School Assessment Report

Type: High Schools
School: Booker T Washington High School
Date: Jul 16, 2012

Table of Contents

Executive Summary

School Name: Booker T Washington High School

Number of Buildings:	8
Gross Area (SF):	269,574
Replacement Value:	$71,464,633
Condition Budget:	$12,367,352
Total FCI:	17.31%
Total RSLI:	23%
Total CFI:	17.3%
Condition Score:	82.69
Suitability, Educational Score:	57.95
Suitability, Tech Read Score:	56.7
Suitability, Total Score:	57.7
School Score:	70.19

Summary:
Booker T. Washington High School campus is located at 119 East 39th Street, Houston TX, and consists of 4 main school buildings. The original campus was constructed in 1958 and additions to the main school building were constructed in 1962, 1988 and 2002. Ancillary buildings on campus include a classroom addition, Laboratory Building, Mechanical Building, T-Buildings and temporary storage sheds. In addition to the buildings, the campus contains covered walkways, baseball field, football field, track, and basketball hard-court. 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 each building and other facilities on the campus.

Condition Budget Summary

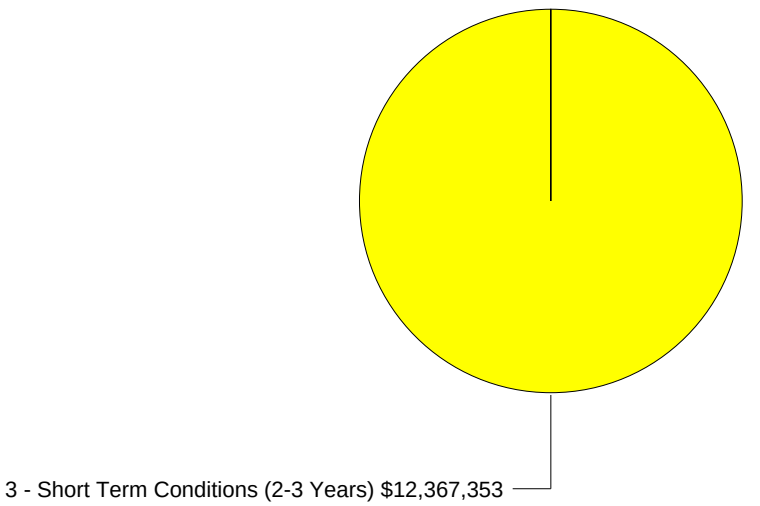
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based 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	6%	3.13%	$251,874
B30 Roofing	26%	2.34%	$83,592
C10 Interior Construction	23%	45.59%	$1,861,103
C20 Stairs	18%	0.00%	$0
C30 Interior Finishes	2%	104.18%	$6,864,386
D10 Conveying	31%	0.00%	$0
D20 Plumbing	21%	0.00%	$0
D30 HVAC	33%	8.24%	$704,289
D40 Fire Protection	13%	0.00%	$0
D50 Electrical	44%	0.00%	$0
E10 Equipment	4%	105.72%	$504,126

Uniformat Classification	RSLI	SCI	Condition Budget
E20 Furnishings	0%	110.00%	$937,427
F10 Special Construction	40%	0.00%	$0
G20 Site Improvements	10%	24.78%	$1,160,556
G30 Site Mechanical Utilities	49%	0.00%	$0
G40 Site Electrical Utilities	19%	0.00%	$0
		Total:	**$12,367,353**

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Building 01 Administration and Class Rooms	169,120	18.0%	$0	$0	$7,685,210	$0	$0	$7,685,210
Building 02 Classroom Addition	35,105	23.9%	$0	$0	$2,154,239	$0	$0	$2,154,239
Building 03 Engineering	36,049	13.7%	$0	$0	$1,261,690	$0	$0	$1,261,690
Building 04 Mechanical	2,900	0.7%	$0	$0	$11,551	$0	$0	$11,551
Covered Patio Cafateria	3,000	25.9%	$0	$0	$94,106	$0	$0	$94,106
Covered Pavillion	6,400	0.0%	$0	$0	$0	$0	$0	$0
Covered Pavillion 2	6,400	0.0%	$0	$0	$0	$0	$0	$0
Covered Walkways	10,600	0.0%	$0	$0	$0	$0	$0	$0
Site		17.7%	$0	$0	$1,160,556	$0	$0	$1,160,556
Total:	269,574	17.3%	$0	$0	$12,367,353	$0	$0	$12,367,353



School Condition Budget: $12,367,353

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:	$1,160,556
Site Acreage		Total FCI:	17.73%
Replacement Value:	$6,547,009	Total RSLI:	17%

Site:
Booker T. Washington's original site was originally constructed in 1958. The site is occupied by 4 permanent structures and 4 temporary buildings. Campus site features include; paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, fencing, football practice field with bleachers, baseball practice field, basketball hardcourt, and a track. 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	10%	24.78%	$1,160,556
G30 Site Mechanical Utilities	49%	0.00%	$0
G40 Site Electrical Utilities	19%	0.00%	$0
		Total:	**$1,160,556**

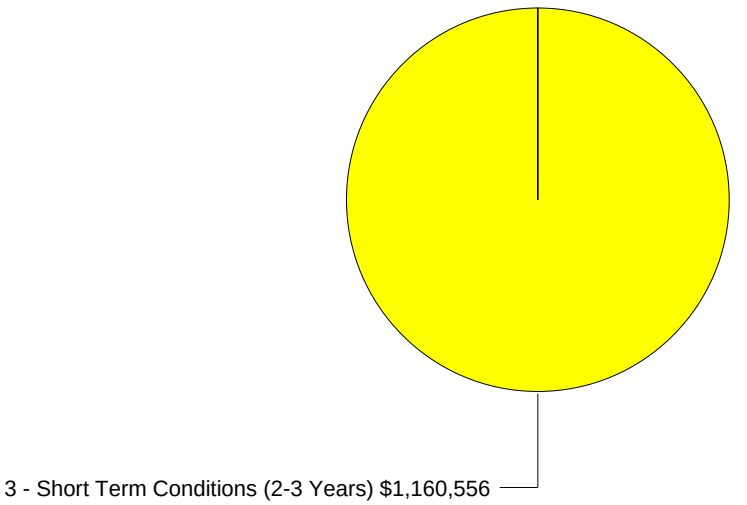
Site Deficiencies Budget Detail

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	1988	2013	$567,723	4%	0.00%	$0
G2020	Parking Lots	$4.01	25	1988	2013	$1,459,339	4%	0.00%	$0
G2020	Pedestrian Paving - sidewalks, etc	$0.76	30	1988	2018	$276,583	20%	0.00%	$0
G2040	Baseball Field	$2.00	30	1988	2018	$727,850	20%	0.00%	$0
G2040	Basketball / hard court play area	$1.05	10	1988	1998	$382,121	0%	100%	$382,121
G2040	Football Field Natural Turf	$0.50	10	1988	1998	$181,962	0%	100%	$181,962
G2040	Site Development	$1.15	30	1988	2018	$418,514	20%	0.00%	$0
G2040	Track Synthetic Surface - Resurface only	$0.35	10	2010	2020	$127,374	80%	0.00%	$0
G2050	Landscaping	$1.49	10	1988	1998	$542,248	0%	110%	$596,473
G3010	Water Supply	$0.45	50	1988	2038	$163,766	52%	0.00%	$0
G3020	Sanitary Sewer	$1.25	50	1988	2038	$454,906	52%	0.00%	$0
G3030	Storm Sewer	$0.89	50	1988	2038	$323,893	52%	0.00%	$0
G3060	Fuel Distribution	$0.26	30	1988	2018	$94,620	20%	0.00%	$0
G4020	Site Lighting	$2.27	30	1988	2018	$826,110	20%	0.00%	$0
Total		$17.99				$6,547,009	18%	17.73%	$1,160,556

Site Deficiency Priority

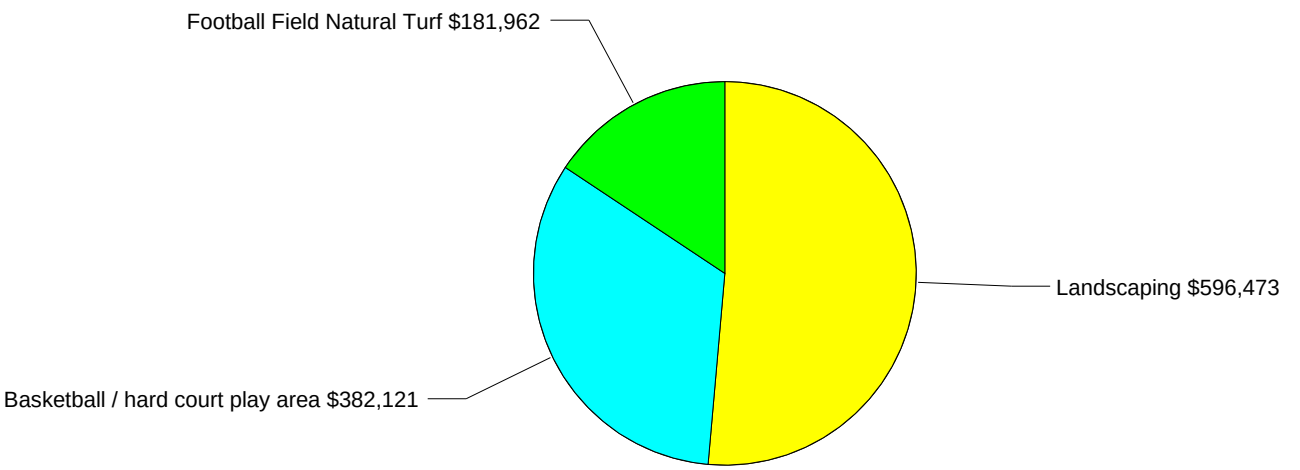
Site Deficiencies by Priority:



Site Condition Budget: $1,160,556

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: $1,160,556

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 1988. It has a 25-year service life. Based on the assessment, it is expected to expire in 2013.
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 1988. It has a 25-year service life. Based on the assessment, it is expected to expire in 2013.
Recommendation:	No action is required.

