010120 - Single Ply Membrane
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

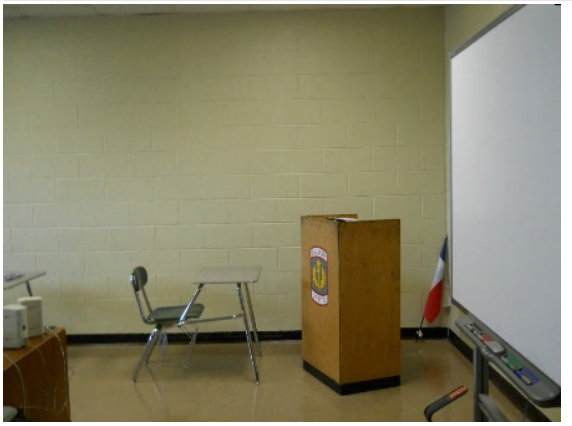
System: B3020 - Roof Openings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.
Recommendation: No action is required.

System: C1010 - Partitions
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 100-year service life. Based on the assessment, it is expected to expire in 2075.
Recommendation: No action is required.

System: C1020 - Interior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 40-year service life. Based on the assessment, it is expected to expire in 2040.
Recommendation: No action is required.

System: C1030 - Fittings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

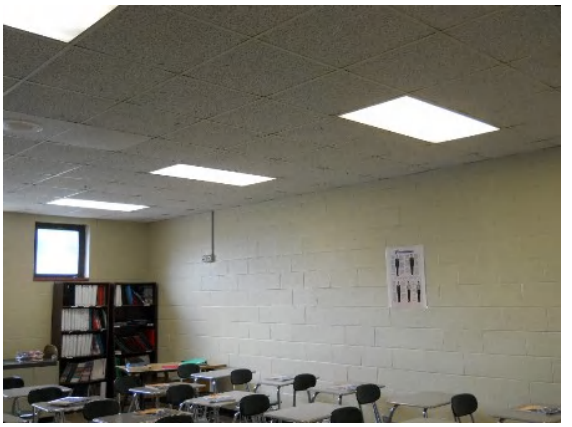
System: C2010 - Stair Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 75-year service life. Based on the assessment, it is expected to expire in 2050.
Recommendation: No action is required.



System: C3010 - Wall Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2000. It has a 10-year service life which expired in 2010.
Recommendation: The system should be replaced.

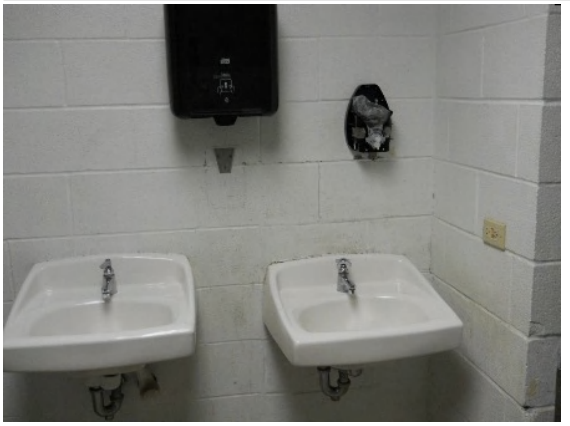
Deficiency
Location: ROTC
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Wall Finishes System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $47,690

System: C3020 - Floor Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.



System: C3030 - Ceiling Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1990. It has a 20-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency
Location: ROTC
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: ceilings show considerable wear and are beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $84,744



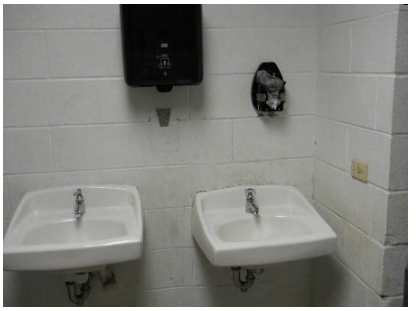
System: D2010 - Plumbing Fixtures
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 30-year service life which expired in 2005.
Recommendation: The system should be replaced.

Deficiency
Location: ROTC
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Plumbing Fixtures System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $67,847

System: D2020 - Domestic Water Distribution
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 30-year service life which expired in 2005.
Recommendation: The system should be replaced.

Deficiency
Location: ROTC
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Domestic Water Distribution System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $6,776

System: D2030 - Sanitary Waste
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 30-year service life which expired in 2005.
Recommendation: The system should be replaced.



