School Assessment Report

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

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Executive Summary

School Name: Lee High School

Number of Buildings:	4
Gross Area (SF):	325,537
Replacement Value:	$89,905,188
Condition Budget:	$28,668,440
Total FCI:	31.89%
Total RSLI:	22%
Total CFI:	31.9%
Condition Score:	68.11
Suitability, Educational Score:	65.21
Suitability, Tech Read Score:	86.7
Suitability, Total Score:	69.51
School Score:	68.81

Summary:
Lee High School campus is located at 6529 Beverly Hill Houston TX, and consists of 2 main school buildings. The original campus was constructed in 1962 and no additions were added to the main school building. Ancillary buildings on campus include T-Buildings. In addition to the buildings, the campus contains covered walkways, soccer field, football field, track and tennis courts. 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
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	0%	43.33%	$4,632,525
B30 Roofing	61%	0.00%	$0
C10 Interior Construction	31%	13.21%	$721,303
C20 Stairs	12%	0.00%	$0
C30 Interior Finishes	36%	80.38%	$7,162,918
D10 Conveying	65%	0.00%	$0
D20 Plumbing	21%	82.87%	$4,116,406
D30 HVAC	45%	21.32%	$3,455,391
D40 Fire Protection	21%	0.00%	$0
D50 Electrical	22%	69.23%	$7,634,587
E10 Equipment	44%	0.00%	$0
E20 Furnishings	21%	0.00%	$0
F10 Special Construction	29%	0.00%	$0

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	59%	16.73%	$945,311
G30 Site Mechanical Utilities	9%	0.00%	$0
		Total:	**$28,668,440**

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Covered Walkways	4,550	0.0%	$0	$0	$0	$0	$0	$0
Main - Bldg 01	276,552	36.2%	$0	$0	$25,654,866	$0	$0	$25,654,866
Main - Bldg 02	41,919	17.6%	$0	$0	$1,888,090	$0	$0	$1,888,090
Main - Stor Bldg 03	2,516	27.8%	$0	$0	$180,173	$0	$0	$180,173
Site		12.8%	$0	$343,230	$602,081	$0	$0	$945,311
Total:	325,537	31.9%	$0	$343,230	$28,325,210	$0	$0	$28,668,440

School Condition Budget: $28,668,440

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:	$945,311
Site Acreage		Total FCI:	12.77%
Replacement Value:	$7,405,153	Total RSLI:	47%

Site:
Lee High School original site was originally constructed in 1962. The site is occupied by 3 permanent structures and 8 temporary buildings. Campus site features include; paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, fencing, and tennis courts, soccer field, a track and football practice field. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features.

Deficiency Condition Budget Summary: Site

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

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	59%	16.73%	$945,311
G30 Site Mechanical Utilities	9%	0.00%	$0
		Total:	**$945,311**

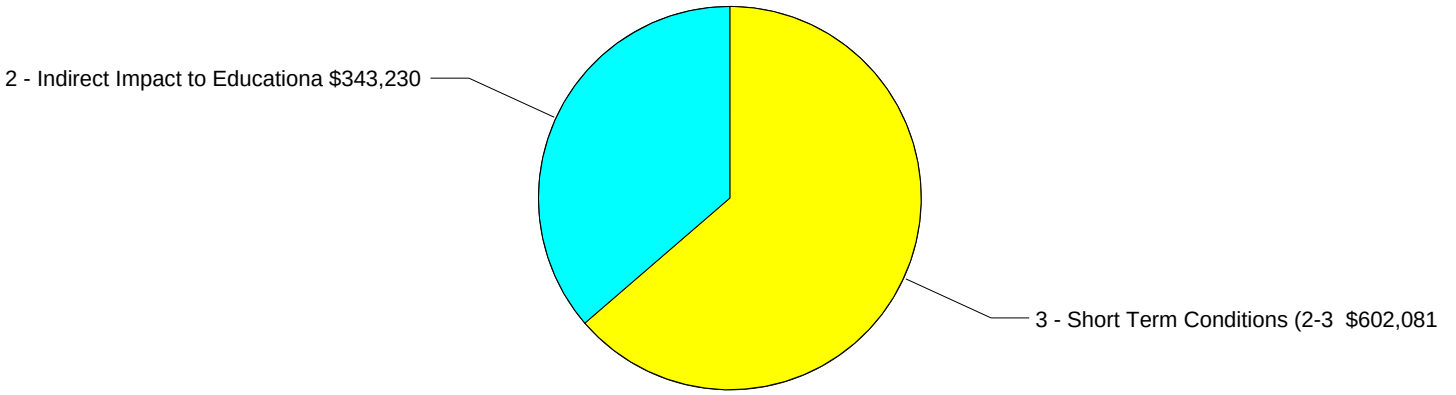
Site Deficiencies Budget Detail

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	$0.71	25	1962	1987	$312,027	0%	110%	$343,230
G2020	Parking Lots	$5.61	25	2012	2037	$2,465,454	100%	0.00%	$0
G2020	Pedestrian Paving - sidewalks, etc	$1.25	30	1992	2022	$549,344	33%	0.00%	$0
G2040	Football Field Natural Turf	$0.18	10	1962	1972	$79,105	0%	0.00%	$0
G2040	Site Development	$1.61	30	1962	1992	$707,555	0%	0.00%	$0
G2040	Soccer / Practice Field	$0.16	10	1962	1972	$70,316	0%	100%	$70,316
G2040	Tennis Court (s)	$1.10	10	1962	1972	$483,422	0%	110%	$531,765
G2040	Track Synthetic Surface - Resurface only	$0.75	10	2011	2021	$329,606	90%	0.00%	$0
G2050	Landscaping	$1.49	10	1962	1972	$654,818	0%	0.00%	$0
G3010	Water Supply	$0.84	50	1962	2012	$369,159	0%	0.00%	$0
G3020	Sanitary Sewer	$1.74	50	1962	2012	$764,686	0%	0.00%	$0
G3030	Storm Sewer	$1.41	50	1962	2012	$619,660	0%	0.00%	$0
Total		$16.85				$7,405,153	39%	12.77%	$945,311

