

School Assessment Report



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

Final

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Executive Summary

School Name: Madison High School

Number of Buildings:	9
Gross Area (SF):	215,212
Replacement Value:	\$58,363,655
Condition Budget:	\$21,652,208
Total FCI:	37.10%
Total RSLI:	18%
Total CFI:	37.1%
Condition Score:	62.9
Suitability, Educational Score:	66.49
Suitability, Tech Read Score:	55.8
Suitability, Total Score:	64.35
School Score:	63.62



Summary:

Madison High School campus is located at 13719 Whiteheather, Houston TX, and consists of 5 main school building(s). The original campus was constructed in 1966 and an addition to the main school building was constructed in 1988 to house mechanical equipment. Ancillary buildings on campus include, Gym Building E, Library Building D, Classroom Buildings B and C, Storage Building F, Greenhouse, T-Buildings and miscellaneous metal sheds. In addition to the buildings, the campus contains covered walkways, baseball field, football practice field and track. 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

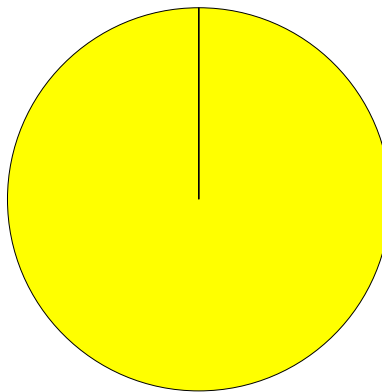
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based 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	4%	38.57%	\$3,051,048
B30 Roofing	13%	44.23%	\$1,084,306
C10 Interior Construction	3%	42.89%	\$1,787,383
C20 Stairs	26%	0.00%	\$0
C30 Interior Finishes	34%	39.14%	\$2,411,260
D10 Conveying	19%	52.88%	\$289,065
D20 Plumbing	12%	86.48%	\$3,031,814
D30 HVAC	52%	1.33%	\$112,772
D40 Fire Protection	10%	100.57%	\$198,232
D50 Electrical	24%	70.06%	\$5,322,979
E10 Equipment	21%	51.78%	\$422,438
E20 Furnishings	23%	91.08%	\$747,016

Uniformat Classification	RSLI	SCI	Condition Budget
F10 Special Construction	6%	74.65%	\$168,399
G20 Site Improvements	13%	61.43%	\$2,015,159
G30 Site Mechanical Utilities	4%	42.37%	\$350,822
G40 Site Electrical Utilities	0%	100.00%	\$659,517
		Total:	\$21,652,209

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					Total
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
1988 Addition-Metal Shed Bld 6	500	27.8%	\$0	\$0	\$11,672	\$0	\$0	\$11,672
Classroom -Building 2 (B)	64,243	38.3%	\$0	\$0	\$6,309,746	\$0	\$0	\$6,309,746
Classroom -Building 3 (C)	33,970	27.4%	\$0	\$0	\$2,394,829	\$0	\$0	\$2,394,829
Covered Walkways	5,000	0.0%	\$0	\$0	\$0	\$0	\$0	\$0
Greenhouse	1,575	100%	\$0	\$0	\$168,399	\$0	\$0	\$168,399
Gymnasium - Building 5 (E)	11,261	13.2%	\$0	\$0	\$382,962	\$0	\$0	\$382,962
Library -Building 4 (D)	18,329	14.4%	\$0	\$0	\$677,779	\$0	\$0	\$677,779
Main -Building 1 (A)	79,934	42.3%	\$0	\$0	\$8,646,764	\$0	\$0	\$8,646,764
Site		63.5%	\$0	\$0	\$3,025,499	\$0	\$0	\$3,025,499
Storage -Building 7 (F)	400	54.1%	\$0	\$0	\$34,558	\$0	\$0	\$34,558
Total:	215,212	37.1%	\$0	\$0	\$21,652,209	\$0	\$0	\$21,652,209



3 - Short Term Conditions (2-3 Years) \$21,652,209

School Condition Budget: \$21,652,209

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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.

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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.



Site Acreage		Condition Budget:	\$3,025,499
Replacement Value:	\$4,767,699	Total FCI:	63.46%
		Total RSLI:	9%

Site:
 Madison High School original site was originally constructed in 1966. The site is occupied by 6 permanent structures (5 educational and 1 storage) and 16 temporary buildings. Campus site features include; paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, fencing, and practice fields (baseball and football), bleachers, green house, 2 metal sheds and 2 metal containers. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features.

Deficiency Condition Budget Summary: Site

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

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	13%	61.43%	\$2,015,159
G30 Site Mechanical Utilities	4%	42.37%	\$350,822
G40 Site Electrical Utilities	0%	100.00%	\$659,517
		Total:	\$3,025,499

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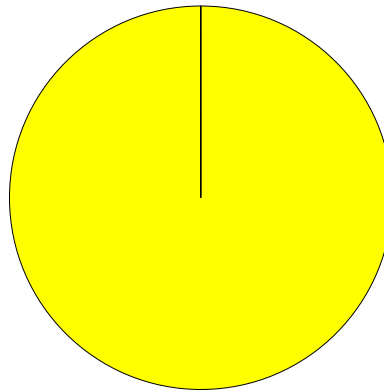
Site Deficiencies Budget Detail

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

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	\$1.56	25	1988	2013	\$453,236	4%	110%	\$498,560
G2020	Parking Lots	\$4.01	25	1988	2013	\$1,165,050	4%	100%	\$1,165,050
G2020	Pedestrian Paving - sidewalks, etc	\$0.76	30	1992	2022	\$220,808	33%	0.00%	\$0
G2040	Baseball Field	\$0.54	30	1992	2022	\$156,890	33%	0.00%	\$0
G2040	Basketball / hard court play area	\$0.67	10	1992	2002	\$194,659	0%	100%	\$194,659
G2040	Football Field Natural Turf	\$0.54	10	1992	2002	\$156,890	0%	100%	\$156,890
G2040	Site Development	\$1.15	30	1992	2022	\$334,117	33%	0.00%	\$0
G2040	Track Synthetic Surface - Resurface only	\$0.57	10	2010	2020	\$165,606	80%	0.00%	\$0
G2050	Landscaping	\$1.49	10	2000	2010	\$432,899	-	0.00%	\$0
G3010	Water Supply	\$0.45	50	1966	2016	\$130,741	8%	0.00%	\$0
G3020	Sanitary Sewer	\$1.25	50	1966	2016	\$363,170	8%	0.00%	\$0
G3030	Storm Sewer	\$0.89	50	1966	2016	\$258,577	8%	105%	\$271,506
G3060	Fuel Distribution	\$0.26	30	1966	1996	\$75,539	0%	105%	\$79,316
G4020	Site Lighting	\$2.27	30	1966	1996	\$659,517	0%	100%	\$659,517
Total		\$16.41				\$4,767,699	12%	63.46%	\$3,025,499

Site Deficiency Priority

Site Deficiencies by Priority:

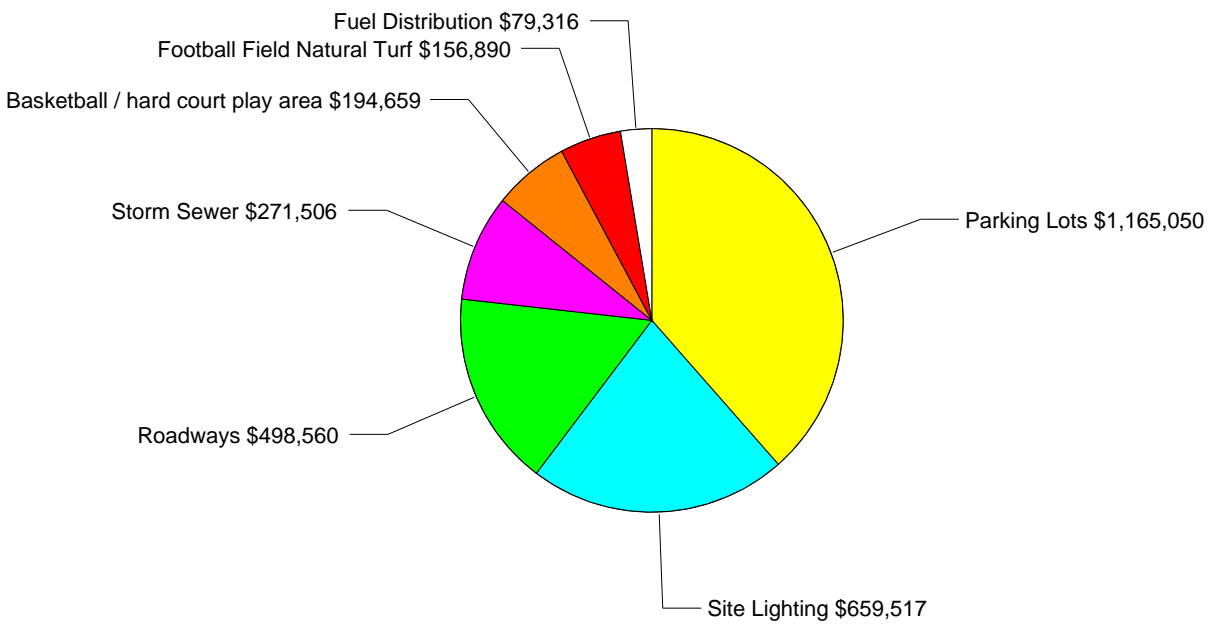


3 - Short Term Conditions (2-3 Years) \$3,025,499

Site Condition Budget: \$3,025,499

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: \$3,025,498

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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 1988. It has a 25-year service life. However, in the assessment, it was found to be currently deficient.

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: Areas of pavement on the site are in good condition, but the majority of the pavement is in poor condition and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$498,560

System: G2020 - Parking Lots

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 25-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Areas of pavement on the site are in good condition, but the majority of the pavement is in poor condition and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$1,165,050

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 - Baseball Field

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 - Basketball / hard court play area

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1992. It has a 10-year service life which expired in 2002.