Deficiency

Location: ROTC
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Sanitary Sewer System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $23,245

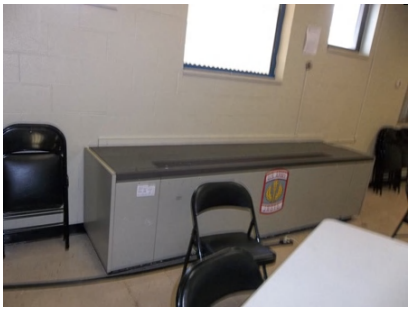
System: D2040 - Rain Water Drainage
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 30-year service life which expired in 2005.
Recommendation: The system should be replaced.

Deficiency

Location: ROTC
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Rain Water Drainage System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $3,946

System: D2090 - Other Plumbing Systems-Nat Gas
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 20-year service life which expired in 1995.
Recommendation: The system should be replaced.

System: D3040 - Distribution Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 30-year service life which expired in 2005.
Recommendation: The system should be replaced.



Deficiency

Location:	ROTC
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Short Term Conditions (2-3 Years)
Notes:	Distribution Systems (ductwork) beyond useful life. Replace
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$92,550

System:	D3050 - Terminal & Package Units
Analysis:	The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 15-year service life which expired in 1990.
Recommendation:	The system should be replaced.

Deficiency

Location:	ROTC
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Short Term Conditions (2-3 Years)
Notes:	Terminal & Package Units System beyond useful life. Replace
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$113,307

System:	D3060 - Controls & Instrumentation
Analysis:	The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 15-year service life which expired in 1990.
Recommendation:	The system should be replaced.

Deficiency

Location: ROTC
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Controls & Instrumentation beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $22,816

System: D3070 - Systems Testing & Balance
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 30-year service life which expired in 2005.
Recommendation: The system should be replaced.

Deficiency

Location: ROTC
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Testing & Balance System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $6,605

System: D4030 - Fire Protection Specialties
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 30-year service life which expired in 2005.
Recommendation: The system should be replaced.

Deficiency

Location: ROTC
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Electrical Service/Distribution System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $34,653

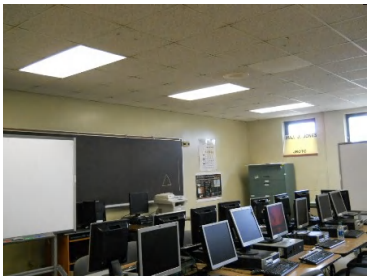
System: D5020 - Lighting and Branch Wiring
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 30-year service life which expired in 2005.
Recommendation: The system should be replaced.

Deficiency

Location: ROTC
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Lighting and Branch Wiring System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $166,315

System: D5030 - Communications and Security
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 15-year service life which expired in 1990.
Recommendation: The system should be replaced.

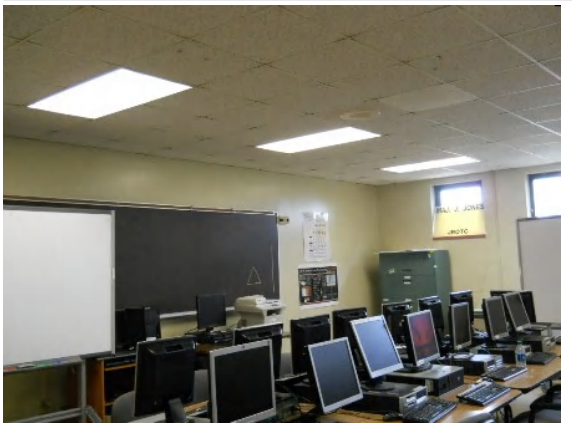


Deficiency

Location: ROTC
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Telephone System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $8,761

System: D5030910 - Fire Alarm System
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 10-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

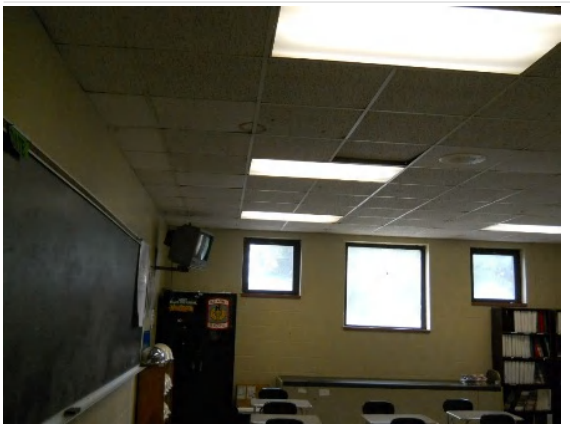
System: D5030910 - Security System, Camers, Access Control
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.