Site Deficiency Priority

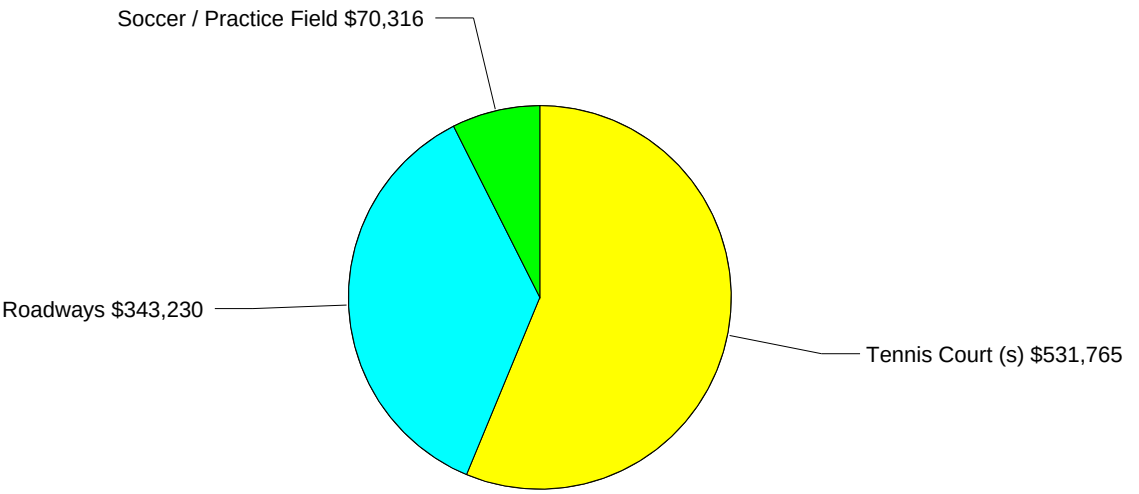
Site Deficiencies by Priority:



Site Condition Budget: $945,311

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: $945,311

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 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 1962. It has a 25-year service life which expired in 1987.
Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 2 - Indirect Impact to Educational Mission (1 Year)
Notes: The roadway for used for deliveries is showing major signs of distress. The asphalt is no longer level and holes have developed throughout. Some of the asphalt is loose and poses as a possible slip hazard. Demo old pavement, replace with concrete, approx 40' x 300'
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $343,230

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 2012. It has a 25-year service life. Based on the assessment, it is expected to expire in 2037.
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 1992. It has a 30-year service life. Based on the assessment, it is expected to expire in 2022.
Recommendation: No action is required.

System: G2040 - Football Field Natural Turf
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1962. It has a 10-year service life which expired in 1972. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

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 1962. It has a 30-year service life which expired in 1992. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: G2040 - Soccer / Practice Field
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1962. It has a 10-year service life which expired in 1972.
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 soccer field has patches of dead grass, bare spots and the equipment is rusting severely.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $70,316

System: G2040 - Tennis Court (s)
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1962. It has a 10-year service life which expired in 1972.
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 tennis courts on site are no longer adequate. The courts are showing age and wear, the fencing is rusting and the tennis nets are either missing or damaged.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $531,765

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 2011. It has a 10-year service life. Based on the assessment, it is expected to expire in 2021.
Recommendation: No action is required.

System: G2050 - Landscaping
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1962. It has a 10-year service life which expired in 1972. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

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 1962. It has a 50-year service life. Based on the assessment, it is expected to expire in 2017.
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 1962. It has a 50-year service life. Based on the assessment, it is expected to expire in 2017.
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 1962. It has a 50-year service life. Based on the assessment, it is expected to expire in 2017.
Recommendation: No action is required.

Buildings

Building Name: Covered Walkways

Year Built:	1980
Gross Area (SF):	4,550

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

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
F10 Special Construction	20%	0.00%	$0
		Total:	**$0**

Building 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	1980	2020	$153,563	20%	0.00%	$0
Total		$25.00				$153,563	20%	0.00%	$0

Building Deficiency Priority

Deficiencies by Priority:

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

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.

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

Building Condition Deficiencies Narrative

Building Name: Main - Bldg 01

Year Built:	1962
Gross Area (SF):	276,552

The Lee High School Main Building is a 3-story classroom building with connecting 1-story library, auditorium, two gyms and a natatorium. Originally built in 1962, there have been no additions. Renovation dates were unknown at the time of assessment; however, some of the bathrooms and library received a total renovation in 2011. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	0%	42.72%	$3,778,254
B30 Roofing	54%	0.00%	$0
C10 Interior Construction	6%	15.97%	$721,303
C20 Stairs	12%	0.00%	$0
C30 Interior Finishes	2%	94.53%	$7,122,307
D10 Conveying	65%	0.00%	$0
D20 Plumbing	3%	99.62%	$4,098,584
D30 HVAC	54%	17.68%	$2,532,850
D40 Fire Protection	16%	0.00%	$0
D50 Electrical	12%	81.05%	$7,401,569
E10 Equipment	44%	0.00%	$0
E20 Furnishings	25%	0.00%	$0
F10 Special Construction	64%	0.00%	$0
		Total:	**$25,654,866**

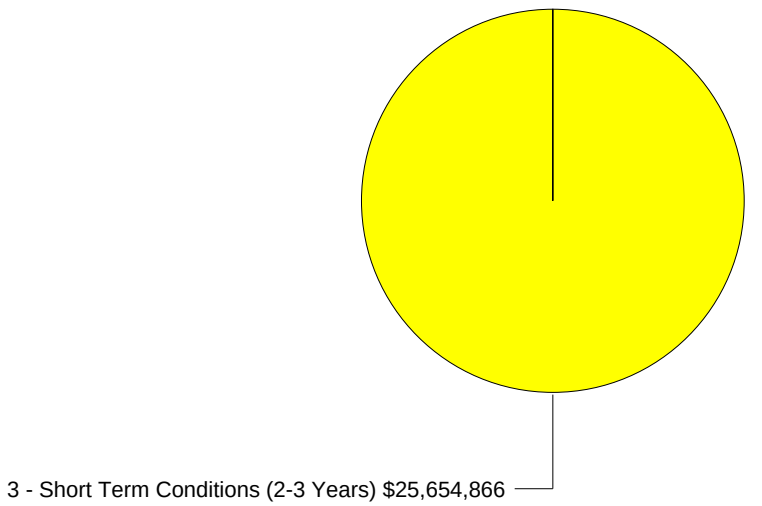
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$7.68	100	1962	2062	$2,867,291	-	0.00%	$0
A1030	Slab on Grade	$6.64	100	1962	2062	$2,479,012	-	0.00%	$0
B1010	Floor Construction	$16.02	100	1962	2062	$5,980,990	-	0.00%	$0
B1020	Roof Construction	$12.46	100	1962	2062	$4,651,881	-	0.00%	$0
B2010	Exterior Walls	$13.70	75	1962	2037	$5,114,829	-	0.00%	$0
B2020	Exterior Windows	$9.20	30	1997	2027	$3,434,776	50%	110%	$3,778,254
B2030	Exterior Doors	$0.79	30	1962	1992	$294,943	0%	0.00%	$0
B3010630	Other - Modified Bitumen	$2.25	25	2003	2028	$840,027	64%	0.00%	$0
B3020	Roof Openings	$0.51	30	1962	1992	$190,406	0%	0.00%	$0
C1010	Partitions	$5.64	40	1962	2002	$2,105,667	-	0.00%	$0
C1020	Interior Doors	$3.70	40	1982	2022	$1,381,377	25%	0.00%	$0
C1030	Fittings	$2.76	20	1962	1982	$1,030,433	0%	70.00%	$721,303
C2010	Stair Construction	$3.30	40	1962	2002	$1,232,039	0%	0.00%	$0
C3010	Wall Finishes	$4.85	10	1962	1972	$1,810,724	0%	110%	$1,991,797
C3020410	Carpet	$0.33	12	2004	2016	$123,204	33%	110%	$135,524
C3020410	Ceramic Tile	$2.41	50	1962	2012	$899,762	0%	80.00%	$719,810
C3020410	Other - Rubber	$0.05	25	1962	1987	$18,667	0%	0.00%	$0
C3020410	Other - Wood	$0.82	25	1990	2015	$306,143	12%	0.00%	$0
C3020410	Terrazzo	$1.31	75	1962	2037	$489,082	33%	0.00%	$0
C3020410	VCT	$1.78	12	1997	2009	$664,554	0%	110%	$731,010
C3030	Ceiling Finishes	$8.63	20	1998	2018	$3,221,969	30%	110%	$3,544,166