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: This basketball court can be adapted into a tennis court. The play surface is damaged and the basketball goals are rusted.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$194,659

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System: G2040 - Football Field Natural Turf

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1992. It has a 10-year service life which expired in 2002.

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 football field is unkept and has equipment in poor condition.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$156,890

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 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 - Track Synthetic Surface - Resurface only

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2010. It has a 10-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: G2050 - Landscaping

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

Recommendation: The system should be replaced.

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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 1966. It has a 50-year service life. Based on the assessment, it is expected to expire in 2016.

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 1966. It has a 50-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.



System: G3030 - Storm Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1966. 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: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Storm Sewer System is clogged in diferent areas and is beyond its expected life. Replace Storm Sewer System.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$271,506

System: G3060 - Fuel 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 1966. It has a 30-year service life which expired in 1996.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Fuel Distribution System is beyond its expected life and it's recommended to be replaced.

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$79,316



System: G4020 - Site Lighting

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

Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Site Lighting is beyond its expected life and it's recommended to be replaced.

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$659,517

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Buildings

Building Name: 1988 Addition-Metal Shed Bld 6

Year Built: 1988
 Gross Area (SF): 500

The Madison High 1988 Addition- Metal Shed, is a 1-story addition to Main Building A. Originally built in 1988, it is attached to the Main Building on the west elevation. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Condition Budget Summary

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

Uniformat Classification	RSLI	SCI	Condition Budget
B20 Exterior Enclosure	3%	0.00%	\$0
B30 Roofing	25%	0.00%	\$0
C10 Interior Construction	52%	0.00%	\$0
C30 Interior Finishes	52%	0.00%	\$0
D20 Plumbing	1%	103.81%	\$5,732
D30 HVAC	24%	43.20%	\$5,940
D50 Electrical	19%	0.00%	\$0
		Total:	\$11,672

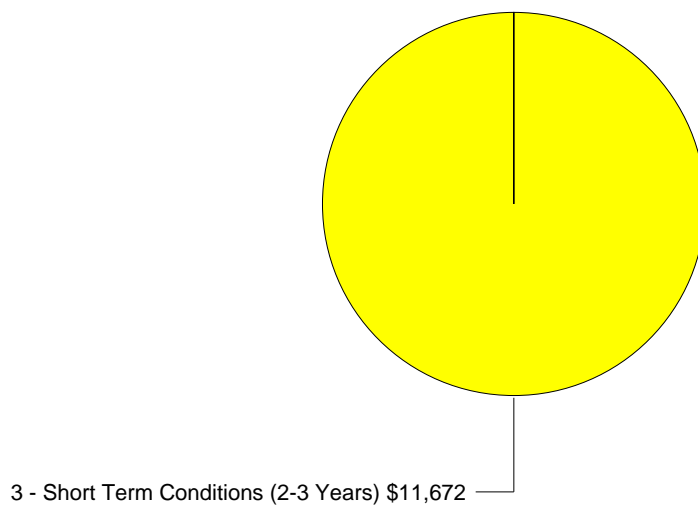
Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$0.97	100	1988	2088	\$655	-	0.00%	\$0
A1030	Slab on Grade	\$1.94	100	1988	2088	\$1,310	-	0.00%	\$0
B1020	Roof Construction	\$1.94	100	1988	2088	\$1,310	-	0.00%	\$0
B2010	Exterior Walls	\$2.68	75	1988	2063	\$1,809	-	0.00%	\$0
B2030	Exterior Doors	\$0.53	30	1988	2018	\$358	20%	0.00%	\$0
B3010	Roof Coverings	\$1.92	20	1988	2008	\$1,296	0%	0.00%	\$0
C1010	Partitions	\$0.13	50	1988	2038	\$88	52%	0.00%	\$0
C3020	Floor Finishes -Sealed Concrete	\$0.21	50	1988	2038	\$142	52%	0.00%	\$0
D2020	Domestic Water Distribution	\$7.72	30	1992	2022	\$5,211	33%	110%	\$5,732
D2030	Sanitary Waste	\$0.36	30	1988	2018	\$243	20%	0.00%	\$0
D2090	Other Plumbing Systems - Natural Gas	\$0.10	30	1988	2018	\$68	20%	0.00%	\$0
D3020	Heat Generating Systems	\$8.00	30	1988	2018	\$5,400	20%	110%	\$5,940
D3030	Cooling Generating Systems	\$8.80	30	1996	2026	\$5,940	47%	0.00%	\$0
D3060	Controls & Instrumentation	\$3.57	20	1988	2008	\$2,410	0%	0.00%	\$0
D5010	Electrical Service/Distribution	\$22.54	30	1988	2018	\$15,215	20%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$0.86	30	1988	2018	\$581	20%	0.00%	\$0
Total		\$62.27				\$42,032	25%	27.77%	\$11,672

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Building Deficiency Priority

Deficiencies by Priority:

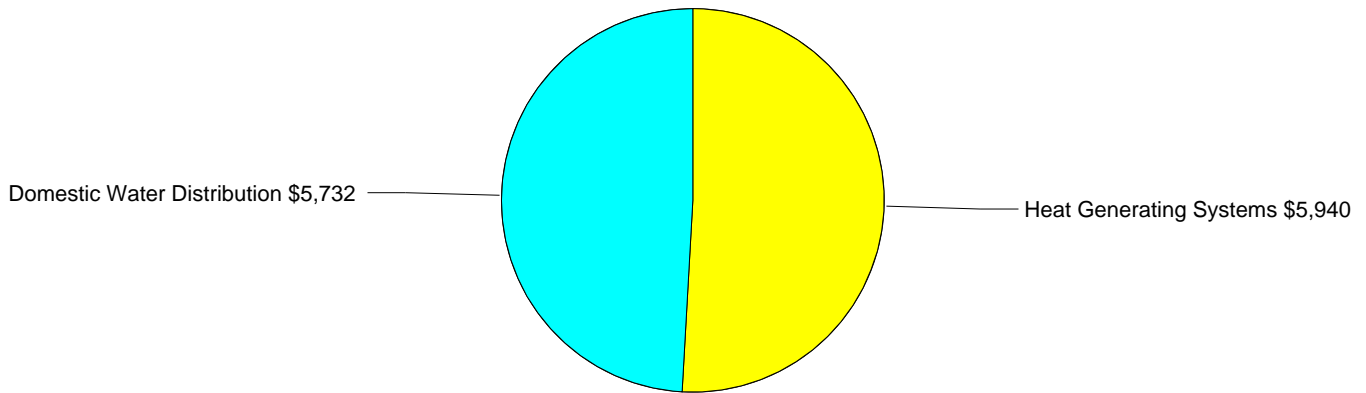


1988 Addition-Metal Shed Bld 6 Condition Budget: \$11,672

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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.



1988 Addition-Metal Shed Bld 6 Condition Budget: \$11,672

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Building Condition Deficiencies Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 and is non-renewable.

Recommendation: No action is required.

System: A1030 - Slab on Grade

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 and is non-renewable.

Recommendation: No action is required.

System: B1020 - Roof Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 and is non-renewable.

Recommendation: No action is required.

System: B2010 - Exterior Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 75-year service life. Based on the assessment, it is expected to expire in 2063 and is non-renewable.

Recommendation: No action is required.

System: B2030 - Exterior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

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System: B3010 - Roof Coverings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 20-year service life which expired in 2008. However, based on the 2009 assessment, the service life has been extended to 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 1988. It has a 50-year service life. Based on the assessment, it is expected to expire in 2038.

Recommendation: No action is required.

System: C3020 - Floor Finishes -Sealed Concrete

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 50-year service life. Based on the assessment, it is expected to expire in 2038.

Recommendation: No action is required.



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 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: 1988 Addition-Metal Shed Bld 6

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Domestic Water Distribution is beyond its expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$5,732

Final

System: D2030 - Sanitary Waste

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: D2090 - Other Plumbing Systems -Natural Gas

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.



System: D3020 - Heat Generating Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Deficiency

Location: 1988 Addition-Metal Shed Bld 6

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Heat Generating Systems are beyond their expected life and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$5,940

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

Final

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 20-year service life which expired in 2008. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

Final

Building Name: Classroom -Building 2 (B)

Year Built: 1970
 Gross Area (SF): 64,243

The Madison High School Building B is a 2-story building. Originally built in 1970, there have been no additions and no major renovations except the following: replacement of finishes and fittings to restrooms in the late 90's; ADA restrooms retrofit in 2010; new exterior doors 2012. 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	3%	42.74%	\$957,825
B30 Roofing	68%	0.00%	\$0
C10 Interior Construction	0%	42.73%	\$489,146
C20 Stairs	58%	0.00%	\$0
C30 Interior Finishes	12%	54.29%	\$1,176,226
D10 Conveying	0%	110.00%	\$289,065
D20 Plumbing	3%	92.42%	\$908,129
D30 HVAC	53%	0.00%	\$0
D40 Fire Protection	40%	0.00%	\$0
D50 Electrical	3%	96.13%	\$2,225,095
E10 Equipment	55%	0.00%	\$0
E20 Furnishings	0%	110.00%	\$264,260
		Total:	\$6,309,746