System: D5030920 - LAN System
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 15-year service life which expired in 1990.
Recommendation: The system should be replaced.

Deficiency

Location: ROTC
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: LAN System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $5,813



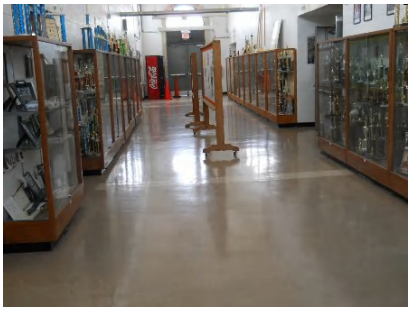
System: D5030920 - Public Address / Clock System
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 15-year service life which expired in 1990.
Recommendation: The system should be replaced.

Deficiency
Location: ROTC
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Public Address / Clock System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $5,536

System: E1020 - Institutional Equipment
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 20-year service life which expired in 1995.
Recommendation: The system should be replaced.

Deficiency
Location: ROTC
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Institutional Equipment System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $13,381

System: E2010 - Fixed Furnishings
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 20-year service life which expired in 1995.
Recommendation: The system should be replaced.



Deficiency

Location:	ROTC
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Short Term Conditions (2-3 Years)
Notes:	Fixed Furnishings System beyond useful life. Replace
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$24,874

Building Name: Vocational Shop 01

Year Built:	1975
Gross Area (SF):	5,613

The Austin High School Vocational Shop Building is a 1-story building. Originally built in 1975 there have been no additions with renovations in 1986, 1995, 2000, 2005 and 2006. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	6%	0.00%	$0
B30 Roofing	54%	0.00%	$0
C10 Interior Construction	63%	0.00%	$0
C30 Interior Finishes	28%	60.71%	$141,784
D20 Plumbing	0%	110.00%	$115,611
D30 HVAC	0%	110.00%	$127,864
D40 Fire Protection	19%	0.00%	$0
D50 Electrical	2%	101.61%	$245,308
E20 Furnishings	0%	110.00%	$26,673
		Total:	**$657,239**

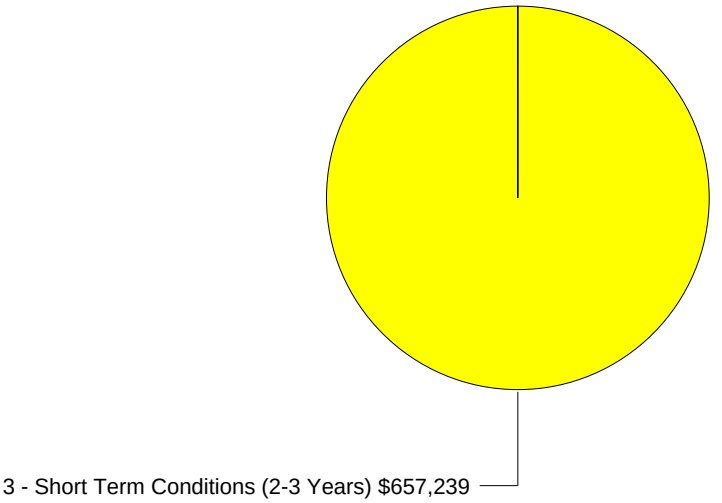
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$9.69	100	1975	2075	$73,426	-	0.00%	$0
A1030	Slab on Grade	$8.38	100	1975	2075	$63,500	-	0.00%	$0
B1020	Roof Construction	$15.73	100	1975	2075	$119,195	-	0.00%	$0
B2010	Exterior Walls	$17.29	75	1975	2050	$131,016	-	0.00%	$0
B2020	Exterior Windows	$11.24	30	1986	2016	$85,172	13%	0.00%	$0
B2030	Exterior Doors	$0.99	30	1995	2025	$7,502	43%	0.00%	$0
B3010120	Single Ply Membrane	$14.93	15	2005	2020	$113,133	53%	0.00%	$0
B3020	Roof Openings	$0.65	30	2005	2035	$4,925	77%	0.00%	$0
C1010	Partitions	$7.11	75	1975	2050	$53,876	51%	0.00%	$0
C1020	Interior Doors	$4.66	40	2006	2046	$35,311	85%	0.00%	$0
C1030	Fittings	$3.48	20	2006	2026	$26,370	70%	0.00%	$0
C3010	Wall Finishes	$6.13	10	2000	2010	$46,450	0%	110%	$51,095
C3020	Floor Finishes	$13.81	100	1975	2075	$104,646	63%	0.00%	$0
C3030	Ceiling Finishes	$10.88	20	1975	1995	$82,444	0%	110%	$90,688
D2010	Plumbing Fixtures	$8.72	30	1975	2005	$66,076	0%	110%	$72,684
D2020	Domestic Water Distribution	$0.87	30	1975	2005	$6,592	0%	110%	$7,252
D2030	Sanitary Waste	$2.97	30	1975	2005	$22,505	0%	110%	$24,756
D2040	Rain Water Drainage	$0.50	30	1975	2005	$3,789	0%	110%	$4,168
D2090	Other Plumbing Systems-Nat Gas	$0.81	20	1975	1995	$6,138	0%	110%	$6,752
D3040	Distribution Systems	$11.54	30	1975	2005	$87,445	0%	110%	$96,189
D3060	Controls & Instrumentation	$2.94	15	1975	1990	$22,278	0%	110%	$24,506
D3070	Systems Testing & Balance	$0.86	30	1975	2005	$6,517	0%	110%	$7,168
D4030	Fire Protection Specialties	$0.11	15	2000	2015	$834	20%	0.00%	$0
D5010	Electrical Service/Distribution	$4.45	30	1975	2005	$33,720	0%	110%	$37,092
D5020	Lighting and Branch Wiring	$21.40	30	1975	2005	$162,160	0%	110%	$178,376