System:	G2020 - Pedestrian Paving - sidewalks, etc
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation:	No action is required.

System:	G2040 - Baseball 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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation:	No action is required.

System:	G2040 - Basketball / hard court play area
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 1988. It has a 10-year service life which expired in 1998.
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: The basketball court / hard court play area is used for several activities, tennis is one of them and poles to support the net need to be installed and the court stripped for tennis. The basketball hoops are missing nets and the surface needs to be stripped at each hoop for basketball. The entire asphalt surfaces is cracked in several locations and needs to be resurfaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $382,121

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 1988. It has a 10-year service life which expired in 1998.
Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The football field is inadequate. Re-sod, grade and level the playing field.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $181,962

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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

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 2010. It has a 10-year service life. Based on the assessment, it is expected to expire in 2020.
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 1988. It has a 10-year service life which expired in 1998.
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: Landscaping is inadequate. Replace and inhance the landscaping.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $596,473

System: G3010 - Water 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 1988. It has a 50-year service life. Based on the assessment, it is expected to expire in 2038.
Recommendation: No action is required.

System: G3020 - Sanitary Sewer
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 1988. It has a 50-year service life. Based on the assessment, it is expected to expire in 2038.
Recommendation: No action is required.

System: G3030 - Storm Sewer
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 1988. It has a 50-year service life. Based on the assessment, it is expected to expire in 2038.
Recommendation: No action is required.

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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

System:	G4020 - Site Lighting
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation:	No action is required.

Buildings

Building Name: Building 01 Administration and Class Rooms

Year Built:	1958
Gross Area (SF):	169,120

The Booker T. Washiongton High School Main Building is a 2-story building. Originally built in 1958, there have been renovations in 1988 as well as a Classroom Addition Building in 1988. 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
A20 Basement Construction	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	8%	3.65%	$203,426
B30 Roofing	59%	0.00%	$0
C10 Interior Construction	3%	49.57%	$1,409,142
C20 Stairs	7%	0.00%	$0
C30 Interior Finishes	0%	110.00%	$5,060,536
D10 Conveying	31%	0.00%	$0
D20 Plumbing	22%	0.00%	$0
D30 HVAC	36%	0.00%	$0
D40 Fire Protection	24%	0.00%	$0
D50 Electrical	25%	0.00%	$0
E10 Equipment	0%	110.00%	$354,112
E20 Furnishings	0%	110.00%	$657,995
		Total:	**$7,685,210**

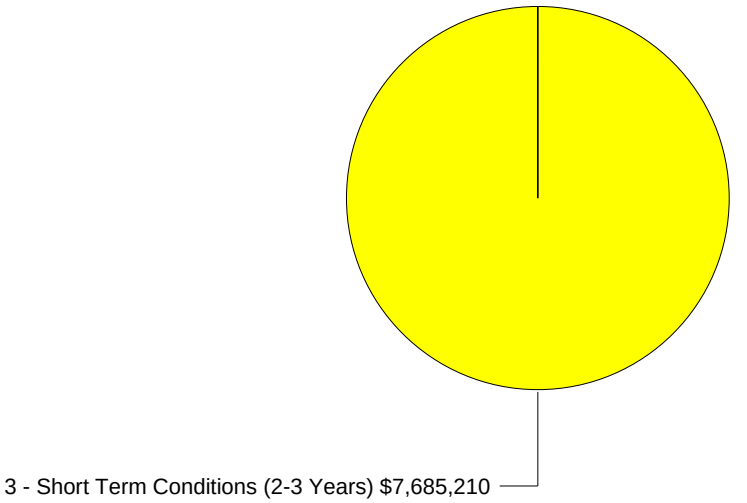
Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$7.91	100	1958	2058	$1,805,948	-	0.00%	$0
A1030	Slab on Grade	$6.84	100	1958	2058	$1,561,654	-	0.00%	$0
A2010	Basement Excavation	$0.23	100	1958	2058	$52,512	-	0.00%	$0
A2020	Basement Walls	$3.14	100	1958	2058	$716,900	-	0.00%	$0
B1010	Floor Construction	$16.99	100	1958	2058	$3,879,021	-	0.00%	$0
B1020	Roof Construction	$12.83	100	1958	2058	$2,929,243	-	0.00%	$0
B2010	Exterior Walls	$14.10	75	1958	2033	$3,219,199	-	0.00%	$0
B2020	Exterior Windows	$9.47	30	1988	2018	$2,162,115	20%	0.00%	$0
B2030	Exterior Doors	$0.81	30	1958	1988	$184,933	0%	110%	$203,426
B3010105	Built-Up	$9.24	25	2002	2027	$2,109,603	60%	0.00%	$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
B3010130	Preformed Metal Roofing	$0.05	25	1988	2013	$11,416	4%	0.00%	$0
C1010	Partitions	$5.80	40	1958	1998	$1,324,210	0%	0.00%	$0
C1020	Interior Doors	$3.81	40	1958	1998	$869,869	0%	80.00%	$695,895
C1030	Fittings	$2.84	20	1988	2008	$648,406	0%	110%	$713,247
C2010	Stair Construction	$3.40	40	1958	1998	$776,261	0%	0.00%	$0
C3010	Wall Finishes	$5.00	10	1988	1998	$1,141,560	0%	110%	$1,255,716
C3020210	Carpet	$0.56	7	1988	1995	$127,855	0%	110%	$140,640
C3020210	Terrazzo	$2.49	50	1958	2008	$568,497	0%	110%	$625,347
C3020410	VCT	$2.07	12	1988	2000	$472,606	0%	110%	$519,866
C3020410	Wood	$1.14	30	1958	1988	$260,276	0%	110%	$286,303
C3030	Ceiling Finishes	$8.89	20	1988	2008	$2,029,694	0%	110%	$2,232,663
D1010	Elevators and Lifts	$2.86	35	1988	2023	$652,972	31%	0.00%	$0
D2010	Plumbing Fixtures	$7.12	30	1989	2019	$1,625,581	23%	0.00%	$0
D2020	Domestic Water Distribution	$0.72	30	1989	2019	$164,385	23%	0.00%	$0
D2030	Sanitary Waste	$2.43	30	1989	2019	$554,798	23%	0.00%	$0
D2040	Rain Water Drainage	$0.41	30	1989	2019	$93,608	23%	0.00%	$0
D2090	Other Plumbing Systems-Nat Gas	$0.67	20	1989	2009	$152,969	0%	0.00%	$0
D3040	Distribution Systems	$9.71	30	1989	2019	$2,216,910	23%	0.00%	$0
D3050	Terminal & Package Units	$10.76	15	2004	2019	$2,456,637	47%	0.00%	$0
D3060	Controls & Instrumentation	$2.40	15	2004	2019	$547,949	47%	0.00%	$0
D3070	Systems Testing & Balance	$0.70	30	1989	2019	$159,818	23%	0.00%	$0
D4020	Standpipes	$0.24	40	1989	2029	$54,795	43%	0.00%	$0
D4030	Fire Protection Specialties	$0.10	15	1989	2004	$22,831	0%	0.00%	$0
D4090	Other Fire Protection Systems	$0.97	15	1989	2004	$221,463	0%	0.00%	$0
D5010	Electrical Service/Distribution	$3.64	30	1990	2020	$831,056	27%	0.00%	$0
D5020	Lighting and Branch Wiring	$17.46	30	1990	2020	$3,986,328	27%	0.00%	$0
D5030310	Telephone Systems	$0.97	15	1999	2014	$221,463	13%	0.00%	$0
D5030910	Fire Alarm System	$1.21	10	1999	2009	$276,258	0%	0.00%	$0
D5030910	Security System, Camers, Access Control	$0.63	15	1999	2014	$143,837	13%	0.00%	$0
D5030920	LAN System	$0.63	15	1999	2014	$143,837	13%	0.00%	$0
D5030920	Public Address / Clock System	$0.63	15	1999	2014	$143,837	13%	0.00%	$0
D5090	Other Electrical Systems	$0.82	20	1999	2019	$187,216	35%	0.00%	$0
E1020	Institutional Equipment	$1.41	20	1989	2009	$321,920	0%	110%	$354,112
E2010	Fixed Furnishings	$2.62	20	1989	2009	$598,177	0%	110%	$657,995
Total		$186.72				$42,630,417	21%	18.03%	$7,685,210