Building Deficiency Condition Budget Detail

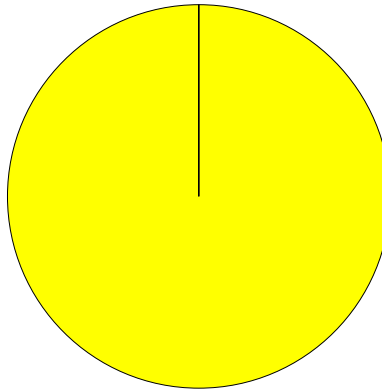
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$8.38	100	1970	2070	\$726,781	-	0.00%	\$0
A1030	Slab on Grade	\$7.26	100	1970	2070	\$629,646	-	0.00%	\$0
B1010	Floor Construction	\$18.00	100	1970	2070	\$1,561,105	-	0.00%	\$0
B1020	Roof Construction	\$13.60	100	1970	2070	\$1,179,501	-	0.00%	\$0
B2010	Exterior Walls	\$14.94	75	1970	2045	\$1,295,717	-	0.00%	\$0
B2020	Exterior Windows	\$10.04	30	1970	2000	\$870,750	0%	110%	\$957,825
B2030	Exterior Doors	\$0.86	30	2012	2042	\$74,586	100%	0.00%	\$0
B3010105	Built-Up	\$3.98	25	2004	2029	\$345,178	68%	0.00%	\$0
B3020	Roof Openings	\$0.56	30	2004	2034	\$48,568	73%	0.00%	\$0
C1010	Partitions	\$6.15	40	1970	2010	\$533,378	-	0.00%	\$0
C1020	Interior Doors	\$4.04	40	1970	2010	\$350,381	0%	80.00%	\$280,305
C1030	Fittings	\$3.01	20	2004	2024	\$261,051	60%	80.00%	\$208,841
C2010	Stair Construction	\$3.61	100	1970	2070	\$313,088	58%	0.00%	\$0
C3010	Wall Finishes	\$5.31	10	1970	1980	\$460,526	0%	110%	\$506,579
C3020210	Ceramic Tile	\$1.13	30	2010	2040	\$98,003	93%	0.00%	\$0
C3020210	Terrazzo	\$6.64	50	1970	2020	\$575,874	16%	2.79%	\$16,065
C3020410	Sealed Concrete	\$0.43	50	1970	2020	\$37,293	16%	0.00%	\$0
C3020410	VCT	\$2.05	12	2004	2016	\$177,793	33%	0.00%	\$0
C3030	Ceiling Finishes	\$9.42	20	1970	1990	\$816,978	0%	80.00%	\$653,583
D1010	Elevators and Lifts	\$3.03	35	1970	2005	\$262,786	0%	110%	\$289,065
D2010	Plumbing Fixtures	\$7.54	30	1970	2000	\$653,929	0%	90.00%	\$588,537
D2020	Domestic Water Distribution	\$0.76	30	1970	2000	\$65,913	0%	110%	\$72,505

Final

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D2030	Sanitary Waste	\$2.59	30	1970	2000	\$224,626	0%	110%	\$247,088
D2040	Rain Water Drainage	\$0.44	30	2003	2033	\$38,160	70%	0.00%	\$0
D3040	Distribution Systems	\$10.29	30	2003	2033	\$892,432	70%	0.00%	\$0
D3050	Terminal & Package Units	\$11.41	15	2003	2018	\$989,567	40%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.53	15	2003	2018	\$219,422	40%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.76	30	2003	2033	\$65,913	70%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.10	15	2003	2018	\$8,673	40%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.85	30	1970	2000	\$333,903	0%	110%	\$367,293
D5020	Lighting and Branch Wiring	\$18.50	30	1970	2000	\$1,604,469	0%	110%	\$1,764,916
D5030310	Telephone Systems	\$1.02	15	1970	1985	\$88,463	0%	105%	\$92,886
D5030910	Fire Alarm System	\$1.28	10	2003	2013	\$111,012	10%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.68	15	2003	2018	\$58,975	40%	0.00%	\$0
D5030920	LAN System	\$0.68	15	2003	2018	\$58,975	40%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.68	15	2003	2018	\$58,975	40%	0.00%	\$0
E1020	Institutional Equipment	\$1.48	20	2003	2023	\$128,358	55%	0.00%	\$0
E2010	Fixed Furnishings	\$2.77	20	1992	2012	\$240,237	0%	110%	\$264,260
Total		\$189.80				\$16,460,984	22%	38.33%	\$6,309,746

Building Deficiency Priority

Deficiencies by Priority:

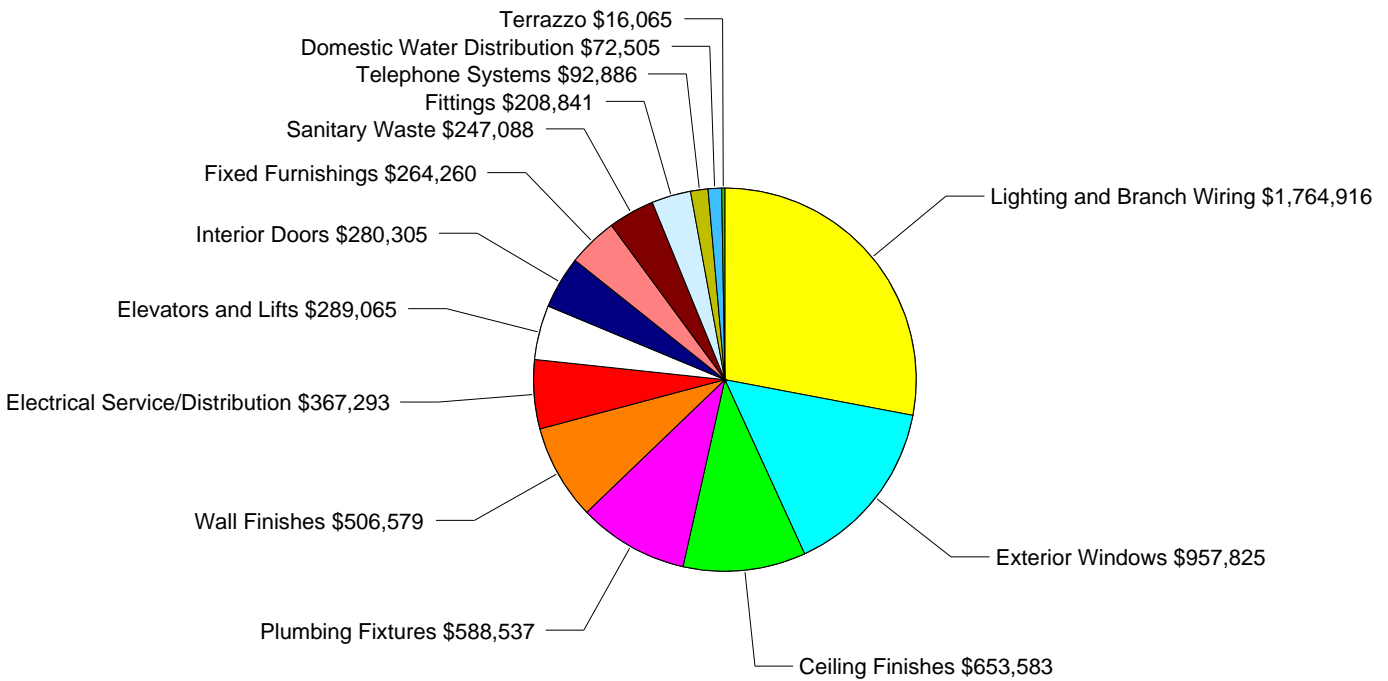


3 - Short Term Conditions (2-3 Years) \$6,309,746

Classroom -Building 2 (B) Condition Budget: \$6,309,746

Final

Building Deficiencies Budget Detail



Classroom -Building 2 (B) Condition Budget: \$6,309,748

Final

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 1970. It has a 100-year service life. Based on the assessment, it is expected to expire in 2070 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 1970. It has a 100-year service life. Based on the assessment, it is expected to expire in 2070 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 1970. It has a 100-year service life. Based on the assessment, it is expected to expire in 2070 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 1970. It has a 100-year service life. Based on the assessment, it is expected to expire in 2070 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 1970. It has a 75-year service life. Based on the assessment, it is expected to expire in 2045 and is non-renewable.

Recommendation: No action is required.

Final



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 1970. It has a 30-year service life which expired in 2000.

Recommendation: The system should be replaced.

Deficiency

Location: Classroom -Building 2 (B)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: The single pane windows are inefficient and beyond their expected useful life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$957,825

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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

System: B3010 - Roof Coverings

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: B3010105 - Built-Up

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 25-year service life. Based on the assessment, it is expected to expire in 2029.

Recommendation: No action is required.

System: B3020 - Roof Openings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.

Recommendation: No action is required.

Final

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 1970. It has a 40-year service life which expired in 2010 and is non-renewable.

Recommendation: The system should be replaced.



System: C1020 - Interior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 40-year service life which expired in 2010.

Recommendation: The system should be replaced.

Deficiency

Location: Classroom -Building 2 (B)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Most hardware is new, but the doors themselves are beyond their expected useful life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$280,305

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 2004. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Classroom -Building 2 (B)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: The toilet partitions, among other fittings, are damaged.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$208,841

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 1970. It has a 100-year service life. Based on the assessment, it is expected to expire in 2070.

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 1970. It has a 10-year service life which expired in 1980.

Recommendation: The system should be replaced.

Deficiency

Location: Classroom -Building 2 (B)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: The paint and other finishes are failing throughout the building.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$506,579

System: C3020 - Floor Finishes

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: C3020210 - Ceramic Tile

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2010. It has a 30-year service life. Based on the assessment, it is expected to expire in 2040.

Recommendation: No action is required.

Final



System: C3020210 - Terrazzo

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1970. 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: Classroom -Building 2 (B)

Material: Floor Finishes

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Areas of the terrazzo floor are damaged.

Correction: Replace Terrazzo Flooring

Qty: 500-S.F.

Condition Budget: \$16,065

System: C3020410 - Sealed Concrete

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1970. It has a 50-year service life. Based on the assessment, it is expected to expire in 2020.

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 2004. It has a 12-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 20-year service life which expired in 1990.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Classroom -Building 2 (B)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Some ceiling tiles throughout the building have been replaced, but most of the system is beyond its expected useful life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$653,583



System: D1010 - Elevators and Lifts

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 35-year service life which expired in 2005.

Recommendation: The system should be replaced.

Deficiency

Location: Classroom -Building 2 (B)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: The elevator is beyond its expected useful life and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$289,065

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 1970. It has a 30-year service life which expired in 2000.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Classroom -Building 2 (B)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Minor updates have been done to retrofit ADA compliance. However, Plumbing Fixtures are beyond their expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$588,537



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 1970. It has a 30-year service life which expired in 2000.

Recommendation: The system should be replaced.

Deficiency

Location: Classroom -Building 2 (B)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Domestic Water Distribution is beyond its expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$72,505

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 1970. It has a 30-year service life which expired in 2000.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Classroom -Building 2 (B)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Sanitary Waste System is beyond its expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$247,088

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 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: 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 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: 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 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.