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D1010	Elevators and Lifts	$0.39	35	2000	2035	$145,605	66%	0.00%	$0
D2010	Plumbing Fixtures	$6.92	30	1982	2012	$2,583,549	0%	110%	$2,841,904
D2020	Domestic Water Distribution	$0.70	30	1962	1992	$261,342	0%	110%	$287,476
D2030	Sanitary Waste	$2.36	30	1962	1992	$881,095	0%	110%	$969,204
D2040	Rain Water Drainage	$0.40	30	1962	1992	$149,338	0%	0.00%	$0
D2090	Other Plumbing Systems-Nat Gas	$0.64	20	2001	2021	$238,941	45%	0.00%	$0
D3020	Heat Generating Systems	$3.58	30	2008	2038	$1,336,576	87%	0.00%	$0
D3030	Cooling Generating Systems	$11.91	20	2001	2021	$4,446,541	45%	0.00%	$0
D3040	Distribution Systems	$9.43	30	2001	2031	$3,520,645	63%	0.00%	$0
D3050	Terminal & Package Units	$10.45	15	2005	2020	$3,901,457	53%	64.92%	$2,532,850
D3060	Controls & Instrumentation	$2.33	15	2001	2016	$869,894	27%	0.00%	$0
D3070	Systems Testing & Balance	$0.67	30	1980	2010	$250,141	0%	0.00%	$0
D4020	Standpipes	$0.23	40	1962	2002	$85,869	0%	0.00%	$0
D4030	Fire Protection Specialties	$0.09	15	2001	2016	$33,601	27%	0.00%	$0
D5010	Electrical Service/Distribution	$3.53	30	2001	2031	$1,317,909	63%	0.00%	$0
D5020	Lighting and Branch Wiring	$16.95	30	1982	2012	$6,328,201	0%	110%	$6,961,022
D5030310	Telephone Systems	$0.94	15	2001	2016	$350,944	27%	0.00%	$0
D5030910	Fire Alarm System	$1.18	10	2000	2010	$440,547	0%	100%	$440,547
D5030910	Security System, Camers, Access Control	$0.62	15	1995	2010	$231,474	0%	0.00%	$0
D5030920	LAN System	$0.62	15	2001	2016	$231,474	27%	0.00%	$0
D5030920	Public Address / Clock System	$0.62	15	2001	2016	$231,474	27%	0.00%	$0
E1020	Institutional Equipment	$1.36	20	2001	2021	$507,749	45%	0.00%	$0
E1090	Other Equipment	$0.79	20	2001	2021	$294,943	45%	0.00%	$0
E2010	Fixed Furnishings	$2.53	20	1992	2012	$944,563	0%	0.00%	$0
F1040	Special Facilities - Nadatorium	$5.96	20	2005	2025	$2,225,137	65%	0.00%	$0
Total		$190.03				$70,946,788	31%	36.16%	$25,654,866