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5030310	Telephone Systems	$1.18	15	1975	1990	$8,942	0%	105%	$9,389
D5030910	Fire Alarm System	$1.49	10	2005	2015	$11,291	30%	0.00%	$0
D5030910	Security System, Camers, Access Control	$0.78	15	2005	2020	$5,910	53%	0.00%	$0
D5030920	LAN System	$0.78	15	1975	1990	$5,910	0%	105%	$6,206
D5030920	Public Address / Clock System	$0.78	15	1975	1990	$5,910	0%	100%	$5,910
D5090	Other Electrical Systems	$1.00	20	1975	1995	$7,578	0%	110%	$8,335
E2010	Fixed Furnishings	$3.20	20	1975	1995	$24,248	0%	110%	$26,673
Total		$189.35				$1,434,809	21%	45.81%	$657,239

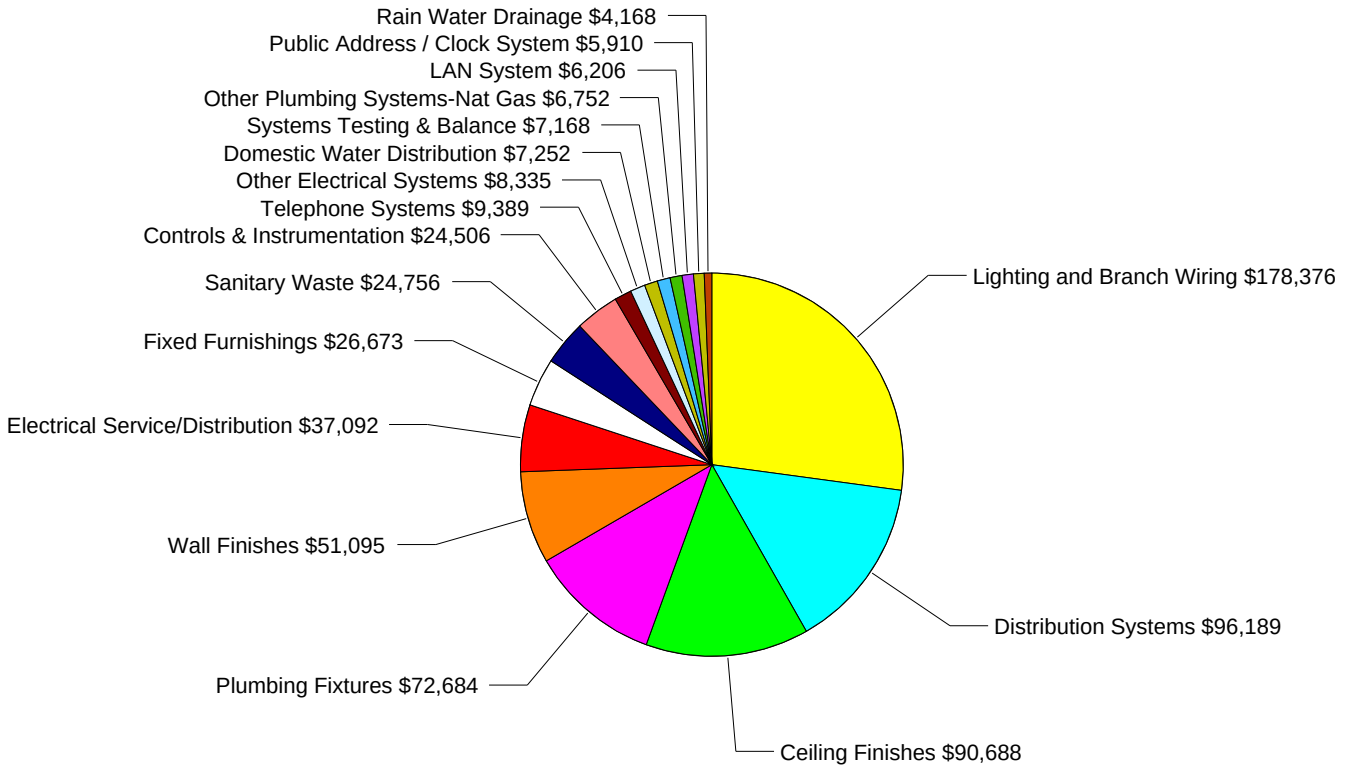
Building Deficiency Priority

Deficiencies by Priority:



Vocational Shop 01 Condition Budget: $657,239

Building Deficiencies Budget Detail



Vocational Shop 01 Condition Budget: $657,239

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 100-year service life. Based on the assessment, it is expected to expire in 2075 and is non-renewable.
Recommendation: No action is required.

System: A1030 - Slab on Grade
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 100-year service life. Based on the assessment, it is expected to expire in 2075 and is non-renewable.
Recommendation: No action is required.

System: B1020 - Roof Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 100-year service life. Based on the assessment, it is expected to expire in 2075 and is non-renewable.
Recommendation: No action is required.

System: B2010 - Exterior Walls
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 75-year service life. Based on the assessment, it is expected to expire in 2050 and is non-renewable.
Recommendation: No action is required.

System: B2020 - Exterior Windows
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1986. It has a 30-year service life. Based on the assessment, it is expected to expire in 2016.
Recommendation: No action is required.

System: B2030 - Exterior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 30-year service life. Based on the assessment, it is expected to expire in 2025.