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 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.

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 2003. It has a 30-year service life. Based on the assessment, it is expected to expire in 2033.

Recommendation: No action is required.

Final

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 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.



System: D5010 - Electrical Service/Distribution

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

Recommendation: The system should be replaced.

Deficiency

Location: Classroom -Building 2 (B)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Electrical Service and Distribution Systems are beyond their expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$367,293

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 1970. It has a 30-year service life which expired in 2000.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Classroom -Building 2 (B)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Lighting and Branch Wiring are beyond their expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,764,916

System: D5030 - Communications and Security

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.



System: D5030310 - Telephone Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 15-year service life which expired in 1985.

Recommendation: The system should be replaced.

Deficiency

Location: Classroom -Building 2 (B)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Telephone Systems are beyond their expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$92,886

System: D5030910 - Fire Alarm System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 10-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

Final

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 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.

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 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.

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 2003. It has a 20-year service life. Based on the assessment, it is expected to expire in 2023.

Recommendation: No action is required.



System: E2010 - Fixed Furnishings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1992. 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: Classroom -Building 2 (B)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Cabinets and other fixed furnishings are beyond their expected useful life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$264,260

Final

Building Name: Classroom -Building 3 (C)

Year Built: 1966
 Gross Area (SF): 33,970

The Madison High School Building C is a 1-story building. Originally built in 1966, there has been an addition in 1980, housing the Car Shop. The building is currently undergoing major renovations in the eastern half and the rest of the building is slated for renovation later this year. 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	3%	42.73%	\$560,449
B30 Roofing	20%	0.00%	\$0
C10 Interior Construction	0%	49.60%	\$332,115
C30 Interior Finishes	67%	0.00%	\$0
D20 Plumbing	36%	68.96%	\$421,220
D30 HVAC	100%	0.00%	\$0
D40 Fire Protection	99%	0.00%	\$0
D50 Electrical	24%	79.17%	\$1,032,618
E10 Equipment	49%	40.46%	\$48,428
E20 Furnishings	100%	0.00%	\$0
		Total:	\$2,394,829

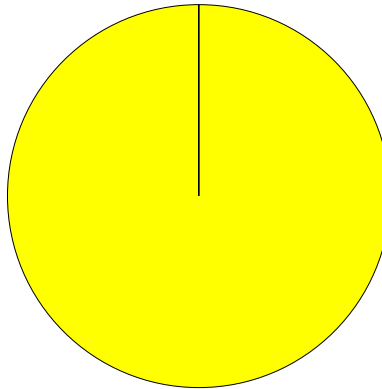
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$9.30	100	1966	2066	\$426,493	-	0.00%	\$0
A1030	Slab on Grade	\$8.03	100	1966	2066	\$368,252	-	0.00%	\$0
B1020	Roof Construction	\$15.06	100	1966	2066	\$690,644	-	0.00%	\$0
B2010	Exterior Walls	\$16.53	75	1966	2041	\$758,058	-	0.00%	\$0
B2020	Exterior Windows	\$11.11	30	1966	1996	\$509,499	0%	110%	\$560,449
B2030	Exterior Doors	\$0.96	30	2012	2042	\$44,025	100%	0.00%	\$0
B3010105	Built-Up	\$10.69	25	1992	2017	\$490,238	20%	0.00%	\$0
B3020	Roof Openings	\$0.61	30	1992	2022	\$27,974	33%	0.00%	\$0
C1010	Partitions	\$6.80	40	1966	2006	\$311,845	-	0.00%	\$0
C1020	Interior Doors	\$4.46	40	1966	2006	\$204,533	0%	80.00%	\$163,627
C1030	Fittings	\$3.34	20	2000	2020	\$153,171	40%	110%	\$168,488
C3010	Wall Finishes	\$5.87	10	2012	2022	\$269,195	100%	0.00%	\$0
C3020210	Ceramic Tile	\$1.04	40	2000	2040	\$47,694	70%	0.00%	\$0
C3020210	Terrazzo	\$8.68	50	1966	2016	\$398,060	8%	0.00%	\$0
C3020410	Sealed Concrete	\$0.21	50	1966	2016	\$9,630	8%	0.00%	\$0
C3020410	VCT	\$1.60	15	2012	2027	\$73,375	100%	0.00%	\$0
C3020410	Wood	\$0.86	50	1966	2016	\$39,439	8%	0.00%	\$0
C3030	Ceiling Finishes	\$10.42	20	2012	2032	\$477,856	100%	0.00%	\$0
D2010	Plumbing Fixtures	\$8.35	30	1966	1996	\$382,927	0%	110%	\$421,220
D2020	Domestic Water Distribution	\$0.84	30	2012	2042	\$38,522	100%	0.00%	\$0
D2030	Sanitary Waste	\$2.85	30	2012	2042	\$130,700	100%	0.00%	\$0
D2040	Rain Water Drainage	\$0.49	30	2003	2033	\$22,471	70%	0.00%	\$0
D2090	Other Plumbing Systems- Nat Gas	\$0.79	20	2012	2032	\$36,229	100%	0.00%	\$0
D3040	Distribution Systems	\$11.39	30	2012	2042	\$522,340	100%	0.00%	\$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D3050	Terminal & Package Units	\$12.62	15	2012	2027	\$578,747	100%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.81	15	2012	2027	\$128,865	100%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.82	30	2012	2042	\$37,605	100%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.12	15	2012	2027	\$5,503	100%	0.00%	\$0
D5010	Electrical Service/Distribution	\$4.26	30	2012	2042	\$195,361	100%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$20.47	30	1966	1996	\$938,744	0%	110%	\$1,032,618
D5030910	Fire Alarm System	\$1.43	10	2012	2022	\$65,579	100%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.76	15	2012	2027	\$34,853	100%	0.00%	\$0
D5030920	LAN System	\$0.76	15	2003	2018	\$34,853	40%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.76	15	2003	2018	\$34,853	40%	0.00%	\$0
E1020	Institutional Equipment	\$1.06	20	2012	2032	\$48,611	100%	0.00%	\$0
E1030	Vehicular Equipment	\$0.59	20	2000	2020	\$27,057	40%	0.00%	\$0
E1090	Other Equipment	\$0.96	20	1966	1986	\$44,025	0%	110%	\$48,428
E2010	Fixed Furnishings	\$3.05	20	2012	2032	\$139,871	100%	0.00%	\$0
Total		\$190.75				\$8,747,700	51%	27.38%	\$2,394,829

Building Deficiency Priority

Deficiencies by Priority:

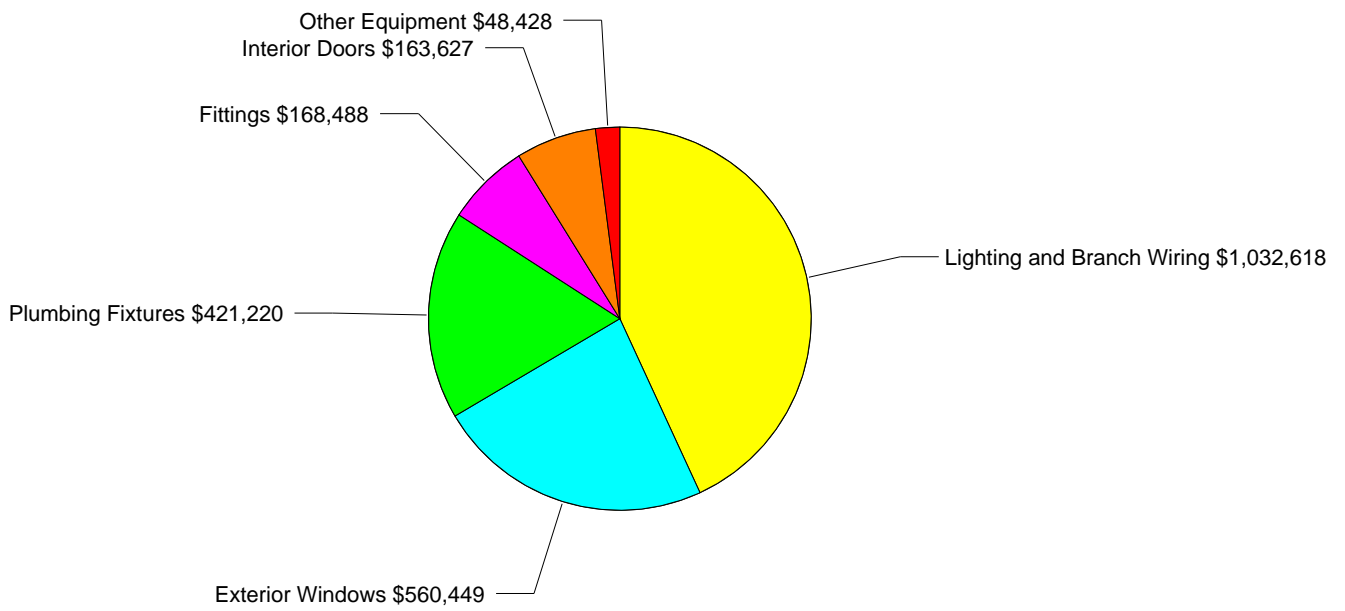


3 - Short Term Conditions (2-3 Years) \$2,394,829

Classroom -Building 3 (C) Condition Budget: \$2,394,829

Final

Building Deficiencies Budget Detail



Classroom -Building 3 (C) Condition Budget: \$2,394,830

Final

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 1966. It has a 100-year service life. Based on the assessment, it is expected to expire in 2066 and is non-renewable.

Recommendation: No action is required.

System: A1030 - Slab on Grade

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1966. It has a 100-year service life. Based on the assessment, it is expected to expire in 2066 and is non-renewable.

Recommendation: No action is required.

System: B1020 - Roof Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1966. It has a 100-year service life. Based on the assessment, it is expected to expire in 2066 and is non-renewable.

Recommendation: No action is required.

System: B2010 - Exterior Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1966. It has a 75-year service life. Based on the assessment, it is expected to expire in 2041 and is non-renewable.