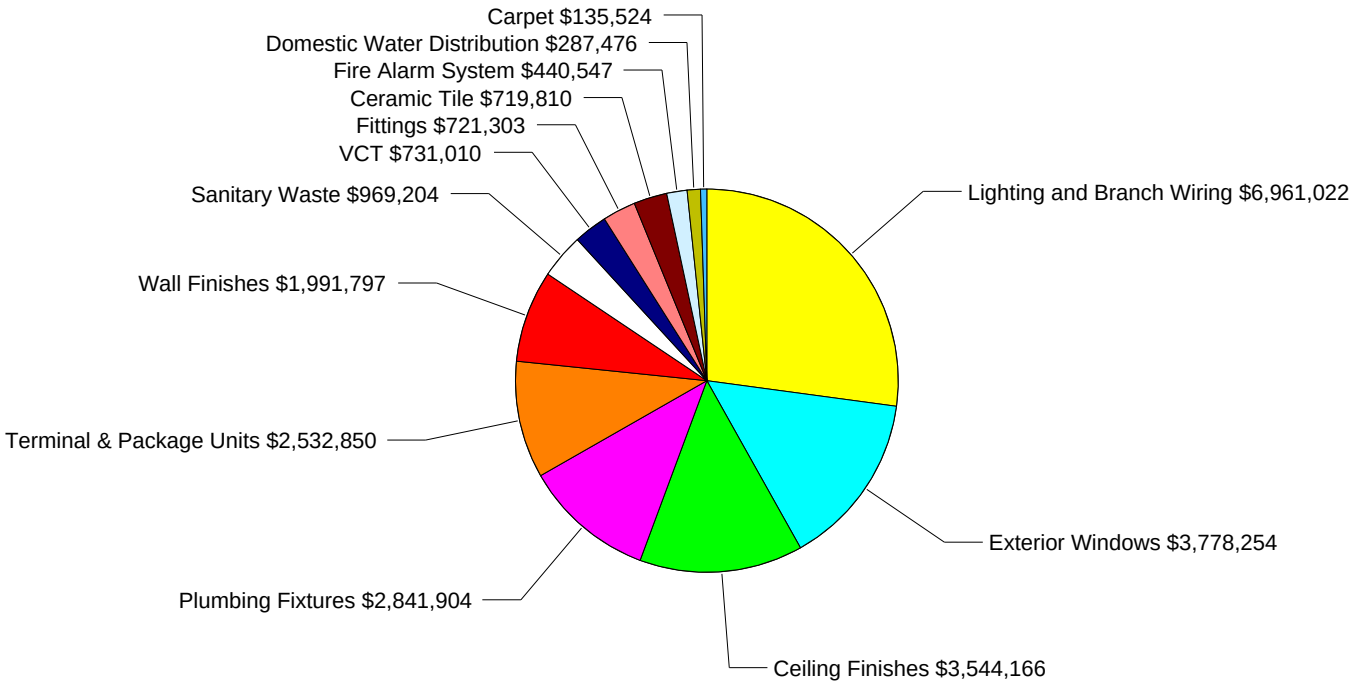
Building Deficiency Priority

Deficiencies by Priority:



Main - Bldg 01 Condition Budget: $25,654,866

Building Deficiencies Budget Detail



Main - Bldg 01 Condition Budget: $25,654,867

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 1962. It has a 100-year service life. Based on the assessment, it is expected to expire in 2062 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 1962. It has a 100-year service life. Based on the assessment, it is expected to expire in 2062 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 1962. It has a 100-year service life. Based on the assessment, it is expected to expire in 2062 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 1962. It has a 100-year service life. Based on the assessment, it is expected to expire in 2062 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 1962. It has a 75-year service life. Based on the assessment, it is expected to expire in 2037 and is non-renewable.
Recommendation: No action is required.

System: B2020 - Exterior Windows
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1997. 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: Main - Bldg 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The exterior windows are showing age and wear. The are single pane and no longer energy efficient.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $3,778,254

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 1962. It has a 30-year service life which expired in 1992. However, based on the 2009 assessment, the service life has been extended to 2017.
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: B3010630 - Other - Modified Bitumen
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 25-year service life. Based on the assessment, it is expected to expire in 2028.
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 1962. It has a 30-year service life which expired in 1992. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: C1010 - Partitions
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1962. It has a 40-year service life which expired in 2002 and is non-renewable.
Recommendation: The system should be replaced.

System: C1020 - Interior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1982. It has a 40-year service life. Based on the assessment, it is expected to expire in 2022.
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 1962. It has a 20-year service life which expired in 1982.
Recommendation: The system should be replaced.

Deficiency
Location: Main - Bldg 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The fittings, which include lockers, restroom accessories, storage shelving, handrails and toilet partitions, are showing age and wear. The paint is chipping off of lockers and handrails, toilet partions in the older restrooms are showing age and some of the restrooms are missing accessories.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $721,303

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 1962. It has a 40-year service life which expired in 2002. However, based on the 2009 assessment, the service life has been extended to 2017.
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 1962. It has a 10-year service life which expired in 1972.
Recommendation: The system should be replaced.

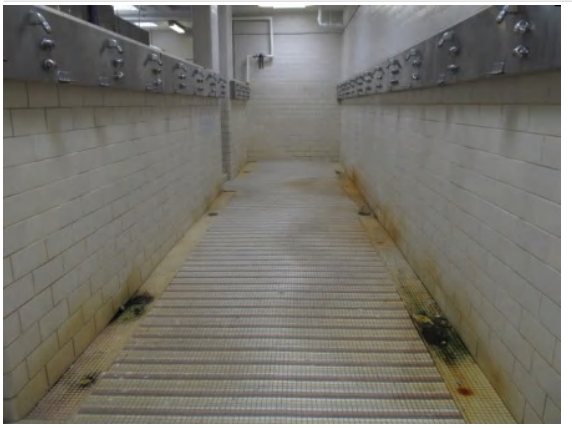
Deficiency
Location: Main - Bldg 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Throughout the facility, the paint on the walls is scuffed, dirty and is chipping in some areas.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,991,797

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

System: C3020410 - 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 2004. It has a 12-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency

Location: Main - Bldg 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The carpet found throughout the facility is showing signs of age and wear. In some areas the carpet is snagged, stained and dirty.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $135,524



System: C3020410 - 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 1962. It has a 50-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

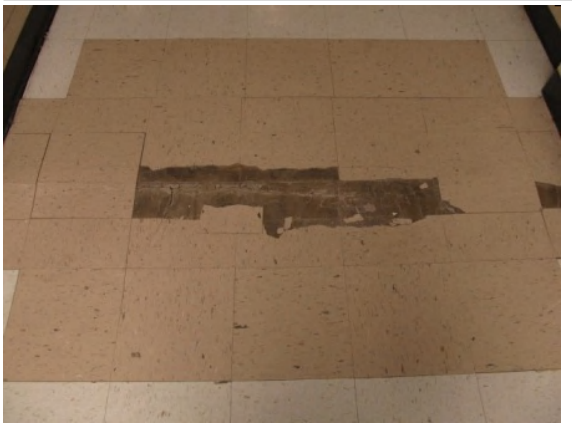
Deficiency

Location: Main - Bldg 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The tile was replaced in a few bathrooms but overall the tile is showing signs of age and wear. Throughout the facility the tile is stained, broken, dirty and in some areas organic growth has developed.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $719,810

System: C3020410 - Other - Rubber
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1962. It has a 25-year service life which expired in 1987. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: C3020410 - Other - Wood
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1990. It has a 25-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

System: C3020410 - Terrazzo
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1962. It has a 75-year service life. Based on the assessment, it is expected to expire in 2037.
Recommendation: No action is required.



System: C3020410 - VCT
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1997. It has a 12-year service life which expired in 2009.
Recommendation: The system should be replaced.

Deficiency
Location: Main - Bldg 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The VCT throughout the facility is either cracking, broken, stained or warped.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $731,010

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 1998. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency

Location: Main - Bldg 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The ceiling finishes throughout the facility are showing major signs of aging. The stucco finish throughout the halls and common spaces is cracking and stained. The ACT is
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $3,544,166

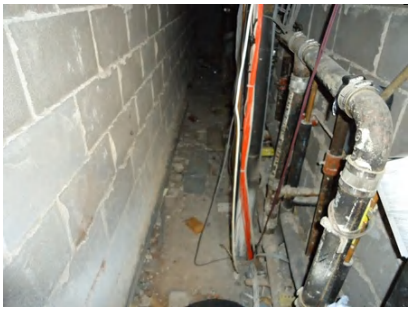
System: D1010 - Elevators and Lifts
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 35-year service life. Based on the assessment, it is expected to expire in 2035.
Recommendation: No action is required.