Building Deficiency Priority

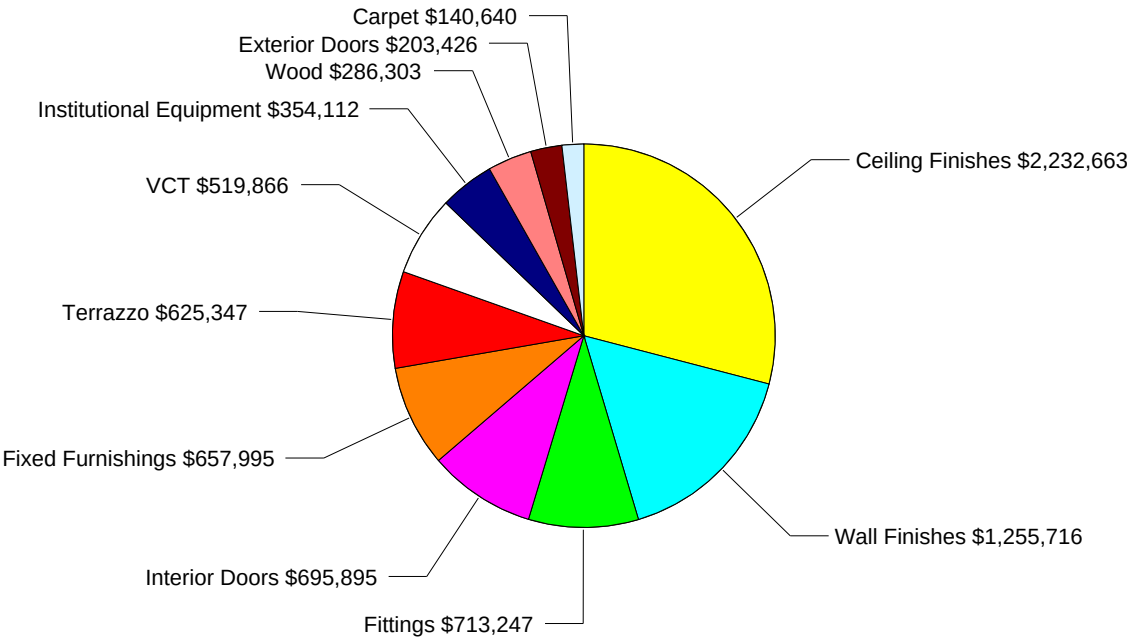
Deficiencies by Priority:



Building 01 Administration and Class Rooms Condition Budget: $7,685,210

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.



Building 01 Administration and Class Rooms Condition Budget: $7,685,210

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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 75-year service life. Based on the assessment, it is expected to expire in 2033 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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

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 1958. It has a 30-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency
Location: Building 01 Administration and Class Rooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The exterior doors are showing signs of wear, weather seals are damaged or missing, doors are scratched and dented. Replace all exterior doors.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $203,426

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: B3010105 - Built-Up
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 25-year service life. Based on the assessment, it is expected to expire in 2027.
Recommendation: No action is required.

System: B3010130 - Preformed Metal Roofing
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 1988. It has a 25-year service life. Based on the assessment, it is expected to expire in 2013.
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 1958. It has a 40-year service life which expired in 1998. However, based on the 2009 assessment, the service life has been extended to 2015.
Recommendation: No action is required.

System: C1020 - Interior 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 1958. It has a 40-year service life which expired in 1998.
Recommendation: The system should be replaced.

Deficiency
Location: Building 01 Administration and Class Rooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The interior doors throughout the building show signs of wear and damage. The doors are beyond expected life and require replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $695,895

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 1988. It has a 20-year service life which expired in 2008.
Recommendation: The system should be replaced.

Deficiency
Location: Building 01 Administration and Class Rooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The building fittings are inadequate and beyond expected life. Replace the toilet partitions, lockers, and all other building fittings.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $713,247

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 1958. It has a 40-year service life which expired in 1998. However, based on the 2009 assessment, the service life has been extended to 2015.
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 1988. It has a 10-year service life which expired in 1998.
Recommendation: The system should be replaced.

Deficiency

Location: Building 01 Administration and Class Rooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The painted interior is beyond its useful life, showing wear throughout the building and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,255,716

System: C3020 - Floor Finishes
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: C3020210 - Carpet
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 1988. It has a 7-year service life which expired in 1995.
Recommendation: The system should be replaced.

Deficiency

Location: Building 01 Administration and Class Rooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The carpet is stain, torn and beyond expected life. Replace the carpet floor finish.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $140,640

System: C3020210 - Terrazzo
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 1958. It has a 50-year service life which expired in 2008.
Recommendation: The system should be replaced.

Deficiency

Location: Building 01 Administration and Class Rooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Throughout the building the terrazzo flooring is cracked. The system is beyond its useful life and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $625,347

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 1988. It has a 12-year service life which expired in 2000.
Recommendation: The system should be replaced.

Deficiency

Location: Building 01 Administration and Class Rooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The VCT is cracked, shifting, delaminating and beyond its useful life. The system requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $519,866

System: C3020410 - Wood
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 1958. It has a 30-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency

Location: Building 01 Administration and Class Rooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Wood flooring on auditorium stage and gym needs to be sanded down and refinished.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $286,303

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 1988. It has a 20-year service life which expired in 2008.
Recommendation: The system should be replaced.

Deficiency

Location: Building 01 Administration and Class Rooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Ceiling tile are stained, failing and beyond expected life. Replace the ceiling tiles.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,232,663

System: D1010 - Elevators and Lifts
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 1988. It has a 35-year service life. Based on the assessment, it is expected to expire in 2023.
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 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: 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 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: 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 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: 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 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: 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 1989. It has a 20-year service life which expired in 2009. However, based on the 2009 assessment, the service life has been extended to 2015.
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 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: 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 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: 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 1989. It has a 40-year service life. Based on the assessment, it is expected to expire in 2029.
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 1989. It has a 15-year service life which expired in 2004. However, based on the 2009 assessment, the service life has been extended to 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 1989. It has a 15-year service life which expired in 2004. However, based on the 2009 assessment, the service life has been extended to 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 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: 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 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: 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 1999. It has a 15-year service life. Based on the assessment, it is expected to expire in 2014.
Recommendation: No action is required.

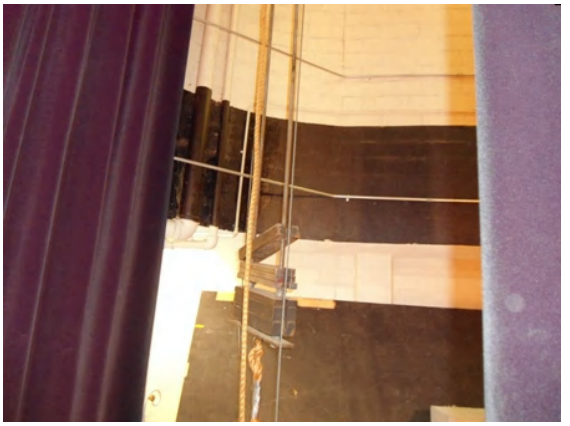
System: D5030910 - Fire Alarm System
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1999. It has a 10-year service life which expired in 2009. However, based on the 2009 assessment, the service life has been extended to 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 1999. It has a 15-year service life. Based on the assessment, it is expected to expire in 2014.
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 1999. It has a 15-year service life. Based on the assessment, it is expected to expire in 2014.
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 1999. It has a 15-year service life. Based on the assessment, it is expected to expire in 2014.
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 1999. It has a 20-year service life. Based on the assessment, it is expected to expire in 2019.
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 1989. It has a 20-year service life which expired in 2009.
Recommendation: The system should be replaced.

Deficiency
Location: Building 01 Administration and Class Rooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The institutional equipment is damaged, poses a safety hazard and is beyond expected life. Replace all institutional equipment.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $354,112

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 1989. It has a 20-year service life which expired in 2009.
Recommendation: The system should be replaced.

Deficiency

Location:	Building 01 Administration and Class Rooms
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Short Term Conditions (2-3 Years)
Notes:	The seating in the auditorium is damaged, the finish layer of wood has been pulled off from several chairs throughout auditorium. The fixed furnishings are damaged and beyond expected life. Replace all fixed furnishings.
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$657,995

Building Name: Building 02 Classroom Addition

Year Built:	1958
Gross Area (SF):	35,105

The 1962 Classroom Addition to Booker T. Washington consists of 2 floors of additional classrooms to the main building/campus. 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	8%	3.65%	$43,269
B30 Roofing	60%	0.00%	$0
C10 Interior Construction	6%	49.57%	$300,464
C20 Stairs	7%	0.00%	$0
C30 Interior Finishes	0%	81.46%	$891,439
D20 Plumbing	22%	0.00%	$0
D30 HVAC	10%	61.38%	$704,289
D40 Fire Protection	23%	0.00%	$0
D50 Electrical	25%	0.00%	$0
E10 Equipment	0%	110.00%	$75,069
E20 Furnishings	0%	110.00%	$139,711
		Total:	**$2,154,239**