Recommendation: No action is required.

System: B2020 - Exterior Windows

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

Recommendation: The system should be replaced.

Final



Deficiency

Location: Classroom -Building 3 (C)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: The windows have not been updated and are beyond their expected useful life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$560,449

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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

System: B3010 - Roof Coverings

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: B3010105 - Built-Up

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1992. It has a 25-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: B3020 - Roof Openings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 1966. It has a 40-year service life which expired in 2006 and is non-renewable.

Recommendation: The system should be replaced.

Final



System: C1020 - Interior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1966. It has a 40-year service life which expired in 2006.

Recommendation: The system should be replaced.

Deficiency

Location: Classroom -Building 3 (C)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: The building is undergoing extensive renovations but the interior doors seem to be out of the scope of current work. The doors are beyond their expected useful life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$163,627



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 2000. 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: Classroom -Building 3 (C)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: The toilet partitions and other fittings are damaged.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$168,488

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 2012. It has a 10-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

Final

System: C3020 - Floor Finishes

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: C3020210 - Ceramic Tile

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 40-year service life. Based on the assessment, it is expected to expire in 2040.

Recommendation: No action is required.

System: C3020210 - Terrazzo

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1966. It has a 50-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

System: C3020410 - Sealed Concrete

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1966. It has a 50-year service life. Based on the assessment, it is expected to expire in 2016.

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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

System: C3020410 - 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 1966. It has a 50-year service life. Based on the assessment, it is expected to expire in 2016.

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 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

Final



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 1966. It has a 30-year service life which expired in 1996.

Recommendation: The system should be replaced.

Deficiency

Location: Classroom -Building 3 (C)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Minor upgrades will be done to retrofit ADA stalls. However, Plumbing Fixtures are beyond their expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$421,220

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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

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 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: 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 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: 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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

Final



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 1966. It has a 30-year service life which expired in 1996.

Recommendation: The system should be replaced.

Deficiency

Location: Classroom -Building 3 (C)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Original Lighting and Branch Wiring is beyond its expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,032,618

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: D5030910 - Fire Alarm System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 10-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

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 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

Final

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 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.

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 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: E1030 - Vehicular Equipment

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.



System: E1090 - Other Equipment

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1966. It has a 20-year service life which expired in 1986.

Recommendation: The system should be replaced.

Deficiency

Location: Classroom -Building 3 (C)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Other Equipments are beyond their expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$48,428

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 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

Building Name: Covered Walkways

Year Built: 1995
 Gross Area (SF): 5,000

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

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
F10 Special Construction	57%	0.00%	\$0
		Total:	\$0

Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
F10	Special Construction	\$10.74	40	1995	2035	\$72,495	58%	0.00%	\$0
Total		\$10.74				\$72,495	58%	0.00%	\$0

Building Deficiency Priority

Deficiencies by Priority:

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

Final

Building Deficiencies Budget Detail

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

Final

Building Deficiencies Budget Narrative

Final

Building Name: Greenhouse

Year Built: 2002
 Gross Area (SF): 1,575

The Madison High School Greenhouse is a 1-story building. Originally built in 2002, there has been no additions and no reported renovations. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

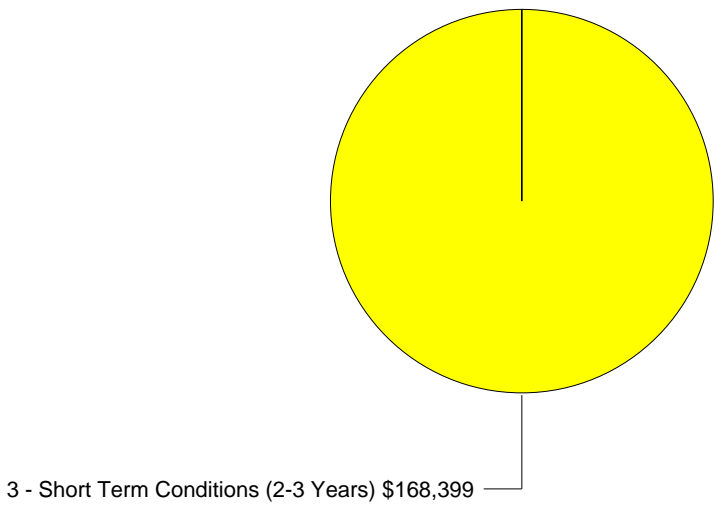
Uniformat Classification	RSLI	SCI	Condition Budget
F10 Special Construction	0%	110.00%	\$168,399
		Total:	\$168,399

Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
F10	Special Construction	\$72.00	30	2002	2032	\$153,090	67%	110%	\$168,399
Total		\$72.00				\$153,090	67%	110%	\$168,399

Building Deficiency Priority

Deficiencies by Priority:



Greenhouse Condition Budget: \$168,399

Final

Building Deficiencies Budget Detail



Greenhouse Condition Budget: \$168,399

Final

Building Deficiencies Budget Narrative

Final

Building Name: Gymnasium -Building 5 (E)

Year Built: 1988
 Gross Area (SF): 11,261

The Madison High School Building E, the Boy's Gym is a 1-story building. Originally built in 1988, there have been no additions and no renovations. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	21%	0.00%	\$0
C10 Interior Construction	5%	0.00%	\$0
C30 Interior Finishes	6%	87.99%	\$196,627
D20 Plumbing	12%	51.48%	\$173,413
D30 HVAC	54%	0.00%	\$0
D50 Electrical	21%	0.00%	\$0
E10 Equipment	20%	0.00%	\$0
E20 Furnishings	0%	100.00%	\$12,922
		Total:	\$382,962

Building Deficiency Condition Budget Detail

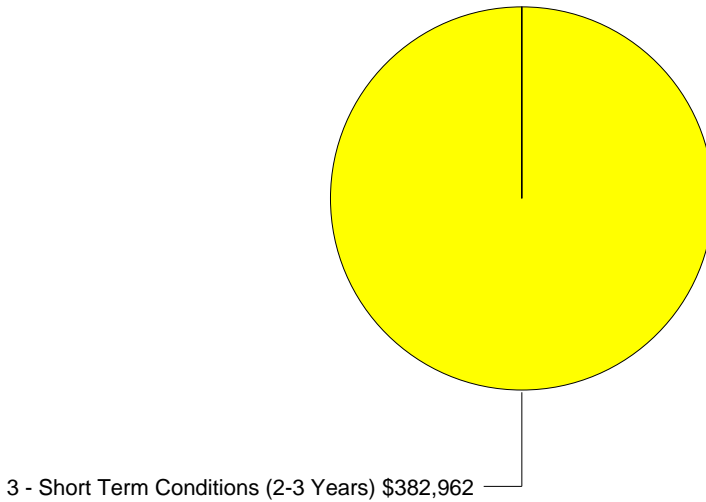
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$6.26	100	1988	2088	\$95,167	-	0.00%	\$0
A1020	Special Foundations	\$6.41	100	1988	2088	\$97,447	-	0.00%	\$0
B1020	Roof Construction	\$6.91	75	1988	2063	\$105,048	-	0.00%	\$0
B2010	Exterior Walls	\$12.67	75	1988	2063	\$192,614	-	0.00%	\$0
B2020	Exterior Windows	\$5.76	30	1988	2018	\$87,566	20%	0.00%	\$0
B2030	Exterior Doors	\$3.46	30	2012	2042	\$52,600	100%	0.00%	\$0
B3010	Roof Coverings	\$8.92	40	1988	2028	\$135,605	-	0.00%	\$0
C1010	Partitions	\$15.36	30	1988	2018	\$233,508	-	0.00%	\$0
C1030	Fittings	\$5.39	30	1988	2018	\$81,941	20%	0.00%	\$0
C3010	Wall Finishes	\$6.91	20	1988	2008	\$105,048	0%	100%	\$105,048
C3020210	Ceramic Tile	\$0.26	30	1988	2018	\$3,953	20%	0.00%	\$0
C3020210	VCT	\$0.07	12	1988	2000	\$1,064	0%	110%	\$1,171
C3020210	Wood	\$1.53	50	1988	2038	\$23,260	52%	0.00%	\$0
C3020410	Painted Concrete Floor	\$0.05	10	1988	1998	\$760	0%	110%	\$836
C3020410	Rubber Pads	\$0.12	15	1988	2003	\$1,824	0%	110%	\$2,007
C3030	Ceiling Finishes	\$5.76	20	1988	2008	\$87,566	0%	100%	\$87,566
D2010	Plumbing Fixtures	\$10.37	30	1988	2018	\$157,648	20%	110%	\$173,413
D2020	Domestic Water Distribution	\$4.62	30	1988	2018	\$70,235	20%	0.00%	\$0
D2030	Sanitary Waste	\$3.46	30	1988	2018	\$52,600	20%	0.00%	\$0
D2040	Rain Water Drainage	\$2.30	40	1988	2028	\$34,965	40%	0.00%	\$0
D2090	Other Plumbing Systems - Natural Gas	\$1.41	30	1988	2018	\$21,435	20%	0.00%	\$0
D3030	Cooling Generating Systems	\$10.37	30	2003	2033	\$157,648	70%	0.00%	\$0
D3040	Distribution Systems	\$16.12	20	2003	2023	\$245,062	55%	0.00%	\$0
D3050	Terminal & Package Units	\$2.74	15	2003	2018	\$41,654	40%	0.00%	\$0
D3060	Controls & Instrumentation	\$3.46	15	2003	2018	\$52,600	40%	0.00%	\$0
D3070	System Test & Balance	\$2.30	10	2003	2013	\$34,965	10%	0.00%	\$0

Final

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5010	Electrical Service/Distribution	\$6.91	30	1988	2018	\$105,048	20%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$22.61	30	1988	2018	\$343,725	20%	0.00%	\$0
D5030	Communications and Security	\$2.30	15	2003	2018	\$34,965	40%	0.00%	\$0
E1020	Institutional Equipment	\$14.98	30	1988	2018	\$227,731	20%	0.00%	\$0
E2010	Fixed Furnishings	\$0.85	15	1988	2003	\$12,922	0%	100%	\$12,922
Total		\$190.64				\$2,898,176	30%	13.21%	\$382,962