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 1982. 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: Main - Bldg 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The original plumbing fixtures are aged beyond service life, stained, showing signs of failure, should be replaced with low flow system.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,841,904

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 1962. It has a 30-year service life which expired in 1992.
Recommendation: The system should be replaced.



Deficiency

Location: Main - Bldg 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The original water distribution system is aged, beyond expected life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $287,476

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 1962. It has a 30-year service life which expired in 1992.
Recommendation: The system should be replaced.

Deficiency

Location: Main - Bldg 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The original cast iron sanitary waste system is aged, beyond expected life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $969,204

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 1962. It has a 30-year service life which expired in 1992. However, based on the 2009 assessment, the service life has been extended to 2017.
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 2001. It has a 20-year service life. Based on the assessment, it is expected to expire in 2021.
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 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.
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 2001. It has a 20-year service life. Based on the assessment, it is expected to expire in 2021.
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 2001. It has a 30-year service life. Based on the assessment, it is expected to expire in 2031.
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 2005. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency

Location: Main - Bldg 01
Material: Terminal and Package Units
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Trane roof mounted units are beyond useful life, and should be schedule for replacement.
Correction: Terminal / Package units
Qty: 9-Ea.
Condition Budget: $2,532,850

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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.
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 1980. It has a 30-year service life which expired in 2010. However, based on the 2009 assessment, the service life has been extended to 2017.
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 1962. It has a 40-year service life which expired in 2002. However, based on the 2009 assessment, the service life has been extended to 2017.
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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.
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 2001. It has a 30-year service life. Based on the assessment, it is expected to expire in 2031.
Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1982. 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: Main - Bldg 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Light fixtures, all branch wiring and electrical devices are recommended to be replaced during the next remodel of the facility.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $6,961,022

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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.
Recommendation: No action is required.

System: D5030910 - Fire Alarm System
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2000. It has a 10-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Main - Bldg 01
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Fire alarm system is aged, beyond service life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $440,547

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 1995. It has a 15-year service life which expired in 2010. However, based on the 2009 assessment, the service life has been extended to 2017.
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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.
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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.
Recommendation: No action is required.

System: E1020 - Institutional Equipment
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 20-year service life. Based on the assessment, it is expected to expire in 2021.
Recommendation: No action is required.

System: E1090 - Other Equipment
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 20-year service life. Based on the assessment, it is expected to expire in 2021.
Recommendation: No action is required.

System: E2010 - Fixed Furnishings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1992. It has a 20-year service life. Based on the assessment, it is expected to expire in 2017.
Recommendation: No action is required.

System: F1040 - Special Facilities - Nadatorium
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.
Recommendation: No action is required.

Building Name: Main - Bldg 02

Year Built:	1962
Gross Area (SF):	41,919

The Lee High School Main Building 2 is a 1-story classroom building connecting to the Main Building 1 by a corridor. Originally built in 1962, there have been no additions and partial renovations in 2011. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	0%	46.37%	$799,909
B30 Roofing	55%	0.00%	$0
C10 Interior Construction	15%	0.00%	$0
C30 Interior Finishes	68%	2.73%	$35,482
D20 Plumbing	46%	0.00%	$0
D30 HVAC	30%	50.74%	$922,541
D40 Fire Protection	26%	0.00%	$0
D50 Electrical	44%	7.31%	$130,158
E10 Equipment	44%	0.00%	$0
E20 Furnishings	44%	0.00%	$0
		Total:	**$1,888,090**

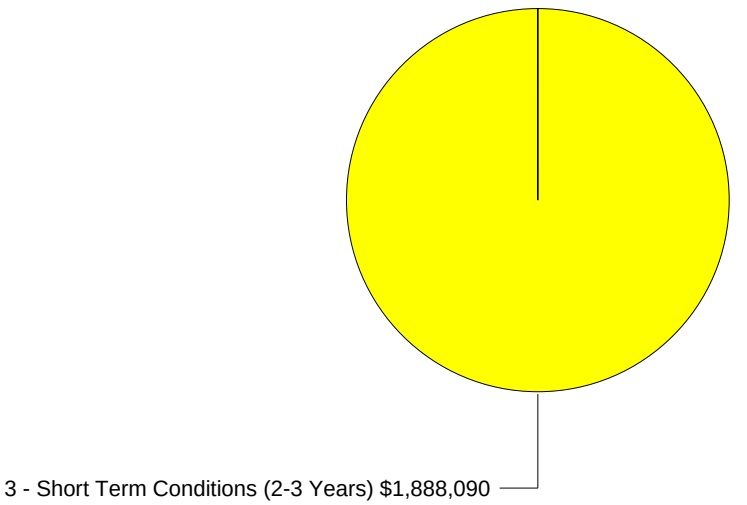
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$9.89	100	1962	2062	$559,682	-	0.00%	$0
A1030	Slab on Grade	$8.55	100	1962	2062	$483,850	-	0.00%	$0
B1020	Roof Construction	$16.05	100	1962	2062	$908,280	-	0.00%	$0
B2010	Exterior Walls	$17.63	75	1962	2037	$997,693	-	0.00%	$0
B2020	Exterior Windows	$11.84	30	1992	2022	$670,033	33%	110%	$737,037
B2030	Exterior Doors	$1.01	30	1992	2022	$57,157	33%	110%	$62,872
B3010630	Other - Modified Bitumen	$2.89	25	2003	2028	$163,547	64%	0.00%	$0
B3020	Roof Openings	$0.67	30	1962	1992	$37,916	0%	0.00%	$0
C1010	Partitions	$7.26	40	1962	2002	$410,848	0%	0.00%	$0
C1020	Interior Doors	$4.76	40	1962	2002	$269,371	0%	0.00%	$0
C1030	Fittings	$3.55	20	1962	1982	$200,897	0%	0.00%	$0
C3010	Wall Finishes	$6.25	10	2011	2021	$353,692	90%	0.00%	$0
C3020410	Carpet	$0.57	12	1998	2010	$32,257	0%	110%	$35,482
C3020410	Ceramic Tile	$0.27	50	2011	2061	$15,279	98%	0.00%	$0
C3020410	Other - Wood	$0.33	25	2011	2036	$18,675	96%	0.00%	$0
C3020410	VCT	$4.47	12	2011	2023	$252,960	92%	0.00%	$0
C3030	Ceiling Finishes	$11.11	20	2002	2022	$628,722	50%	0.00%	$0
D2010	Plumbing Fixtures	$8.90	30	1996	2026	$503,657	47%	0.00%	$0
D2020	Domestic Water Distribution	$0.89	30	1996	2026	$50,366	47%	0.00%	$0
D2030	Sanitary Waste	$3.04	30	1996	2026	$172,036	47%	0.00%	$0
D2040	Rain Water Drainage	$0.51	30	1996	2026	$28,861	47%	0.00%	$0
D2090	Other Plumbing Systems-Nat Gas	$0.83	20	2001	2021	$46,970	45%	0.00%	$0
D3040	Distribution Systems	$14.32	30	2001	2031	$810,378	63%	0.00%	$0
D3050	Terminal & Package Units	$13.45	15	1996	2011	$761,144	0%	110%	$837,259
D3060	Controls & Instrumentation	$2.99	15	2001	2016	$169,206	27%	0.00%	$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D3070	Systems Testing & Balance	$1.37	30	1962	1992	$77,529	0%	110%	$85,282
D4030	Fire Protection Specialties	$0.12	15	2001	2016	$6,791	27%	0.00%	$0
D5010	Electrical Service/Distribution	$4.54	30	2001	2031	$256,922	63%	0.00%	$0
D5020	Lighting and Branch Wiring	$21.83	30	1996	2026	$1,235,374	47%	0.00%	$0
D5030310	Telephone Systems	$1.21	15	2001	2016	$68,475	27%	0.00%	$0
D5030910	Fire Alarm System	$1.51	10	2000	2010	$85,452	0%	100%	$85,452
D5030910	Security System, Camers, Access Control	$0.79	15	1984	1999	$44,707	0%	100%	$44,707
D5030920	LAN System	$0.79	15	2001	2016	$44,707	27%	0.00%	$0
D5030920	Public Address / Clock System	$0.79	15	2001	2016	$44,707	27%	0.00%	$0
E1020	Institutional Equipment	$1.75	20	2001	2021	$99,034	45%	0.00%	$0
E2010	Fixed Furnishings	$3.27	20	2001	2021	$185,051	45%	0.00%	$0
Total		$190.00				$10,752,224	40%	17.56%	$1,888,090