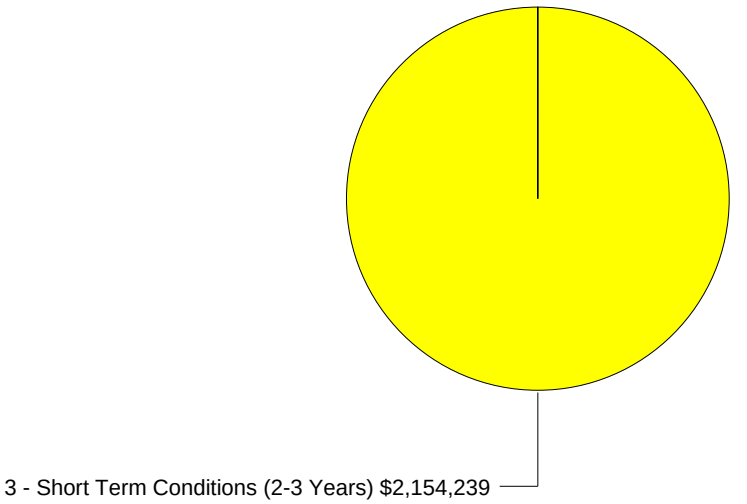
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$8.13	100	1958	2058	$385,295	-	0.00%	$0
A1030	Slab on Grade	$7.02	100	1958	2058	$332,690	-	0.00%	$0
A2010	Basement Excavation	$0.23	100	1958	2058	$10,900	-	0.00%	$0
A2020	Basement Walls	$3.22	100	1958	2058	$152,601	-	0.00%	$0
B1010	Floor Construction	$17.44	100	1958	2058	$826,512	-	0.00%	$0
B1020	Roof Construction	$13.18	100	1958	2058	$624,623	-	0.00%	$0
B2010	Exterior Walls	$14.47	75	1958	2033	$685,759	-	0.00%	$0
B2020	Exterior Windows	$9.73	30	1988	2018	$461,122	20%	0.00%	$0
B2030	Exterior Doors	$0.83	30	1958	1988	$39,335	0%	110%	$43,269
B3010105	Built-Up	$8.07	25	2002	2027	$382,451	60%	0.00%	$0
B3020	Roof Openings	$0.54	30	2002	2032	$25,592	67%	0.00%	$0
C1010	Partitions	$5.96	40	1958	1998	$282,455	0%	0.00%	$0
C1020	Interior Doors	$3.91	40	1958	1998	$185,302	0%	80.00%	$148,241
C1030	Fittings	$2.92	20	1989	2009	$138,384	0%	110%	$152,222
C2010	Stair Construction	$3.49	40	1958	1998	$165,397	0%	0.00%	$0
C3010	Wall Finishes	$5.13	10	1988	1998	$243,120	0%	110%	$267,432
C3020210	Ceramic Tile	$0.45		1958	1958	$21,326	-	110%	$23,459
C3020210	Terrazzo	$5.99		1958	1958	$283,877	-	0.00%	$0
C3020410	Sealed Concrete	$0.06		1958	1958	$2,844	-	110%	$3,128
C3020410	VCT	$2.34		1958	1958	$110,897	-	110%	$121,986
C3030	Ceiling Finishes	$9.12	20	1988	2008	$432,213	0%	110%	$475,434
D2010	Plumbing Fixtures	$7.31	30	1989	2019	$346,434	23%	0.00%	$0
D2020	Domestic Water Distribution	$0.73	30	1989	2019	$34,596	23%	0.00%	$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D2030	Sanitary Waste	$2.49	30	1989	2019	$118,005	23%	0.00%	$0
D2040	Rain Water Drainage	$0.42	30	1989	2019	$19,905	23%	0.00%	$0
D2090	Other Plumbing Systems-Nat Gas	$0.68	20	1989	2009	$32,226	0%	0.00%	$0
D3040	Distribution Systems	$9.98	30	1989	2019	$472,970	23%	0.00%	$0
D3050	Terminal & Package Units	$11.05	15	1989	2004	$523,679	0%	110%	$576,047
D3060	Controls & Instrumentation	$2.46	15	1989	2004	$116,584	0%	110%	$128,242
D3070	Systems Testing & Balance	$0.72	30	1989	2019	$34,122	23%	0.00%	$0
D4020	Standpipes	$0.25	40	1999	2039	$11,848	68%	0.00%	$0
D4030	Fire Protection Specialties	$0.10	15	1999	2014	$4,739	13%	0.00%	$0
D4090	Other Fire Protection Systems	$0.99	15	1999	2014	$46,918	13%	0.00%	$0
D5010	Electrical Service/Distribution	$3.73	30	1990	2020	$176,771	27%	0.00%	$0
D5020	Lighting and Branch Wiring	$17.93	30	1990	2020	$849,734	27%	0.00%	$0
D5030310	Telephone Systems	$0.99	15	1999	2014	$46,918	13%	0.00%	$0
D5030910	Fire Alarm System	$1.25	10	1999	2009	$59,240	0%	0.00%	$0
D5030910	Security System, Camers, Access Control	$0.65	15	1990	2005	$30,805	0%	0.00%	$0
D5030920	LAN System	$0.65	15	1999	2014	$30,805	13%	0.00%	$0
D5030920	Public Address / Clock System	$0.65	15	1999	2014	$30,805	13%	0.00%	$0
D5090	Other Electrical Systems	$0.84	20	1999	2019	$39,809	35%	0.00%	$0
E1020	Institutional Equipment	$1.44	20	1958	1978	$68,244	0%	110%	$75,069
E2010	Fixed Furnishings	$2.68	20	1958	1978	$127,010	0%	110%	$139,711
Total		$191.05				$9,014,859	16%	23.90%	$2,154,239

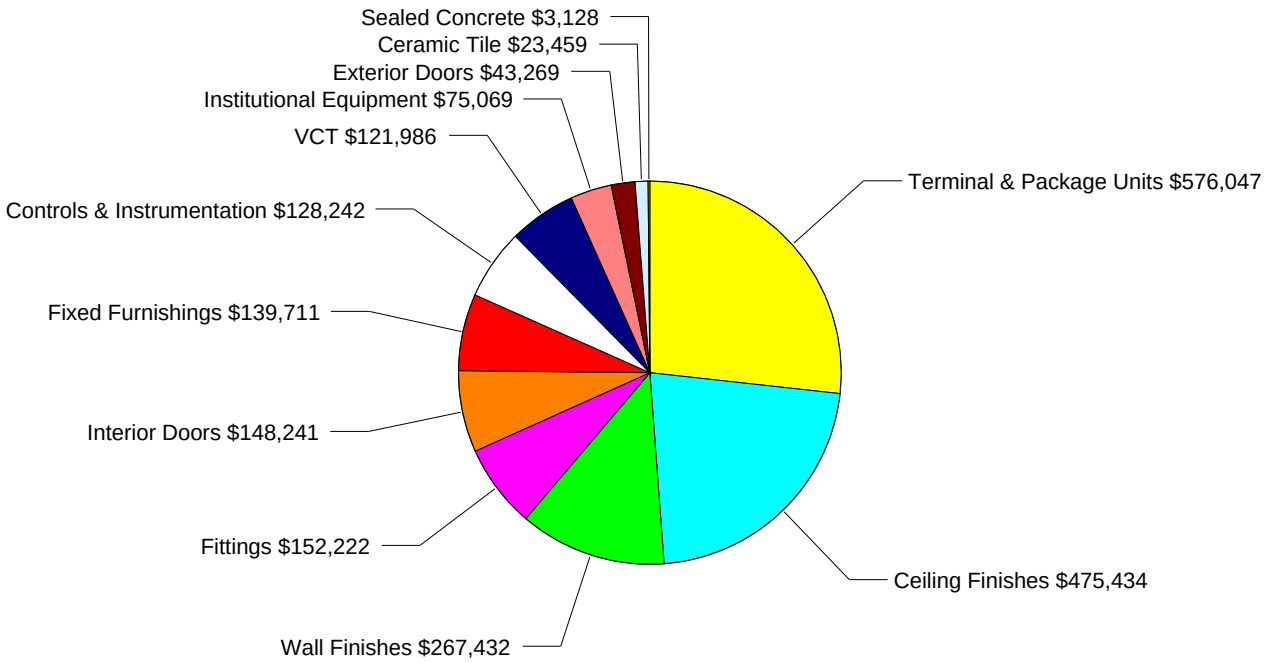
Building Deficiency Priority

Deficiencies by Priority:



Building 02 Classroom Addition Condition Budget: $2,154,239

Building Deficiencies Budget Detail



Building 02 Classroom Addition Condition Budget: $2,154,240

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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 75-year service life. Based on the assessment, it is expected to expire in 2033 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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

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 1958. It has a 30-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency

Location: Building 02 Classroom Addition
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Exterior steel doors are showing wear and age. Throughout the building, doors are marked up, dented and need to be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $43,269

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: B3010105 - Built-Up
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 25-year service life. Based on the assessment, it is expected to expire in 2027.
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 1958. It has a 40-year service life which expired in 1998. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: C1020 - Interior 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 1958. It has a 40-year service life which expired in 1998.
Recommendation: The system should be replaced.

Deficiency

Location: Building 02 Classroom Addition
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The interior doors throughout the building show signs of wear and damage. The doors are beyond useful life and require replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $148,241

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 1989. It has a 20-year service life which expired in 2009.
Recommendation: The system should be replaced.

Deficiency
Location: Building 02 Classroom Addition
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The fittings are beyond useful life and require replacement. Toilet partitions are showings signs of wear and some are not ADA compliant. Handrails are not compliant. Student lockers are damaged and showing signs of age.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $152,222

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 1958. It has a 40-year service life which expired in 1998. However, based on the 2009 assessment, the service life has been extended to 2015.
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 1988. It has a 10-year service life which expired in 1998.
Recommendation: The system should be replaced.

Deficiency

Location: Building 02 Classroom Addition
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The painted interior is beyond its useful life, showing wear throughout the building and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $267,432

System: C3020 - Floor Finishes
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: C3020210 - Ceramic Tile
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 1958. It has a 0-year service life which expired in 1958.
Recommendation: The system should be replaced.