Building Deficiency Priority

Deficiencies by Priority:

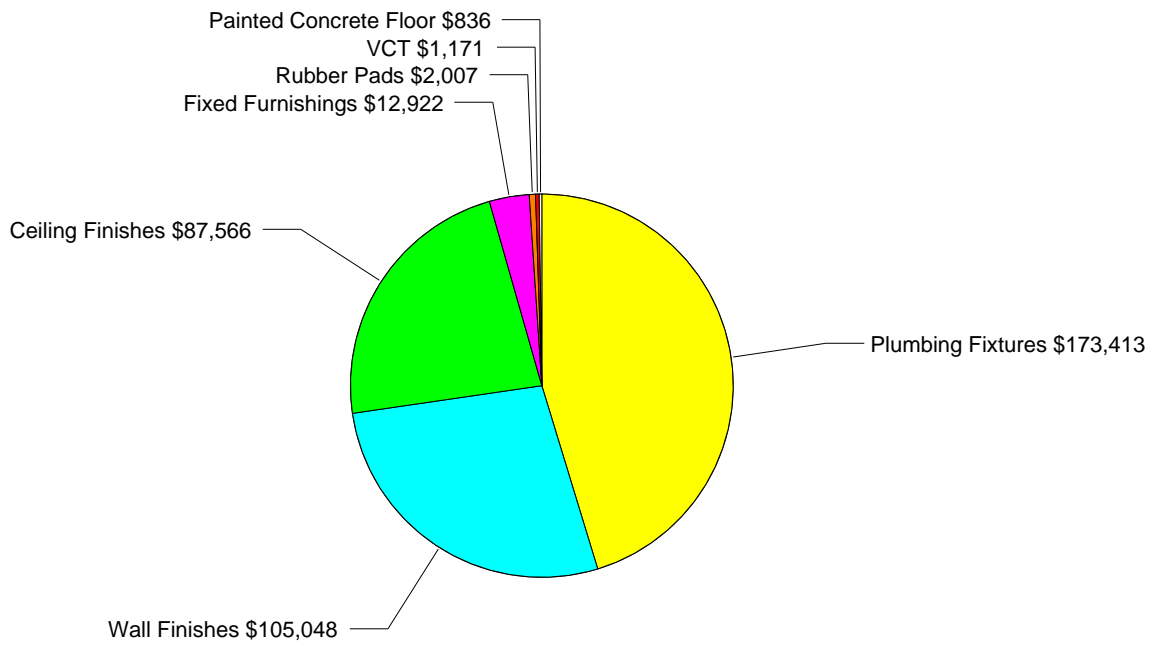


3 - Short Term Conditions (2-3 Years) \$382,962

Gymnasium -Building 5 (E) Condition Budget: \$382,962

Final

Building Deficiencies Budget Detail



Gymnasium -Building 5 (E) Condition Budget: \$382,963

Final

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 and is non-renewable.

Recommendation: No action is required.

System: A1020 - Special Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 and is non-renewable.

Recommendation: No action is required.

System: B1020 - Roof Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 75-year service life. Based on the assessment, it is expected to expire in 2063 and is non-renewable.

Recommendation: No action is required.

System: B2010 - Exterior Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 75-year service life. Based on the assessment, it is expected to expire in 2063 and is non-renewable.

Recommendation: No action is required.

System: B2020 - Exterior Windows

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: B2030 - Exterior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

Final

System: B3010 - Roof Coverings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 40-year service life. Based on the assessment, it is expected to expire in 2028.

Recommendation: No action is required.

System: C1010 - Partitions

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018 and is non-renewable.

Recommendation: No action is required.

System: 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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.



System: C3010 - Wall Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 20-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Gymnasium -Building 5 (E)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: There are scuff marks and stains on the painted walls throughout the facility.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$105,048

Final

System: C3020 - Floor Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 20-year service life which expired in 2008.

Recommendation: The system should be replaced.

System: C3020210 - Ceramic Tile

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.



System: C3020210 - VCT

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 12-year service life which expired in 2000.

Recommendation: The system should be replaced.

Deficiency

Location: Gymnasium -Building 5 (E)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: VCT flooring in the facility seems to be of more recent installation, but is soiled and in need of replacement.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,171

System: C3020210 - 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 1988. It has a 50-year service life. Based on the assessment, it is expected to expire in 2038.

Recommendation: No action is required.

Final



System: C3020410 - Painted Concrete Floor

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 10-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: Gymnasium -Building 5 (E)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: The paint on the concrete floors is failing.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$836



System: C3020410 - Rubber Pads

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 15-year service life which expired in 2003.

Recommendation: The system should be replaced.

Deficiency

Location: Gymnasium -Building 5 (E)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Rubber pads in the weight room are damaged and beyond their expected useful life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$2,007

System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 20-year service life which expired in 2008.

Recommendation: The system should be replaced.



Deficiency

Location: Gymnasium -Building 5 (E)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Ceiling finishes throughout the building, paint on steel, paint on drywall and ACT, are beyond their expected life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$87,566



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 1988. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Deficiency

Location: Gymnasium -Building 5 (E)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Minor updates have been done to retrofit ADA stalls. However, Plumbing Fixtures are beyond their expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$173,413

System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: D2030 - Sanitary Waste

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

Final

System: D2040 - Rain Water Drainage

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 40-year service life. Based on the assessment, it is expected to expire in 2028.

Recommendation: No action is required.

System: D2090 - Other Plumbing Systems -Natural Gas

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: D3030 - Cooling Generating Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 2003. It has a 20-year service life. Based on the assessment, it is expected to expire in 2023.

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 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.

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 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

Final

System: D3070 - System Test & Balance

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 10-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: D5030 - Communications and Security

Analysis: The system is in 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 15-year service life. Based on the assessment, it is expected to expire in 2018.

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 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: E2010 - Fixed Furnishings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 15-year service life which expired in 2003.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Gymnasium -Building 5 (E)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Fixed furnishings throughout the building are beyond their expected useful life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$12,922

Final

Building Name: Library -Building 4 (D)

Year Built: 1988
 Gross Area (SF): 18,329

The Madison High School Building D is a 1-story building. Originally built in 1988, there have been no additions in and no renovations. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	8%	0.00%	\$0
B30 Roofing	4%	3.36%	\$11,976
C10 Interior Construction	9%	25.12%	\$84,922
C30 Interior Finishes	31%	43.96%	\$220,470
D20 Plumbing	6%	73.33%	\$212,849
D30 HVAC	32%	0.00%	\$0
D40 Fire Protection	39%	0.00%	\$0
D50 Electrical	20%	4.06%	\$27,800
E10 Equipment	0%	110.00%	\$41,644
E20 Furnishings	0%	110.00%	\$78,117
		Total:	\$677,779

Building Deficiency Condition Budget Detail

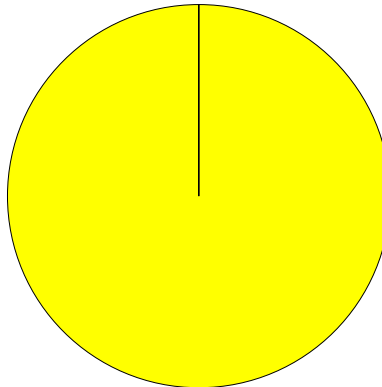
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$8.69	100	1988	2088	\$215,027	-	0.00%	\$0
A1030	Slab on Grade	\$7.51	100	1988	2088	\$185,829	-	0.00%	\$0
B1020	Roof Construction	\$14.09	100	1988	2088	\$348,645	-	0.00%	\$0
B2010	Exterior Walls	\$15.47	75	1988	2063	\$382,792	-	0.00%	\$0
B2020	Exterior Windows	\$10.40	30	1988	2018	\$257,339	20%	0.00%	\$0
B2030	Exterior Doors	\$0.89	30	1988	2018	\$22,022	20%	0.00%	\$0
B3010105	Built-Up	\$13.39	25	1988	2013	\$331,324	4%	0.00%	\$0
B3010130	Preformed Metal Roofing	\$0.44		1988	1988	\$10,887	-	110%	\$11,976
B3020	Roof Openings	\$0.57	30	1988	2018	\$14,104	20%	0.00%	\$0
C1010	Partitions	\$6.36	40	1988	2028	\$157,373	-	0.00%	\$0
C1020	Interior Doors	\$4.18	40	1988	2028	\$103,431	40%	0.00%	\$0
C1030	Fittings	\$3.12	20	1988	2008	\$77,202	0%	110%	\$84,922
C3010	Wall Finishes	\$5.49	10	1988	1998	\$135,845	0%	110%	\$149,430
C3020210	Carpet	\$2.18	10	2004	2014	\$53,942	20%	0.00%	\$0
C3020210	Ceramic Tile	\$0.87	30	1988	2018	\$21,527	20%	110%	\$23,680
C3020410	Sealed Concrete	\$0.24	50	1988	2038	\$5,939	52%	0.00%	\$0
C3020410	VCT	\$1.74	12	1988	2000	\$43,055	0%	110%	\$47,360
C3030	Ceiling Finishes	\$9.75	20	2004	2024	\$241,255	60%	0.00%	\$0
D2010	Plumbing Fixtures	\$7.82	30	1988	2018	\$193,499	20%	110%	\$212,849
D2020	Domestic Water Distribution	\$0.79	30	1988	2018	\$19,548	20%	0.00%	\$0
D2030	Sanitary Waste	\$2.67	30	1988	2018	\$66,067	20%	0.00%	\$0
D2040	Rain Water Drainage	\$0.45	30	1988	2018	\$11,135	20%	0.00%	\$0
D3020	Heat Generating Systems	\$4.05	30	1988	2018	\$100,214	20%	0.00%	\$0
D3030	Cooling Generating Systems	\$11.29	20	1988	2008	\$279,361	0%	0.00%	\$0
D3040	Distribution Systems	\$10.66	30	1988	2018	\$263,773	20%	0.00%	\$0
D3050	Terminal & Package Units	\$11.81	15	2007	2022	\$292,228	67%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.62	15	2007	2022	\$64,830	67%	0.00%	\$0