Recommendation: No action is required.

System: B3010 - Roof Coverings
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

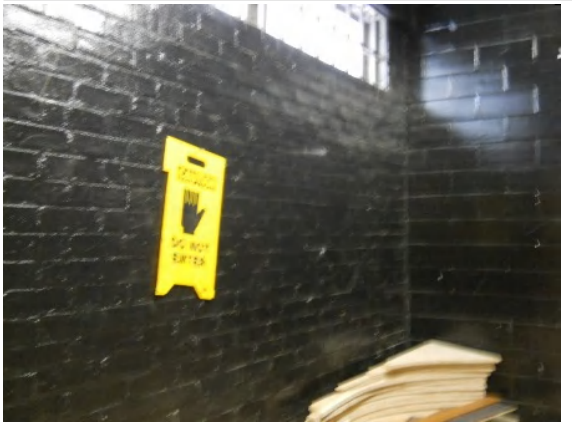
System: B3010120 - Single Ply Membrane
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: B3020 - Roof Openings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.
Recommendation: No action is required.

System: C1010 - Partitions
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 75-year service life. Based on the assessment, it is expected to expire in 2050.
Recommendation: No action is required.

System: C1020 - Interior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 40-year service life. Based on the assessment, it is expected to expire in 2046.
Recommendation: No action is required.

System: C1030 - Fittings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 20-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.



System: C3010 - Wall Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2000. It has a 10-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Vocational Shop 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Wall Finishes System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $51,095

System: C3020 - Floor Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1975. It has a 100-year service life. Based on the assessment, it is expected to expire in 2075.
Recommendation: No action is required.

System: C3030 - Ceiling Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 20-year service life which expired in 1995.
Recommendation: The system should be replaced.

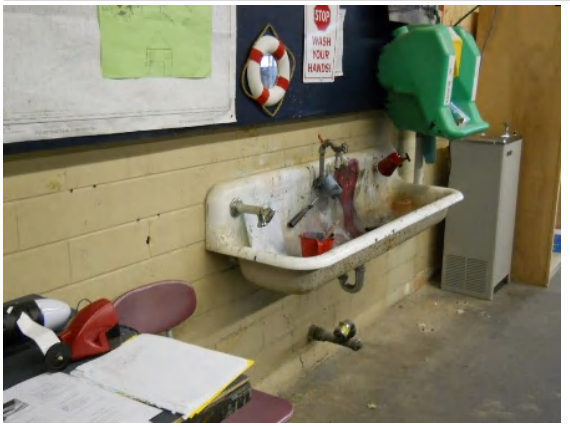
Deficiency

Location: Vocational Shop 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: ceilings show considerable wear and are beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $90,688

System: D2010 - Plumbing Fixtures
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 30-year service life which expired in 2005.
Recommendation: The system should be replaced.