Deficiency

Location: Building 02 Classroom Addition
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The ceramic tile located in the restrooms is showing signs of wear and age and needs to be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $23,459

System: C3020210 - 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 1958. It has a 0-year service life which expired in 1958. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: C3020410 - Sealed Concrete
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 1958. It has a 0-year service life which expired in 1958.
Recommendation: The system should be replaced.

Deficiency
Location: Building 02 Classroom Addition
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The exposed concrete floors need to be clean of all the bird droppings and then sealed.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $3,128

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 1958. It has a 0-year service life which expired in 1958.
Recommendation: The system should be replaced.

Deficiency
Location: Building 02 Classroom Addition
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The VCT is cracked, shifting, delaminating and beyond its useful life. The system requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $121,986

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 1988. It has a 20-year service life which expired in 2008.
Recommendation: The system should be replaced.

Deficiency

Location: Building 02 Classroom Addition
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The acoustical ceiling throughout the building is showing signs of aging; tiles are discolored and stained from water damage and missing tiles. The grid is also discolored. The ceiling system needs to be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $475,434

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 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: 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 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: 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 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: 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 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: 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 1989. It has a 20-year service life which expired in 2009. However, based on the 2009 assessment, the service life has been extended to 2015.
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 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: 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 1989. It has a 15-year service life which expired in 2004.
Recommendation: The system should be replaced.

Deficiency
Location: Building 02 Classroom Addition
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Fan coil units are beyond expected life. Replace all fan coil units.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $576,047

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 1989. It has a 15-year service life which expired in 2004.
Recommendation: The system should be replaced.

Deficiency
Location: Building 02 Classroom Addition
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: HVAC controls and instrumentation is beyond expected life. Replace all controls and instrumentation.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $128,242

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 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: 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 1999. It has a 40-year service life. Based on the assessment, it is expected to expire in 2039.
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 1999. It has a 15-year service life. Based on the assessment, it is expected to expire in 2014.
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 1999. It has a 15-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 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: 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 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: 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 1999. It has a 15-year service life. Based on the assessment, it is expected to expire in 2014.
Recommendation: No action is required.

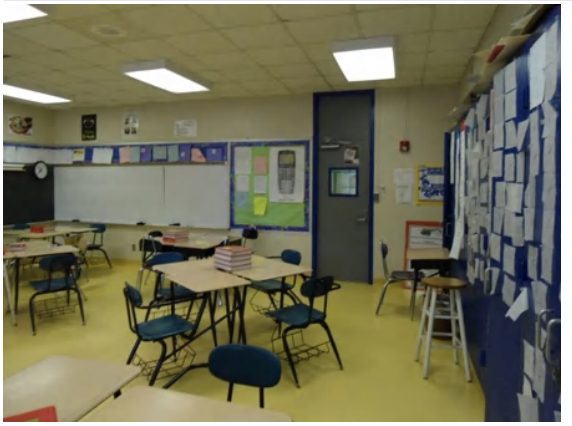
System: D5030910 - Fire Alarm System
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1999. It has a 10-year service life which expired in 2009. However, based on the 2009 assessment, the service life has been extended to 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 1990. It has a 15-year service life which expired in 2005. However, based on the 2009 assessment, the service life has been extended to 2015.
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 1999. It has a 15-year service life. Based on the assessment, it is expected to expire in 2014.
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 1999. It has a 15-year service life. Based on the assessment, it is expected to expire in 2014.
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 1999. It has a 20-year service life. Based on the assessment, it is expected to expire in 2019.
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 1958. It has a 20-year service life which expired in 1978.
Recommendation: The system should be replaced.

Deficiency

Location: Building 02 Classroom Addition
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The video equipment is inadequate for classrooms.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $75,069

System: E1090 - Other 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 1988. It has a 20-year service life which expired in 2008.
Recommendation: The system should be replaced.

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 1958. It has a 20-year service life which expired in 1978.
Recommendation: The system should be replaced.

Deficiency

Location:	Building 02 Classroom Addition
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Short Term Conditions (2-3 Years)
Notes:	The fixed furnishings are showing signs of age and wear and are beyond their expected life and need to be replaced.
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$139,711

Building Name: Building 03 Engineering

Year Built:	1988
Gross Area (SF):	36,049

The Booker T. Washington High School Building3 is a 2-story building. The 2nd floor is a deck area for extra curricular activities. Originally built in 1988, there have been no additions or renovations. 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	8%	0.00%	$0
B30 Roofing	30%	0.00%	$0
C10 Interior Construction	30%	25.10%	$151,498
C20 Stairs	39%	0.00%	$0
C30 Interior Finishes	0%	108.38%	$895,526
D10 Conveying	31%	0.00%	$0
D20 Plumbing	19%	0.00%	$0
D30 HVAC	17%	0.00%	$0
D40 Fire Protection	6%	0.00%	$0
D50 Electrical	20%	0.00%	$0
E10 Equipment	0%	110.00%	$74,946
E20 Furnishings	0%	110.00%	$139,721
		Total:	**$1,261,690**

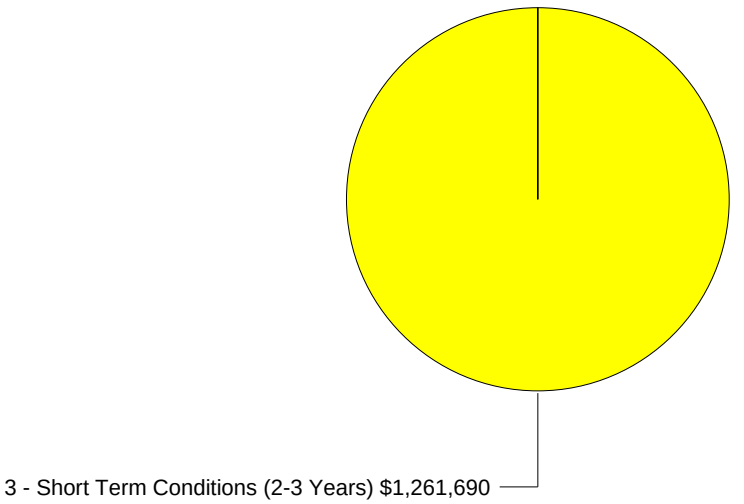
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$7.88	100	1988	2088	$383,489	-	0.00%	$0
A1030	Slab on Grade	$6.82	100	1988	2088	$331,903	-	0.00%	$0
A2010	Basement Excavation	$0.23	100	1988	2088	$11,193	-	0.00%	$0
A2020	Basement Walls	$3.13	100	1988	2088	$152,325	-	0.00%	$0
B1010	Floor Construction	$16.93	100	1988	2088	$823,918	-	0.00%	$0
B1020	Roof Construction	$12.79	100	1988	2088	$622,440	-	0.00%	$0
B2010	Exterior Walls	$14.05	75	1988	2063	$683,759	-	0.00%	$0
B2020	Exterior Windows	$9.44	30	1988	2018	$459,408	20%	0.00%	$0
B2030	Exterior Doors	$0.81	30	1988	2018	$39,420	20%	0.00%	$0
B3010105	Built-Up	$4.30	25	2002	2027	$209,526	60%	0.00%	$0
B3010130	Preformed Metal Roofing	$4.43	25	1988	2013	$215,860	4%	0.00%	$0
B3020	Roof Openings	$0.53	30	1988	2018	$25,793	20%	0.00%	$0
C1010	Partitions	$5.78	40	1988	2028	$281,290	40%	0.00%	$0
C1020	Interior Doors	$3.79	40	1988	2028	$184,445	40%	0.00%	$0
C1030	Fittings	$2.83	20	1988	2008	$137,725	0%	110%	$151,498
C2010	Stair Construction	$3.39	40	1988	2028	$164,978	40%	0.00%	$0
C3010	Wall Finishes	$4.98	10	1988	1998	$242,357	0%	110%	$266,593
C3020210	Ceramic Tile	$0.25	30	1988	2018	$12,167	20%	0.00%	$0
C3020410	VCT	$2.86	12	1988	2000	$140,575	0%	110%	$154,633
C3030	Ceiling Finishes	$8.86	20	1988	2008	$431,182	0%	110%	$474,300
D1010	Elevators and Lifts	$2.86	35	1988	2023	$139,185	31%	0.00%	$0
D2010	Plumbing Fixtures	$7.10	30	1988	2018	$345,530	20%	0.00%	$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D2020	Domestic Water Distribution	$0.71	30	1988	2018	$34,553	20%	0.00%	$0
D2030	Sanitary Waste	$2.43	30	1988	2018	$118,259	20%	0.00%	$0
D2040	Rain Water Drainage	$0.41	30	1988	2018	$19,953	20%	0.00%	$0
D2090	Other Plumbing Systems-Nat Gas	$0.66	20	1988	2008	$32,120	0%	0.00%	$0
D3010	Energy Supply	$3.80	30	1988	2018	$184,931	-	0.00%	$0
D3040	Distribution Systems	$9.68	30	1988	2018	$471,088	20%	0.00%	$0
D3050	Terminal & Package Units	$10.73	15	1988	2003	$522,188	0%	0.00%	$0
D3060	Controls & Instrumentation	$2.39	15	1988	2003	$116,312	0%	0.00%	$0
D3070	Systems Testing & Balance	$0.70	30	1988	2018	$34,066	20%	0.00%	$0
D4010	Sprinklers	$3.28	25	1988	2013	$159,625	4%	0.00%	$0
D4020	Standpipes	$0.24	40	1988	2028	$11,680	40%	0.00%	$0
D4030	Fire Protection Specialties	$0.10	15	1988	2003	$4,867	0%	0.00%	$0
D5010	Electrical Service/Distribution	$3.62	30	1988	2018	$176,171	20%	0.00%	$0
D5020	Lighting and Branch Wiring	$17.40	30	1988	2018	$846,791	20%	0.00%	$0
D5030310	Telephone Systems	$0.97	15	1999	2014	$47,206	13%	0.00%	$0
D5030910	Fire Alarm System	$1.21	10	1999	2009	$58,886	0%	0.00%	$0
D5030910	Security System, Camers, Access Control	$0.63	15	1999	2014	$30,660	13%	0.00%	$0
D5030920	LAN System	$0.63	15	1999	2014	$30,660	13%	0.00%	$0
D5030920	Public Address / Clock System	$0.63	15	1999	2014	$30,660	13%	0.00%	$0
D5090	Other Electrical Systems	$0.82	20	1999	2019	$39,906	35%	0.00%	$0
E1020	Institutional Equipment	$1.40	20	1988	2008	$68,133	0%	110%	$74,946
E2010	Fixed Furnishings	$2.61	20	1988	2008	$127,019	0%	110%	$139,721
Total		$201.46				$9,204,203	16%	13.71%	$1,261,690