Final

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D3070	Systems Testing & Balance	\$0.76	30	2007	2037	\$18,806	83%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.11	15	2003	2018	\$2,722	40%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.99	30	1988	2018	\$98,729	20%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$19.16	30	1988	2018	\$474,098	20%	0.00%	\$0
D5030310	Telephone Systems	\$1.07	15	1988	2003	\$26,476	0%	105%	\$27,800
D5030910	Fire Alarm System	\$1.33	10	2003	2013	\$32,910	10%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.70	15	2003	2018	\$17,321	40%	0.00%	\$0
D5030920	LAN System	\$0.70	15	2003	2018	\$17,321	40%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.70	15	2003	2018	\$17,321	40%	0.00%	\$0
E1020	Institutional Equipment	\$1.53	20	1988	2008	\$37,859	0%	110%	\$41,644
E2010	Fixed Furnishings	\$2.87	20	1988	2008	\$71,016	0%	110%	\$78,117
Total		\$190.46				\$4,712,771	23%	14.38%	\$677,779

Building Deficiency Priority

Deficiencies by Priority:

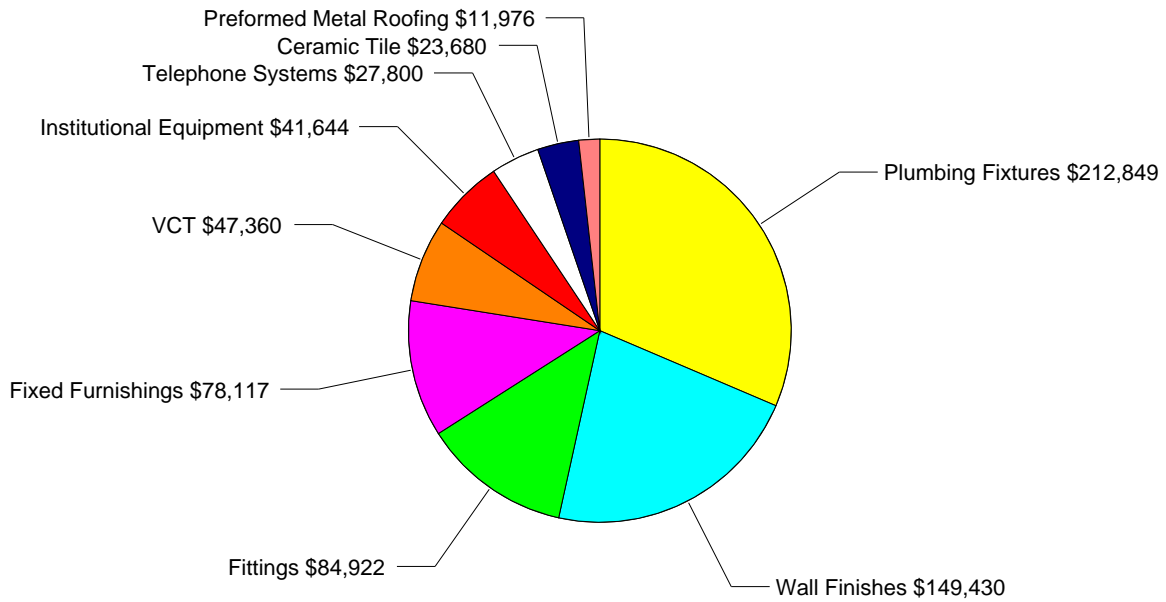


3 - Short Term Conditions (2-3 Years) \$677,779

Library -Building 4 (D) Condition Budget: \$677,779

Final

Building Deficiencies Budget Detail



Library -Building 4 (D) Condition Budget: \$677,778

Final

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 and is non-renewable.

Recommendation: No action is required.

System: A1030 - Slab on Grade

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 and is non-renewable.

Recommendation: No action is required.

System: B1020 - Roof Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 100-year service life. Based on the assessment, it is expected to expire in 2088 and is non-renewable.

Recommendation: No action is required.

System: B2010 - Exterior Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 75-year service life. Based on the assessment, it is expected to expire in 2063 and is non-renewable.

Recommendation: No action is required.

System: B2020 - Exterior Windows

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: B2030 - Exterior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

Final

System: **B3010 - Roof Coverings**

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: **B3010105 - Built-Up**

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 25-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.



System: **B3010130 - Preformed Metal Roofing**

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 0-year service life which expired in 1988.

Recommendation: The system should be replaced.

Deficiency

Location: Library -Building 4 (D)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Preformed Metal Roofing is beyond its expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$11,976

System: **B3020 - Roof Openings**

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: **C1010 - Partitions**

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 40-year service life. Based on the assessment, it is expected to expire in 2028 and is non-renewable.

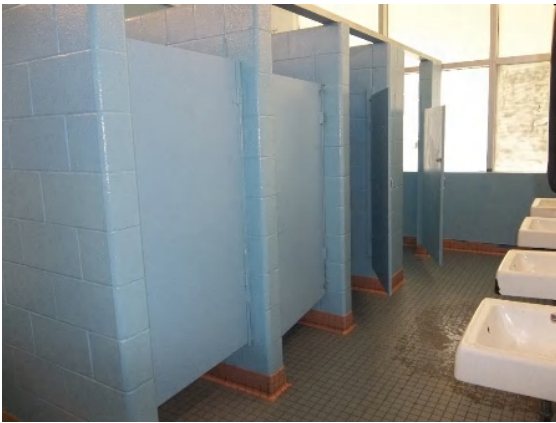
Recommendation: No action is required.

Final

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 40-year service life. Based on the assessment, it is expected to expire in 2028.

Recommendation: No action is required.



System: C1030 - Fittings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 20-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Library -Building 4 (D)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: The fittings in the facility are beyond their expected useful life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$84,922



System: C3010 - Wall Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 10-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: Library -Building 4 (D)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$149,430

System: C3020 - Floor Finishes

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: C3020210 - Carpet

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 10-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.



System: C3020210 - Ceramic Tile

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Deficiency

Location: Library -Building 4 (D)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: The ceramic floors, due to sewage back up, stains and other damage, should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$23,680

System: C3020410 - Sealed Concrete

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 50-year service life. Based on the assessment, it is expected to expire in 2038.

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 1988. It has a 12-year service life which expired in 2000.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Library -Building 4 (D)
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The VCT flooring seems to be original to the building and beyond its expected useful life.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$47,360

System: C3030 - Ceiling Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.

Recommendation: No action is required.



System: D2010 - Plumbing Fixtures

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Deficiency

Location: Library -Building 4 (D)
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Minor updates have been done to retrofit ADA stalls. However, Plumbing Fixtures are beyond their expected life and it's recommended to be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$212,849

System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

Final

System: D2030 - Sanitary Waste

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: D2040 - Rain Water Drainage

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: D3020 - Heat Generating Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: D3030 - Cooling Generating Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 20-year service life which expired in 2008.

Recommendation: The system should be replaced.

System: D3040 - Distribution Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

Final

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 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

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 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

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 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1988. It has a 30-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: D5030 - Communications and Security

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

Final



System: D5030310 - Telephone Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 15-year service life which expired in 2003.

Recommendation: The system should be replaced.

Deficiency

Location: Library -Building 4 (D)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Telephone Systems are beyond their expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$27,800

System: D5030910 - Fire Alarm System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 10-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.

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 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.

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 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.



System: E1020 - Institutional Equipment

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 20-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Library -Building 4 (D)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Institutional equipment is beyond its expected life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$41,644



System: E2010 - Fixed Furnishings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1988. It has a 20-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Library -Building 4 (D)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Fixed furnishings throughout the facility are beyond their expected useful life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$78,117

Final

Building Name: Main -Building 1 (A)

Year Built: 1966
 Gross Area (SF): 79,934

The Madison High School Main Building, known as Building A, is a 1-story building. Originally built in 1966, there has been an addition in 1992 to house mechanical equipment (in a separate report). The building received a renovation of the restrooms and some finishes in the late 90's, but most systems are original to the building. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	45.15%	\$1,504,602
B30 Roofing	2%	102.47%	\$1,065,944
C10 Interior Construction	0%	51.85%	\$881,200
C30 Interior Finishes	31%	41.85%	\$817,936
D10 Conveying	42%	0.00%	\$0
D20 Plumbing	5%	102.39%	\$1,310,470
D30 HVAC	53%	3.09%	\$106,832
D40 Fire Protection	0%	110.00%	\$198,232
D50 Electrical	21%	73.24%	\$2,037,466
E10 Equipment	0%	110.00%	\$332,366
E20 Furnishings	0%	110.00%	\$391,717
		Total:	\$8,646,764