Deficiency

Location: Vocational Shop 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Plumbing Fixtures System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $72,684

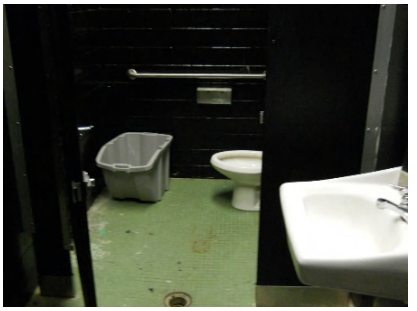


System: D2020 - Domestic Water Distribution
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 30-year service life which expired in 2005.
Recommendation: The system should be replaced.

Deficiency

Location: Vocational Shop 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Domestic Water Distribution System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $7,252

System: D2030 - Sanitary Waste
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 30-year service life which expired in 2005.
Recommendation: The system should be replaced.



Deficiency

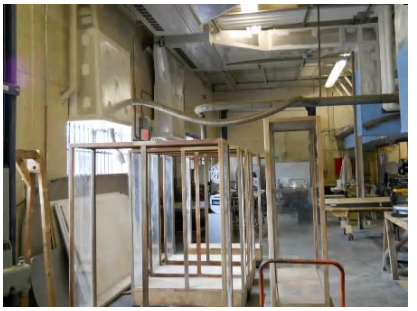
Location: Vocational Shop 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Sanitary Sewer System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $24,756

System: D2040 - Rain Water Drainage
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 30-year service life which expired in 2005.
Recommendation: The system should be replaced.

Deficiency

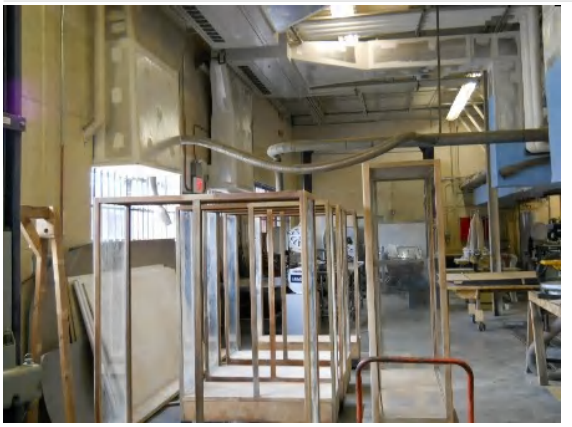
Location: Vocational Shop 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Rain Water Drainage System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $4,168

System: D2090 - Other Plumbing Systems-Nat Gas
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 20-year service life which expired in 1995.
Recommendation: The system should be replaced.



Deficiency

Location: Vocational Shop 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Other Electrical System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $6,752



System: D3040 - Distribution Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 30-year service life which expired in 2005.
Recommendation: The system should be replaced.

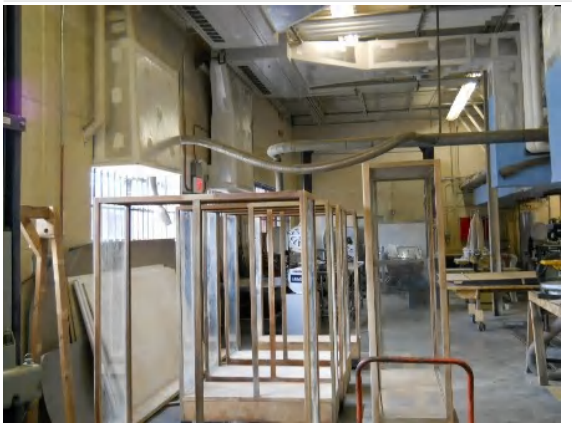
Deficiency

Location: Vocational Shop 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Distribution Systems (ductwork) beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $96,189

System: D3060 - Controls & Instrumentation
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 15-year service life which expired in 1990.
Recommendation: The system should be replaced.

Deficiency

Location: Vocational Shop 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Controls & Instrumentation beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $24,506



System: D3070 - Systems Testing & Balance
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 30-year service life which expired in 2005.
Recommendation: The system should be replaced.