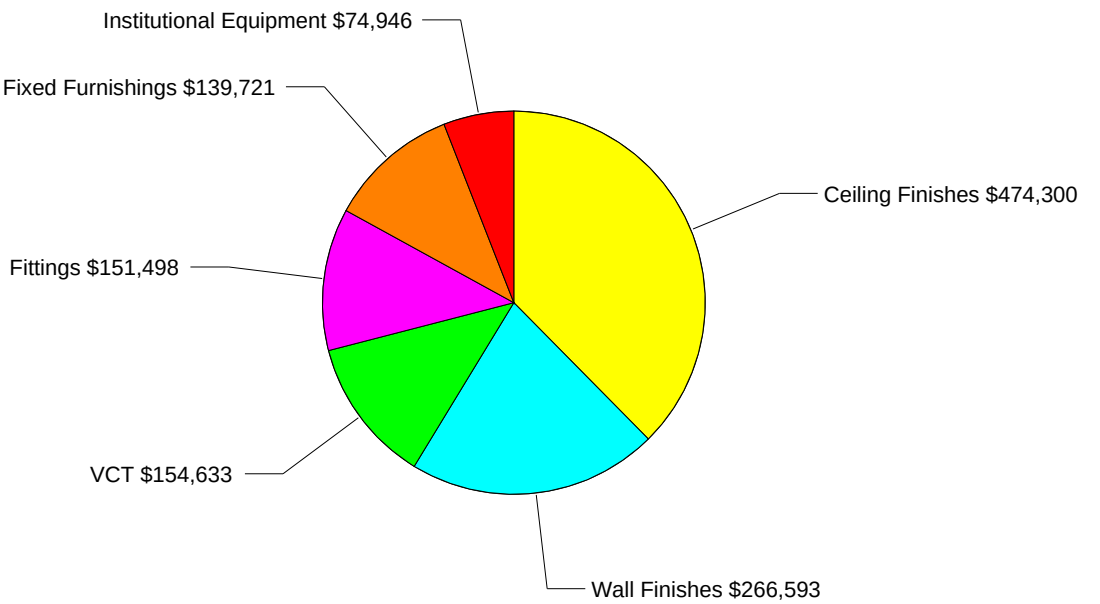
Building Deficiency Priority

Deficiencies by Priority:



Building 03 Engineering Condition Budget: $1,261,690

Building Deficiencies Budget Detail



Building 03 Engineering Condition Budget: $1,261,691

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 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 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 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 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 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 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 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 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 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 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 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 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 1988. It has a 75-year service life. Based on the assessment, it is expected to expire in 2063 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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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: B3010105 - Built-Up
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 25-year service life. Based on the assessment, it is expected to expire in 2027.
Recommendation: No action is required.

System: B3010130 - Preformed Metal Roofing
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 1988. It has a 25-year service life. Based on the assessment, it is expected to expire in 2013.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 40-year service life. Based on the assessment, it is expected to expire in 2028.
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 1988. It has a 40-year service life. Based on the assessment, it is expected to expire in 2028.
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 1988. It has a 20-year service life which expired in 2008.
Recommendation: The system should be replaced.

Deficiency

Location: Building 03 Engineering
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The fittings are beyond useful life and require replacement. Toilet partitions are showings signs of wear and some are not ADA compliant. Handrails are not compliant.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $151,498

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 1988. It has a 40-year service life. Based on the assessment, it is expected to expire in 2028.
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 1988. It has a 10-year service life which expired in 1998.
Recommendation: The system should be replaced.

Deficiency

Location: Building 03 Engineering
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The painted interior is beyond its useful life, showing wear throughout the building and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $266,593

System: C3020 - Floor Finishes
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: C3020210 - Ceramic Tile
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

System: C3020410 - Rubber/Resilient
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: C3020410 - Sealed Concrete
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

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 1988. It has a 12-year service life which expired in 2000.
Recommendation: The system should be replaced.

Deficiency
Location: Building 03 Engineering
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The VCT is cracked, shifting, delaminating and beyond its useful life. The system requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $154,633

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 1988. It has a 20-year service life which expired in 2008.
Recommendation: The system should be replaced.

Deficiency

Location: Building 03 Engineering
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $474,300

System: D1010 - Elevators and Lifts
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 1988. It has a 35-year service life. Based on the assessment, it is expected to expire in 2023.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

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 1988. It has a 20-year service life which expired in 2008. However, based on the 2009 assessment, the service life has been extended to 2015.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018 and is non-renewable.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 15-year service life which expired in 2003. However, based on the 2009 assessment, the service life has been extended to 2015.
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 1988. It has a 15-year service life which expired in 2003. However, based on the 2009 assessment, the service life has been extended to 2015.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 25-year service life. Based on the assessment, it is expected to expire in 2013.
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 1988. It has a 40-year service life. Based on the assessment, it is expected to expire in 2028.
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 1988. It has a 15-year service life which expired in 2003. However, based on the 2009 assessment, the service life has been extended to 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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1999. It has a 15-year service life. Based on the assessment, it is expected to expire in 2014.
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 1999. It has a 10-year service life which expired in 2009. However, based on the 2009 assessment, the service life has been extended to 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 1999. It has a 15-year service life. Based on the assessment, it is expected to expire in 2014.
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 1999. It has a 15-year service life. Based on the assessment, it is expected to expire in 2014.
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 1999. It has a 15-year service life. Based on the assessment, it is expected to expire in 2014.
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 1999. It has a 20-year service life. Based on the assessment, it is expected to expire in 2019.
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 1988. It has a 20-year service life which expired in 2008.
Recommendation: The system should be replaced.

Deficiency

Location: Building 03 Engineering
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The lab equipment is outdated and old needs to be updated.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $74,946

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 1988. It has a 20-year service life which expired in 2008.
Recommendation: The system should be replaced.

Deficiency

Location: Building 03 Engineering
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The fixed furnishings are starting to show age and wear, some cabinet doors do not lock, some have damaged drawer sliders that do not allow drawer to open.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $139,721

Building Name: Building 04 Mechanical

Year Built:	1988
Gross Area (SF):	2,900

The Booker T. Washington Mechanical Building is a 1-story building. Originally built in 1988 there have been no additions or renovations. 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

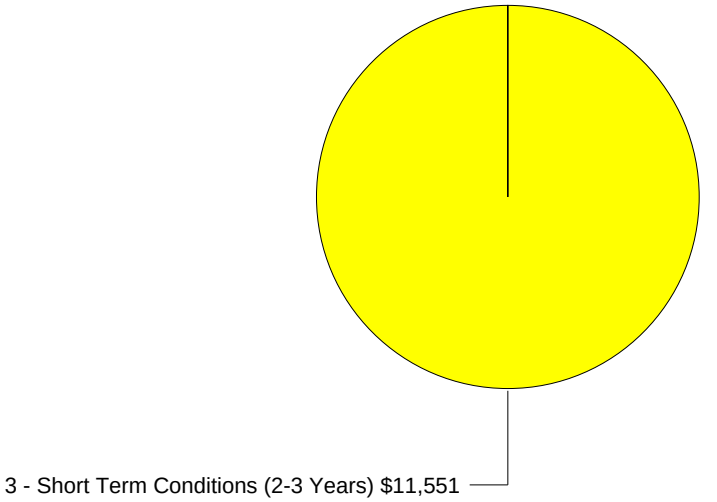
Uniformat Classification	RSLI	SCI	Condition Budget
B20 Exterior Enclosure	2%	4.81%	$5,180
B30 Roofing	50%	0.00%	$0
C10 Interior Construction	70%	0.00%	$0
C30 Interior Finishes	14%	63.33%	$6,372
D20 Plumbing	20%	0.00%	$0
D30 HVAC	38%	0.00%	$0
D50 Electrical	65%	0.00%	$0
		Total:	**$11,551**

Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$5.94	100	1988	2088	$23,255	-	0.00%	$0
A1020	Special Foundations	$2.01	100	1988	2088	$7,869	-	0.00%	$0
A1030	Slab on Grade	$12.03	100	1988	2088	$47,097	-	0.00%	$0
B1020	Roof Construction	$11.97	100	1988	2088	$46,863	-	0.00%	$0
B2010	Exterior Walls	$23.26	75	1988	2063	$91,063	-	0.00%	$0
B2020	Exterior Windows	$3.00	30	1988	2018	$11,745	20%	0.00%	$0
B2030	Exterior Doors	$1.26	30	1988	2018	$4,933	20%	105%	$5,180
B3010	Roof Coverings	$10.77	20	2002	2022	$42,165	50%	0.00%	$0
B3020	Roof Openings	$1.23	30	2002	2032	$4,815	67%	0.00%	$0
C1010	Partitions	$0.76	50	1988	2038	$2,975	52%	0.00%	$0
C1020	Interior Doors	$6.44	40	2002	2042	$25,213	75%	0.00%	$0
C1030	Fittings	$0.54	20	2002	2022	$2,114	50%	0.00%	$0
C3010	Wall Finishes	$0.47	10	2002	2012	$1,840	0%	0.00%	$0
C3020	Floor Finishes	$1.55	10	2002	2012	$6,068	0%	105%	$6,372
C3030	Ceiling Finishes	$0.55	20	2002	2022	$2,153	50%	0.00%	$0
D2010	Plumbing Fixtures	$3.43	30	1988	2018	$13,428	20%	0.00%	$0
D2020	Domestic Water Distribution	$0.52	30	1988	2018	$2,036	20%	0.00%	$0
D2030	Sanitary Waste	$2.25	30	1988	2018	$8,809	20%	0.00%	$0
D2090	Other Plumbing Systems	$0.61	30	1988	2018	$2,388	20%	0.00%	$0
D3010	Energy Supply	$2.26	30	1988	2018	$8,848	20%	0.00%	$0
D3020	Heat Generating Systems	$6.27	30	1988	2018	$24,547	20%	0.00%	$0
D3030	Cooling Generating Systems	$85.31	30	1988	2018	$333,989	20%	0.00%	$0
D3040	Distribution Systems	$54.20	30	2002	2032	$212,193	67%	0.00%	$0
D3050	Terminal & Package Units	$6.43	15	2002	2017	$25,173	33%	0.00%	$0
D3060	Controls & Instrumentation	$22.00	20	2002	2022	$86,130	50%	0.00%	$0
D3090	Other HVAC Systems/Equip	$1.07	20	2002	2022	$4,189	50%	0.00%	$0
D5010	Electrical Service/Distribution	$139	30	2002	2032	$543,050	67%	0.00%	$0
D5020	Lighting and Branch Wiring	$5.28	30	2002	2032	$20,671	67%	0.00%	$0
D5030	Communications and Security	$0.67	10	1988	1998	$2,623	0%	0.00%	$0
D5090	Other Electrical Systems	$2.83	20	1988	2008	$11,079	0%	0.00%	$0
Total		$413.62				$1,619,322	50%	0.71%	$11,551

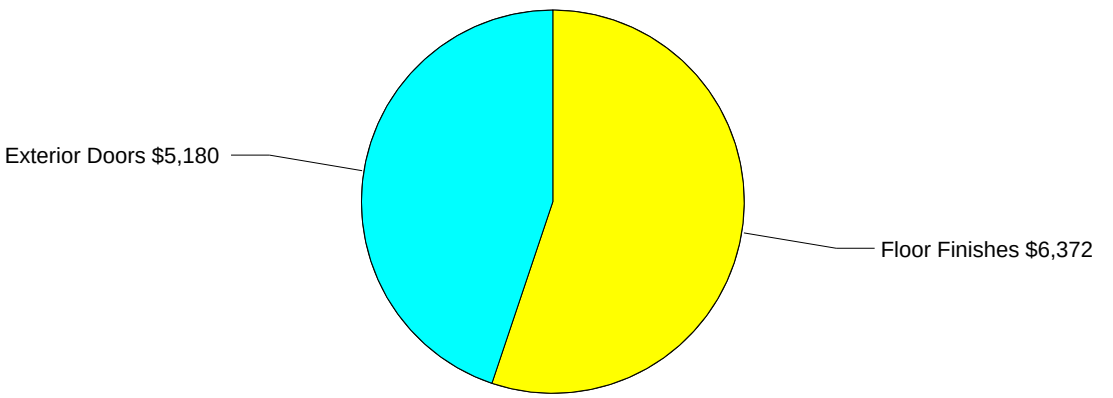
Building Deficiency Priority

Deficiencies by Priority:



Building 04 Mechanical Condition Budget: $11,551

Building Deficiencies Budget Detail



Building 04 Mechanical Condition Budget: $11,552

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 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 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 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 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 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 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 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 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 1988. It has a 75-year service life. Based on the assessment, it is expected to expire in 2063 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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

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 1988. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency
Location: Building 04 Mechanical
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Exterior steel doors are showing wear and age. Throughout the building, doors are marked up, dented; hardware is not complaint and not working properly.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $5,180

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 1988. It has a 50-year service life. Based on the assessment, it is expected to expire in 2038.
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 2002. It has a 40-year service life. Based on the assessment, it is expected to expire in 2042.
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 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: 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 2002. It has a 10-year service life. Based on the assessment, it is expected to expire in 2017.
Recommendation: No action is required.

System: C3020 - Floor 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 2002. It has a 10-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency

Location: Building 04 Mechanical
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The exposed concrete floor needs to be cleaned and sealed.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $6,372

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 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2017.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 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: 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 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: 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 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: 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 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: 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 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: 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 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: D5030 - Communications and Security
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 1988. It has a 10-year service life which expired in 1998.
Recommendation: The system should be replaced.

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 1988. It has a 20-year service life which expired in 2008.
Recommendation: The system should be replaced.

Building Name: Covered Patio Cafateria

Year Built:	1957
Gross Area (SF):	3,000

The two Covered Pavillions at Booker T. Washington School are located on the campus grounds. There have / have been no additions and no major renovations.

Building Deficiency Condition Budget Summary

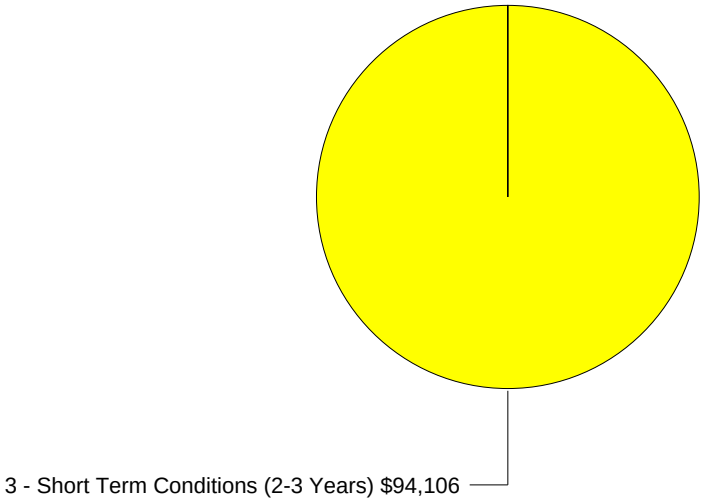
Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B30 Roofing	0%	120.00%	$83,592
C30 Interior Finishes	0%	95.79%	$10,514
D20 Plumbing	0%	0.00%	$0
D50 Electrical	23%	0.00%	$0
E10 Equipment	0%	0.00%	$0
		Total:	**$94,106**

Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$6.11	100	1957	2057	$24,746	-	0.00%	$0
A1030	Slab on Grade	$12.21	100	1957	2057	$49,451	-	0.00%	$0
B1020	Roof Construction	$32.43	100	1957	2057	$131,342	-	0.00%	$0
B3010130	Preformed Metal Roofing	$17.20	30	1957	1987	$69,660	0%	120%	$83,592
C3020999	Other-Sealed Concrete	$0.35	15	1957	1972	$1,418	0%	0.00%	$0
C3030210	Ceilings-Exposed Paint	$2.36	15	1957	1972	$9,558	0%	110%	$10,514
D2010	Plumbing Fixtures	$0.35	30	1957	1987	$1,418	0%	0.00%	$0
D2020	Domestic Water Distribution	$0.25	30	1957	1987	$1,013	0%	0.00%	$0
D2030	Sanitary Waste	$0.25	30	1957	1987	$1,013	0%	0.00%	$0
D5010	Electrical Service/Distribution	$2.50	30	1989	2019	$10,125	23%	0.00%	$0
D5020	Branch Wiring	$6.13	30	1989	2019	$24,827	23%	0.00%	$0
D5020	Lighting	$8.68	30	1989	2019	$35,154	23%	0.00%	$0
E1090	Other Equipment - Basketball Goals	$0.87	30	1957	1987	$3,524	0%	0.00%	$0
Total		$89.69				$363,245	10%	25.91%	$94,106