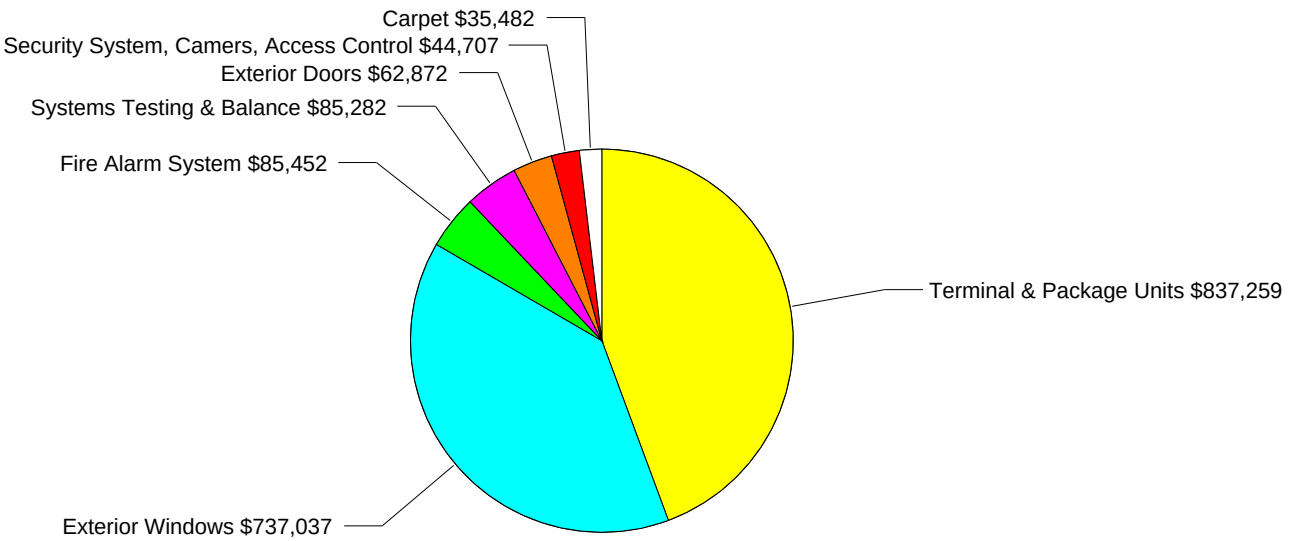
Building Deficiency Priority

Deficiencies by Priority:



Main - Bldg 02 Condition Budget: $1,888,090

Building Deficiencies Budget Detail



Main - Bldg 02 Condition Budget: $1,888,091

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 1962. It has a 100-year service life. Based on the assessment, it is expected to expire in 2062 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 1962. It has a 100-year service life. Based on the assessment, it is expected to expire in 2062 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 1962. It has a 100-year service life. Based on the assessment, it is expected to expire in 2062 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 1962. It has a 75-year service life. Based on the assessment, it is expected to expire in 2037 and is non-renewable.
Recommendation: No action is required.

System: B2020 - Exterior Windows
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1992. 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: Main - Bldg 02
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The exterior windows are showing age and wear. The are single pane and no longer energy efficient.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $737,037

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 1992. 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: Main - Bldg 02
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The doors are showing wear due to age. The doors have faded and show signs of oxidation. The paint is chipping and there are some signs of rusting.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $62,872

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: B3010630 - Other - Modified Bitumen
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 25-year service life. Based on the assessment, it is expected to expire in 2028.
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 1962. It has a 30-year service life which expired in 1992. However, based on the 2009 assessment, the service life has been extended to 2017.
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 1962. It has a 40-year service life which expired in 2002. 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 is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1962. It has a 40-year service life which expired in 2002. However, based on the 2009 assessment, the service life has been extended to 2017.
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 1962. It has a 20-year service life which expired in 1982. However, based on the 2009 assessment, the service life has been extended to 2017.
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 2011. It has a 10-year service life. Based on the assessment, it is expected to expire in 2021.
Recommendation: No action is required.

System: C3020 - Floor Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1997. It has a 20-year service life. Based on the assessment, it is expected to expire in 2017.
Recommendation: No action is required.

System: C3020410 - 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 1998. It has a 12-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency
Location: Main - Bldg 02
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The carpet is rippling throughout the rooms and is stained and dirty.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $35,482

System: C3020410 - 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 2011. It has a 50-year service life. Based on the assessment, it is expected to expire in 2061.
Recommendation: No action is required.