Deficiency

Location: Vocational Shop 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Testing & Balance System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $7,168

System: D4030 - Fire Protection Specialties
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 30-year service life which expired in 2005.
Recommendation: The system should be replaced.

Deficiency

Location: Vocational Shop 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Electrical Service/Distribution System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $37,092

System: D5020 - Lighting and Branch Wiring
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 30-year service life which expired in 2005.
Recommendation: The system should be replaced.

Deficiency

Location: Vocational Shop 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Lighting and Branch Wiring System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $178,376

System: D5030 - Communications and Security
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 15-year service life which expired in 1990.
Recommendation: The system should be replaced.

Deficiency

Location: Vocational Shop 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Telephone System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $9,389

System: D5030910 - Fire Alarm System
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 10-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: D5030920 - LAN System
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 15-year service life which expired in 1990.
Recommendation: The system should be replaced.

Deficiency

Location: Vocational Shop 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: LAN System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $6,206

System: D5030920 - Public Address / Clock System
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 15-year service life which expired in 1990.
Recommendation: The system should be replaced.

Deficiency
Location: Vocational Shop 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Public Address / Clock System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $5,910

System: D5090 - Other Electrical Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 20-year service life which expired in 1995.
Recommendation: The system should be replaced.

Deficiency
Location: Vocational Shop 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Other Electrical System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $8,335

System: E2010 - Fixed Furnishings
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1975. It has a 20-year service life which expired in 1995.
Recommendation: The system should be replaced.

Deficiency

Location:	Vocational Shop 01
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Short Term Conditions (2-3 Years)
Notes:	Fixed Furnishings System beyond useful life. Replace
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$26,673

Appendix 1 - Assessment Criteria

Assessment Criteria

Task No	Task Description	Score	Comments
1000.00	Facility Condition		
1000.00	What is the Building's facility condition based on its facility condition index?	N/A	
2000.00	Educational Suitability		
2000.00	What is the educational suitability score for this school as determined by MGT in 2012?	56	
3000.00	Technology Readiness		
3000.00	What is the technology readiness score as determined by MGT in 2012?	51	

Glossary

Abandoned	A facility owned by a district that is not occupied and not maintained. See Vacant.
Building	A fully enclosed and roofed structure that can be traversed internally without exiting to the exterior.
Building addition	An area, space or component of a building added to a building after the original building's year built date. "Main" is used to designate the original building. Additions built prior to 1980 were included in the Main building area calculations to reflect their predicted system depreciation characteristics and remaining useful life.
Calculated Next Renewal	Calculated Next Renewal refers to the year a system or building element completes its useful life based on its installed date and its expected useful or design life.
Capital Renewal	Capital Renewal refers to physical facility condition work (excluding suitability and technology work) that includes the cyclical replacement of building systems or elements as they become obsolete or beyond their useful life that is not normally included in an annual operating maintenance budget.
Category	Category refers to the type or class of a user defined deficiency grouping with shared or similar characteristics. Category descriptions are:
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
Condition Budget	The Condition Budget, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the cortrective actions due to packaging the work.
Condition Score	Condition Score is a factor used in the calculation of School Score expressed as
Correction	Correction refers to an assessor's recommended deficiency repair or replacement action. For any system or element deficiency, there can be multiple and alternative solutions for its repair or replacement. A Correction is user defined and tied to a material defined in a Uniformat II element, or system it is intended to address. It excludes other peripheral costs that may also be included in the pacakaging of repair, replacement or renewal improvements that may also be triggered by the deficiency correction.
Criteria	Criteria refers to the set of requirements, guidelines or standards that are assessed and rated to develop a score.
Current Period	The Current Period is the curent year plus a user defined number of forward years.
Current Replacement Value (CRV)	Current Replacement Value (CRV), also known as Replacement Value represents the hypothetical total cost of rebuilding or replacing an existing facility in current dollars to an optimal state-of-the-art condition under current codes and construction standards and techniques.
Deferred maintenance	Deferred maintenance is condition work (excluding suitability and technology readiness needs) deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
Deficiency	A deficiency is a repair item that is damaged, missing, inadequate or insufficient for an intended purpose.
Distress	Distress refers to a user defined root cause of a deficiency. Distress descriptions are:
Element	Elements are the major components that comprise building systems as defined by Uniformat.
Extended Facility Condition Index (EFCI)	Extended Facility Condition Index (EFCI) is calculated as the condition needs for the current year plus facility system renewal for user defined forward years (the Current Period) divided by Current Replacement Value.
Facility	A facility refers to site(s), building(s), or building addition(s), or combinations thereof that provide a particular service or support of an educational purpose.