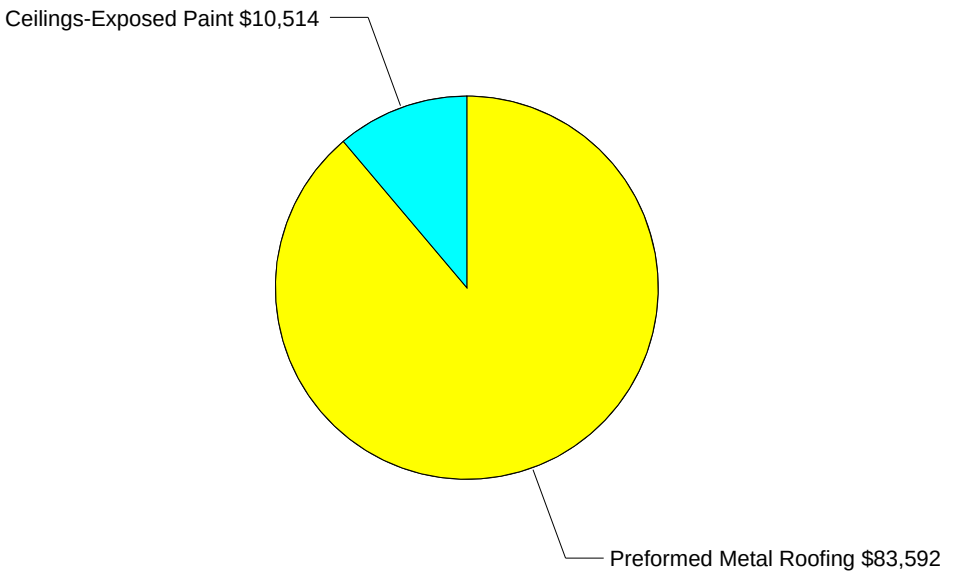
Building Deficiency Priority

Deficiencies by Priority:



Covered Patio Cafateria Condition Budget: $94,106

Building Deficiencies Budget Detail



Covered Patio Cafateria Condition Budget: $94,106

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 1957. It has a 100-year service life. Based on the assessment, it is expected to expire in 2057 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 1957. It has a 100-year service life. Based on the assessment, it is expected to expire in 2057 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 1957. It has a 100-year service life. Based on the assessment, it is expected to expire in 2057 and is non-renewable.
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:	B3010130 - Preformed Metal Roofing
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 1957. It has a 30-year service life which expired in 1987.
Recommendation:	The system should be replaced.

Deficiency

Location: Covered Patio Cafateria
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Preformed metal framed roofing is beyond expected life. Replace preformed metal roofing.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $83,592

System: C3010 - Wall Finishes
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: C3020 - Floor Finishes
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: C3020999 - Other-Sealed Concrete
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 1957. It has a 15-year service life which expired in 1972.
Recommendation: The system should be replaced.

System: C3030 - Ceiling Finishes
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: C3030210 - Ceilings-Exposed Paint
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 1957. It has a 15-year service life which expired in 1972.
Recommendation: The system should be replaced.

Deficiency

Location: Covered Patio Cafateria
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Celing finish is beyond expected life. Replace the painted ceiling finish.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $10,514

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 1957. It has a 30-year service life which expired in 1987.
Recommendation: The system should be replaced.

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 1957. It has a 30-year service life which expired in 1987.
Recommendation: The system should be replaced.

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 1957. It has a 30-year service life which expired in 1987.
Recommendation: The system should be replaced.

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 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: D5020 - 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 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: D5020 - Lighting
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: E1090 - Other Equipment - Basketball Goals
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 1957. It has a 30-year service life which expired in 1987.
Recommendation: The system should be replaced.

Building Name: Covered Pavillion

Year Built:	1988
Gross Area (SF):	6,400

The two Covered Pavillions at Booker T. Washington School are located on the campus grounds. There have / have been no additions and no major renovations.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B30 Roofing	20%	0.00%	$0
C30 Interior Finishes	20%	0.00%	$0
D20 Plumbing	20%	0.00%	$0
D50 Electrical	19%	0.00%	$0
E10 Equipment	19%	0.00%	$0
		Total:	**$0**

Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$6.11	100	1988	2088	$52,790	-	0.00%	$0
A1030	Slab on Grade	$12.21	100	1988	2088	$105,494	-	0.00%	$0
B1020	Roof Construction	$32.43	100	1988	2088	$280,195	-	0.00%	$0
B3010135	Formed Metal	$27.50	30	1988	2018	$237,600	20%	0.00%	$0
C3020999	Other-Sealed Concrete	$0.35	15	1988	2003	$3,024	0%	0.00%	$0
C3030210	Ceilings-Exposed Paint	$2.36	15	1988	2003	$20,390	0%	0.00%	$0
D2010	Plumbing Fixtures	$0.35	30	1988	2018	$3,024	20%	0.00%	$0
D2020	Domestic Water Distribution	$0.25	30	1988	2018	$2,160	20%	0.00%	$0
D2030	Sanitary Waste	$0.25	30	1988	2018	$2,160	20%	0.00%	$0
D5010	Electrical Service/Distribution	$2.50	30	1988	2018	$21,600	20%	0.00%	$0
D5020	Branch Wiring	$6.13	30	1988	2018	$52,963	20%	0.00%	$0
D5020	Lighting	$8.68	30	1988	2018	$74,995	20%	0.00%	$0
E1090	Other Equipment - Basketball Goals	$0.87	30	1988	2018	$7,517	20%	0.00%	$0
Total		$99.99				$863,914	19%	0.00%	$0

Building Deficiency Priority

Deficiencies by Priority:

Covered Pavillion doesn't have any deficiencies to show in the pie chart.

Building Deficiencies Budget Detail

Covered Pavillion doesn't have any deficiencies to show in the pie chart.

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 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 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 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 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 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 and is non-renewable.
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: B3010135 - Formed Metal
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

System: C3010 - Wall Finishes
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: C3020 - Floor Finishes
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: C3020999 - Other-Sealed Concrete
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 1988. It has a 15-year service life which expired in 2003. However, based on the 2009 assessment, the service life has been extended to 2015.
Recommendation: No action is required.

System: C3030 - Ceiling Finishes
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: C3030210 - Ceilings-Exposed Paint
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 1988. It has a 15-year service life which expired in 2003. However, based on the 2009 assessment, the service life has been extended to 2015.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

System: D5020 - 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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

System: D5020 - Lighting
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

System: E1090 - Other Equipment - Basketball Goals
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

Building Name: Covered Pavillion 2

Year Built:	1988
Gross Area (SF):	6,400

The two Covered Pavillions at Booker T. Washington School are located on the campus grounds. There have / have been no additions and no major renovations.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B30 Roofing	20%	0.00%	$0
C30 Interior Finishes	20%	0.00%	$0
D20 Plumbing	20%	0.00%	$0
D50 Electrical	19%	0.00%	$0
E10 Equipment	19%	0.00%	$0
		Total:	**$0**

Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$6.11	100	1988	2088	$52,790	-	0.00%	$0
A1030	Slab on Grade	$12.21	100	1988	2088	$105,494	-	0.00%	$0
B1020	Roof Construction	$32.43	100	1988	2088	$280,195	-	0.00%	$0
B3010135	Formed Metal	$27.50	30	1988	2018	$237,600	20%	0.00%	$0
C3020999	Other-Sealed Concrete	$0.35	15	1988	2003	$3,024	0%	0.00%	$0
C3030210	Ceilings-Exposed Paint	$2.36	15	1988	2003	$20,390	0%	0.00%	$0
D2010	Plumbing Fixtures	$0.35	30	1988	2018	$3,024	20%	0.00%	$0
D2020	Domestic Water Distribution	$0.25	30	1988	2018	$2,160	20%	0.00%	$0
D2030	Sanitary Waste	$0.25	30	1988	2018	$2,160	20%	0.00%	$0
D5010	Electrical Service/Distribution	$2.50	30	1988	2018	$21,600	20%	0.00%	$0
D5020	Branch Wiring	$6.13	30	1988	2018	$52,963	20%	0.00%	$0
D5020	Lighting	$8.68	30	1988	2018	$74,995	20%	0.00%	$0
E1090	Other Equipment - Basketball Goals	$0.87	30	1988	2018	$7,517	20%	0.00%	$0
Total		$99.99				$863,914	19%	0.00%	$0

Building Deficiency Priority

Deficiencies by Priority:

Covered Pavillion 2 doesn't have any deficiencies to show in the pie chart.

Building Deficiencies Budget Detail

Covered Pavillion 2 doesn't have any deficiencies to show in the pie chart.

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 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 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 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 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 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 and is non-renewable.
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: B3010135 - Formed Metal
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

System: C3010 - Wall Finishes
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: C3020 - Floor Finishes
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: C3020999 - Other-Sealed Concrete
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 1988. It has a 15-year service life which expired in 2003. However, based on the 2009 assessment, the service life has been extended to 2015.
Recommendation: No action is required.

System: C3030 - Ceiling Finishes
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: C3030210 - Ceilings-Exposed Paint
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 1988. It has a 15-year service life which expired in 2003. However, based on the 2009 assessment, the service life has been extended to 2015.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

System: D5020 - 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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

System: D5020 - Lighting
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

System: E1090 - Other Equipment - Basketball Goals
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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

Building Name: Covered Walkways

Year Built:	1988
Gross Area (SF):	10,600

Engineered metal covered walkways connect to the classrooms and provide weather protection for the students.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
F10 Special Construction	40%	0.00%	$0
		Total:	**$0**

Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
F10	Special Construction	$25.00	40	1988	2028	$357,750	40%	0.00%	$0
Total		$25.00				$357,750	40%	0.00%	$0

Building Deficiency Priority

Deficiencies by Priority:

Covered Walkways doesn't have any deficiencies to show in the pie chart.

Building Deficiencies Budget Detail

Covered Walkways doesn't have any deficiencies to show in the pie chart.

Building Deficiencies Budget Narrative

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?	N/A	
3000.00	Technology Readiness		
3000.00	What is the technology readiness score as determined by MGT in 2012?	N/A	

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.