System: C3020410 - Other - Wood
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2011. It has a 25-year service life. Based on the assessment, it is expected to expire in 2036.
Recommendation: No action is required.

System: C3020410 - VCT
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2011. It has a 12-year service life. Based on the assessment, it is expected to expire in 2023.
Recommendation: No action is required.

System: C3030 - Ceiling Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
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 2001. It has a 20-year service life. Based on the assessment, it is expected to expire in 2021.
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 2001. It has a 30-year service life. Based on the assessment, it is expected to expire in 2031.
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 1996. It has a 15-year service life which expired in 2011.
Recommendation: The system should be replaced.

Deficiency
Location: Main - Bldg 02
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Roof mounted units are beyond useful life, and should be schedule for replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $837,259

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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.
Recommendation: No action is required.

System: D3070 - Systems Testing & Balance
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1962. It has a 30-year service life which expired in 1992.
Recommendation: The system should be replaced.

Deficiency

Location: Main - Bldg 02
Distress: Beyond Expected Life
Category: Functional Deficiency
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Occupants have reported numerous complaints about the discomfort and uneven temperature variations in the building
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $85,282

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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.
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 2001. It has a 30-year service life. Based on the assessment, it is expected to expire in 2031.
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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.
Recommendation: No action is required.

System: D5030910 - Fire Alarm System
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2000. It has a 10-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Main - Bldg 02
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Fire alarm system is aged, beyond service life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $85,452

System: D5030910 - Security System, Camers, Access Control
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 1984. It has a 15-year service life which expired in 1999.
Recommendation: The system should be replaced.

Deficiency

Location: Main - Bldg 02
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Security alarm system is aged, beyond service life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $44,707

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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.
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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.
Recommendation: No action is required.

System: E1020 - Institutional Equipment
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 20-year service life. Based on the assessment, it is expected to expire in 2021.
Recommendation: No action is required.

System: E2010 - Fixed Furnishings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 20-year service life. Based on the assessment, it is expected to expire in 2021.
Recommendation: No action is required.

Building Name: Main - Stor Bldg 03

Year Built:	1962
Gross Area (SF):	2,516

Buildging 3 at Lee High School is located on the campus grounds. It was originally built in 1962 but is no longer in use. Currently it is being used as a storage facility. There have been no additions and no major renovations.

Building Deficiency Condition Budget Summary

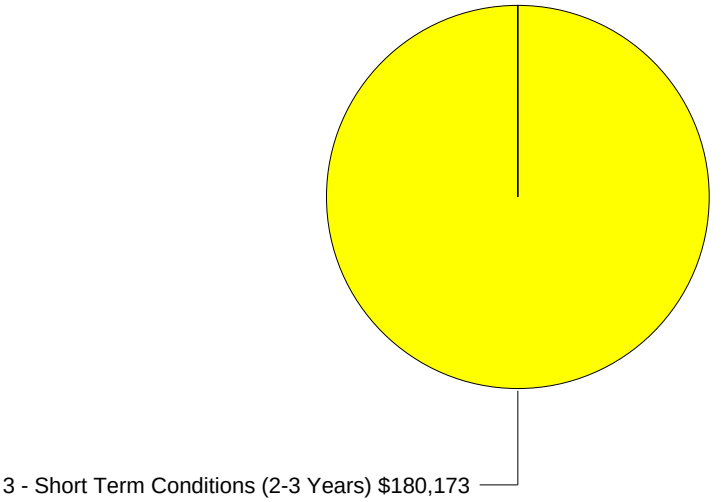
Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	0%	45.06%	$54,363
B30 Roofing	70%	0.00%	$0
C10 Interior Construction	59%	0.00%	$0
C30 Interior Finishes	31%	6.79%	$5,129
D20 Plumbing	11%	34.82%	$17,822
D30 HVAC	54%	0.00%	$0
D40 Fire Protection	26%	0.00%	$0
D50 Electrical	10%	89.25%	$102,859
E20 Furnishings	0%	0.00%	$0
		Total:	**$180,173**

Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$11.77	100	1962	2062	$39,978	-	0.00%	$0
A1030	Slab on Grade	$10.16	100	1962	2062	$34,509	-	0.00%	$0
B1020	Roof Construction	$15.12	100	1962	2062	$51,357	-	0.00%	$0
B2010	Exterior Walls	$20.97	75	1962	2037	$71,227	-	0.00%	$0
B2020	Exterior Windows	$13.35	30	1992	2022	$45,345	33%	110%	$49,879
B2030	Exterior Doors	$1.20	30	1992	2022	$4,076	33%	110%	$4,484
B3010630	Other - Modified Bitumen	$5.23	30	2003	2033	$17,764	70%	0.00%	$0
C1010	Partitions	$8.66	40	2002	2042	$29,415	75%	0.00%	$0
C1020	Interior Doors	$5.68	40	1997	2037	$19,293	63%	0.00%	$0
C1030	Fittings	$4.25	20	1997	2017	$14,436	25%	0.00%	$0
C3010	Wall Finishes	$7.48	10	2007	2017	$25,407	50%	0.00%	$0
C3020410	Other - Sealed Concrete	$1.51	25	1962	1987	$5,129	0%	100%	$5,129
C3030	Ceiling Finishes	$13.25	20	1962	1982	$45,005	0%	0.00%	$0
D2010	Plumbing Fixtures	$4.77	30	1982	2012	$16,202	0%	110%	$17,822
D2020	Domestic Water Distribution	$6.67	30	1987	2017	$22,655	17%	0.00%	$0
D2030	Sanitary Waste	$3.63	30	1987	2017	$12,330	17%	0.00%	$0
D3040	Distribution Systems	$14.45	30	2001	2031	$49,081	63%	0.00%	$0
D3060	Controls & Instrumentation	$3.56	15	2001	2016	$12,092	27%	0.00%	$0
D3070	Systems Testing & Balance	$0.99	15	2001	2016	$3,363	27%	0.00%	$0
D4030	Fire Protection Specialties	$0.16	15	2001	2016	$543	27%	0.00%	$0
D5010	Electrical Service/Distribution	$5.44	30	2001	2031	$18,478	63%	0.00%	$0
D5020	Lighting and Branch Wiring	$27.53	30	1962	1992	$93,508	0%	110%	$102,859
D5030920	Public Address / Clock System	$0.96	15	2001	2016	$3,261	27%	0.00%	$0
E2010	Fixed Furnishings	$3.83	20			$13,009	0%	0.00%	$0
Total		$190.62				$647,460	29%	27.83%	$180,173