Facility Condition Index (FCI)	FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100%(very poor).
Forecast Period	The Forecast Period refers to a user defined number of years after the Current Period.
Gross square feet (GSF)	The area of the enclosed floor space of a building or building addition in square feet measured to the outside face of the enclosing wall.
Install year	The year a system or element was built or the most recent major renovation date where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced.
Life cycle	Life cycle refers to the period of time that a building or or element exists and can serve its intended function. The cycle includes warranty period, intrinsic period, and run to failure period. (See Useful Life)
Next Renewal	Next Renewal refers to a manually adjusted expected useful life of a system or element based on on-site inspection either by reducing or extending the Calculated Next Renewal to more accurately current conditions.
Order of Magnitude	Order of Magnitude refers to a rough approximation made with a degree of knowledge and confidence that the budgeted, projected or estimated cost falls within a reasonable range of cost values.
Priority	Priority refers to a deficiency's urgency for repair as determined by the assessment team.
Remaining Service Life %	Remaining Service Life % is a calculated value such that RSL% = RSL divided by its system Design Life (not displayed).
Remaining Service Life (RSL)	Remaining service life is a measure of a system's or element's predicted remaining useful life calculated as RSL = Next Renewal or Calculated Next Renewal Year minus the Current Year.
Remaining Service Life Index (RSLI)	The Remaining Service Life Index (RSLI) also known as the Condition Index (CI) is calculated as the sum of a renewable systems Remaining Service Life (RSL) Value divided by the sum of a system's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new) to 0.00% (expired - no remaining life).
Remaining Service Life Value	Remaining Service Life Value also known as the RSL Weight is a calculated value used to determine the RSLI that is equal to the system Value (Unit Cost * Qty) * RSL (not displayed).
Replacement Value	See Current Replacement Value.
Site	A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support a facility.
Soft Costs	Soft Costs are a construction industry term that refers to expense items that are not considered direct construction costs. Soft costs are user defined and include architectural, engineering, management, testing, and mitagation fees, and other owner pre- and post-construction expenses.
Suitability	Suitability refers to the measure of how well a facility supports the educational program(s) that it houses based on criteria derived from state laws, guidelines and national educational best practices.
Suitability Score	Suitability Score is a calculated value expressed as
System	System refers to building and related site work elements as described by ASTM Uniformat II Classification for Building Elements (E1557-97) a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also Uniformat II.
System Condition Index (SCI)	System Condition Index (SCI) is the ratio of a system's current condition deficiency costs to its replacement value - also known as "percent used" ranging from 0 percent to 100 percent or greater due to the addition of the system's renewal premium the additional costs to prepare for the system renewal such as demolition costs.
Technology Score	Technology Score, also known as Technology Readiness Score, is calculated as follows: (Sum of scoring for technology readiness criteria issues) * weighted value.

Uniformat	Uniformat, also known as Uniformat II, a publication of the Construction Specification Institute (CSI), is ASTM Uniformat II Classification for Building Elements (E1557-97). UniFormat is a method of arranging construction information based on functional elements or parts of a facility characterized by their functions without regard to the materials and methods used to accomplish them. These elements are often referred to as systems or assemblies.
Useful Life	Useful Life refers to the intrinsic period of time a system or element is expected to perform as intended. Useful life is generally provided by manufacturers of materials, systems and elements through their literature, testing and experience. Useful Lives in this project are derived from the Building Owners and Managers (BOMA) organization's guidelines, RSMeans cost data, and from user defined historical experience.
Utilization	Utilization, also known as School Utilization, refers to ratio of students to the school's capacity calculated by dividing the number enrolled at the school by its Program Capacity.
Vacant	Vacant refers to a facility that is not occupied but is a maintained facility by a district. See Abandoned.
Weight (Weighting Factor)	Weight, also known as Weighting Factor, is a user defined factor used to apply more or less emphasis to system or element attributes such as deficiency category, deficiency priority or functional adequacy standard. For example, $100 of a Priority 1 issue by default has the same cost value (1x) as $100 of a Priority 5 item. Using weighting factors, the user can establish a priority factor so that for ranking or sorting purposes the facility (District, School, Building, Room, etc.) with a greater weighting (say 2x) thereby elevating it in rank order over the facility with Priority 1.
Year built	The year that a building or addition was originally built based on its date of substantial completion or occupancy.