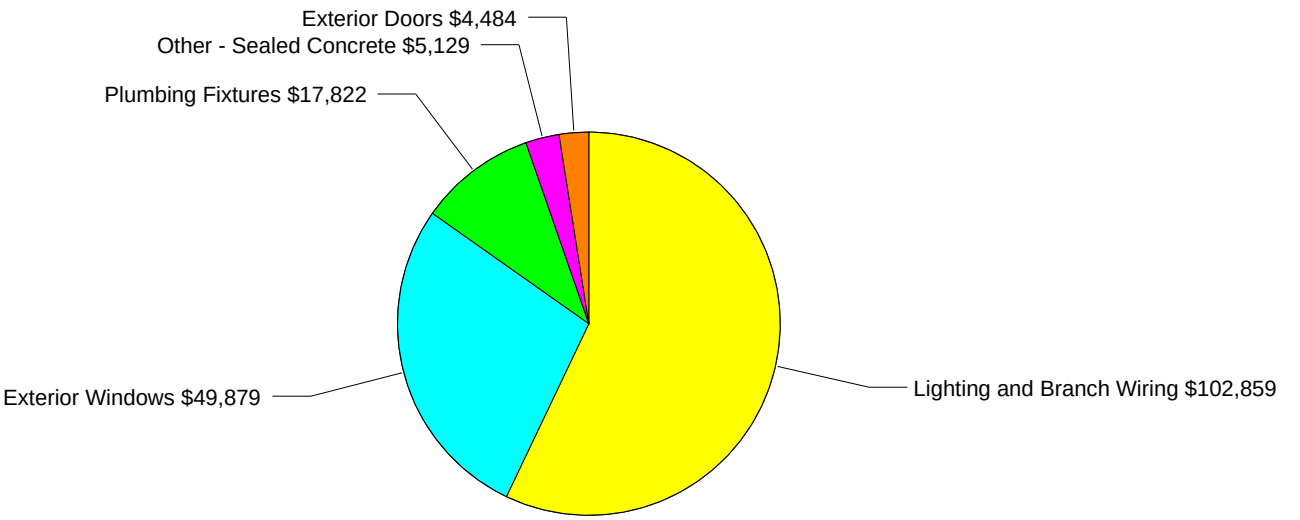
Building Deficiency Priority

Deficiencies by Priority:



Main - Stor Bldg 03 Condition Budget: $180,173

Building Deficiencies Budget Detail



Main - Stor Bldg 03 Condition Budget: $180,173

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 1962. It has a 100-year service life. Based on the assessment, it is expected to expire in 2062 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 1962. It has a 100-year service life. Based on the assessment, it is expected to expire in 2062 and is non-renewable.
Recommendation: No action is required.

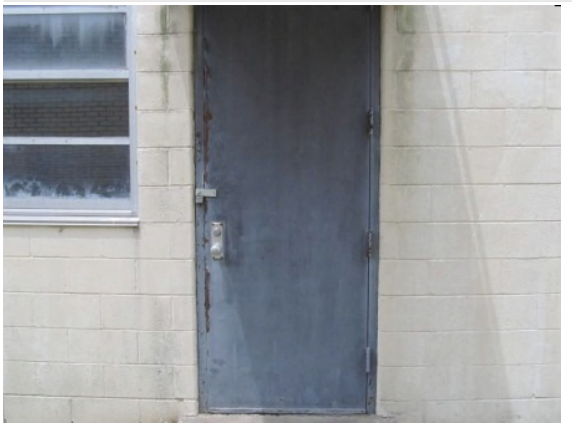
System: B1020 - Roof Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1962. It has a 100-year service life. Based on the assessment, it is expected to expire in 2062 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 1962. It has a 75-year service life. Based on the assessment, it is expected to expire in 2037 and is non-renewable.
Recommendation: No action is required.

System: B2020 - Exterior Windows
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1992. 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: Main - Stor Bldg 03
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The exterior windows are single pane and no longer energy efficient.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $49,879



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 1992. 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: Main - Stor Bldg 03
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The exterior doors to the building are showing signs of oxidation and rust. The door hardware is also no longer code compliant.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $4,484

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: B3010630 - Other - Modified Bitumen
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 30-year service life. Based on the assessment, it is expected to expire in 2033.
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 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: 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 1997. It has a 40-year service life. Based on the assessment, it is expected to expire in 2037.
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 1997. It has a 20-year service life. Based on the assessment, it is expected to expire in 2017.
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 2007. 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 is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1998. It has a 20-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

System: C3020410 - 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 1962. It has a 25-year service life which expired in 1987.
Recommendation: The system should be replaced.

Deficiency

Location: Main - Stor Bldg 03
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The sealed concrete flooring is wearing down in areas throughout the facility.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $5,129

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 1962. It has a 20-year service life which expired in 1982. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

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 1982. 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: Main - Stor Bldg 03
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The original plumbing fixtures are aged beyond service life, stained, showing signs of failure, should be replaced with low flow system.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $17,822

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 1987. It has a 30-year service life. Based on the assessment, it is expected to expire in 2017.
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 1987. It has a 30-year service life. Based on the assessment, it is expected to expire in 2017.
Recommendation: No action is required.

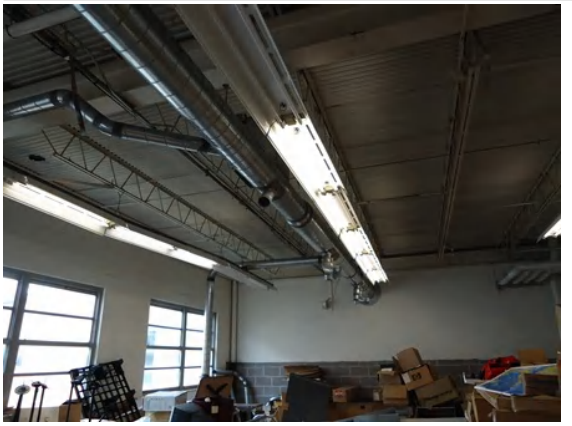
System: D3040 - Distribution Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 30-year service life. Based on the assessment, it is expected to expire in 2031.
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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.
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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2017.
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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.
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 2001. It has a 30-year service life. Based on the assessment, it is expected to expire in 2031.
Recommendation: No action is required.



System: D5020 - Lighting and Branch Wiring
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1962. It has a 30-year service life which expired in 1992.
Recommendation: The system should be replaced.

Deficiency

Location: Main - Stor Bldg 03
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Light fixtures, all branch wiring and electrical devices are recommended to be replaced during the next remodel of the facility.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $102,859

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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.
Recommendation: No action is required.

System: E2010 - Fixed Furnishings
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

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.