Building Deficiency Condition Budget Detail

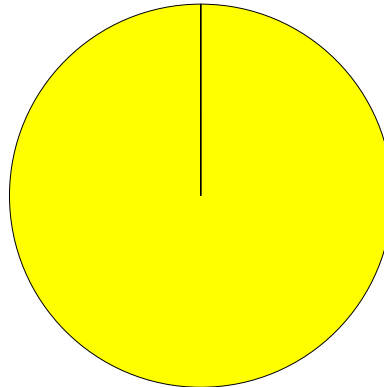
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$10.04	100	1966	2066	\$1,083,425	-	0.00%	\$0
A1030	Slab on Grade	\$8.65	100	1966	2066	\$933,429	-	0.00%	\$0
B1020	Roof Construction	\$16.27	100	1966	2066	\$1,755,710	-	0.00%	\$0
B2010	Exterior Walls	\$17.88	75	1966	2041	\$1,929,447	-	0.00%	\$0
B2020	Exterior Windows	\$11.98	30	1966	1996	\$1,292,773	0%	110%	\$1,422,050
B2030	Exterior Doors	\$1.02	30	1966	1996	\$110,069	0%	75.00%	\$82,552
B3010105	Built-Up	\$8.98	25	1992	2017	\$969,040	20%	110%	\$1,065,944
B3020	Roof Openings	\$0.66	30	1992	2022	\$71,221	33%	0.00%	\$0
C1010	Partitions	\$7.35	40	1966	2006	\$793,145	-	0.00%	\$0
C1020	Interior Doors	\$4.82	40	1966	2006	\$520,131	0%	110%	\$572,144
C1030	Fittings	\$3.58	20	2004	2024	\$386,321	60%	80.00%	\$309,057
C3010	Wall Finishes	\$6.33	10	1966	1976	\$683,076	0%	110%	\$751,384
C3020210	Carpet	\$0.29	10	1998	2008	\$31,294	0%	110%	\$34,424
C3020210	Tile & Covering	\$0.16	20	2004	2024	\$17,266	60%	0.00%	\$0
C3020210	Wood	\$0.41	50	1966	2016	\$44,243	8%	0.00%	\$0
C3020410	Terrazzo	\$1.52	50	1966	2016	\$164,025	8%	19.59%	\$32,129
C3020410	VCT	\$0.56	15	2004	2019	\$60,430	47%	0.00%	\$0
C3030	Ceiling Finishes	\$8.84	20	2004	2024	\$953,932	60%	0.00%	\$0
D1010	Elevators and Lifts	\$2.63	35	1992	2027	\$283,806	43%	0.00%	\$0
D2010	Plumbing Fixtures	\$6.56	30	2004	2034	\$707,896	73%	110%	\$778,685
D2020	Domestic Water Distribution	\$0.91	30	1966	1996	\$98,199	0%	110%	\$108,019
D2030	Sanitary Waste	\$3.07	30	1966	1996	\$331,286	0%	110%	\$364,415
D2040	Rain Water Drainage	\$0.50	30	2008	2038	\$53,955	87%	110%	\$59,351

Final

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D2090	Other Plumbing Systems- Nat Gas	\$0.82	20	2007	2027	\$88,487	75%	0.00%	\$0
D3020	Heat Generating Systems	\$4.66	30	2003	2033	\$502,865	70%	0.00%	\$0
D3040	Distribution Systems	\$11.49	30	2003	2033	\$1,239,896	70%	0.00%	\$0
D3050	Terminal & Package Units	\$12.01	15	2003	2018	\$1,296,010	40%	0.00%	\$0
D3060	Controls & Instrumentation	\$3.02	15	2003	2018	\$325,891	40%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.90	30	2003	2033	\$97,120	70%	110%	\$106,832
D4020	Standpipes	\$0.32	40	1966	2006	\$34,531	0%	110%	\$37,985
D4030	Fire Protection Specialties	\$0.13	15	2003	2018	\$14,028	40%	110%	\$15,431
D4090	Other Fire Protection Systems	\$1.22	15	1997	2012	\$131,651	0%	110%	\$144,816
D5010	Electrical Service/Distribution	\$4.58	30	2008	2038	\$494,232	87%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$16.00	30	1966	1996	\$1,726,574	0%	110%	\$1,899,232
D5030310	Telephone Systems	\$1.22	15	1966	1981	\$131,651	0%	105%	\$138,234
D5030910	Fire Alarm System	\$1.55	10	2003	2013	\$167,262	10%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.81	15	2003	2018	\$87,408	40%	0.00%	\$0
D5030920	LAN System	\$0.81	15	2003	2018	\$87,408	40%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.81	15	2012	2027	\$87,408	100%	0.00%	\$0
E1020	Institutional Equipment	\$1.78	20	1992	2012	\$192,081	0%	110%	\$211,290
E1090	Other Equipment	\$1.02	20	1992	2012	\$110,069	0%	110%	\$121,076
E2010	Fixed Furnishings	\$3.30	20	1966	1986	\$356,106	0%	110%	\$391,717
Total		\$193.79				\$20,444,799	30%	42.29%	\$8,646,764

Building Deficiency Priority

Deficiencies by Priority:

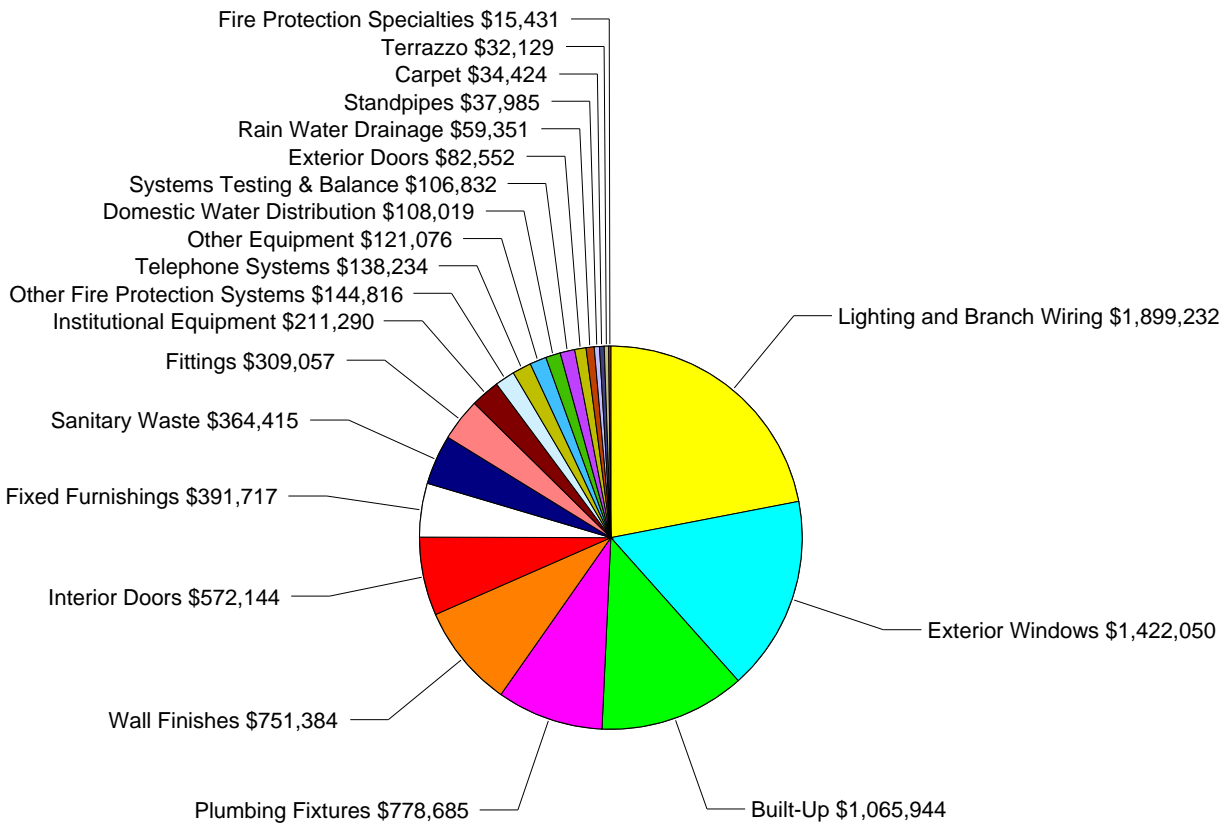


3 - Short Term Conditions (2-3 Years) \$8,646,764

Main -Building 1 (A) Condition Budget: \$8,646,764

Final

Building Deficiencies Budget Detail



Main -Building 1 (A) Condition Budget: \$8,646,767

Final

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 1966. It has a 100-year service life. Based on the assessment, it is expected to expire in 2066 and is non-renewable.

Recommendation: No action is required.

System: A1030 - Slab on Grade

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1966. It has a 100-year service life. Based on the assessment, it is expected to expire in 2066 and is non-renewable.

Recommendation: No action is required.

System: B1020 - Roof Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1966. It has a 100-year service life. Based on the assessment, it is expected to expire in 2066 and is non-renewable.

Recommendation: No action is required.

System: B2010 - Exterior Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1966. It has a 75-year service life. Based on the assessment, it is expected to expire in 2041 and is non-renewable.

Recommendation: No action is required.

System: B2020 - Exterior Windows

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

Recommendation: The system should be replaced.

Final



Deficiency

Location: Main -Building 1 (A)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: The single pane windows appear to be original to the building, inefficient and beyond their expected useful life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,422,050



System: B2030 - Exterior Doors

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

Recommendation: The system should be replaced.

Deficiency

Location: Main -Building 1 (A)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Some exterior doors have been replaced in 2012, but the doors left from previous dates are beyond their expected useful life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$82,552

System: B3010 - Roof Coverings

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.

System: B3010105 - Built-Up

Analysis: The system 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 25-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Main -Building 1 (A)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: There have been reported leaks in the kitchen area. The roof seems to be beyond its expected useful life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,065,944

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 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: 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 1966. It has a 40-year service life which expired in 2006 and is non-renewable.

Recommendation: The system should be replaced.

System: C1020 - Interior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1966. It has a 40-year service life which expired in 2006.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Main -Building 1 (A)
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The interior doors have hardware installed at a later date (likely 1992), but the doors themselves seem to be original to the building and beyond their expected useful life.

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$572,144



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 2004. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Deficiency

Location: Main -Building 1 (A)
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The toilet partitions and other fittings are damaged.

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$309,057

System: C2010 - Stair Construction

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1966. It has a 40-year service life which expired in 2006.

Recommendation: The system should be replaced.

Final



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 1966. It has a 10-year service life which expired in 1976.

Recommendation: The system should be replaced.

Deficiency

Location: Main -Building 1 (A)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Wall finishes throughout the building are damaged and beyond their expected useful life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$751,384

System: C3020 - Floor Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1966. It has a 20-year service life which expired in 1986.

Recommendation: The system should be replaced.

System: C3020210 - Carpet

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1998. It has a 10-year service life which expired in 2008.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Main -Building 1 (A)
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Carpets in the building are in fair condition except for excessive staining and damaged seams. The system should be replaced for aesthetics and practical reasons, such as potential tripping hazard at the seams.

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$34,424

System: C3020210 - Tile & Covering

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.

Recommendation: No action is required.

System: C3020210 - 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 1966. It has a 50-year service life. Based on the assessment, it is expected to expire in 2016.

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 1966. 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 -Building 1 (A)
Material: Floor Finishes
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: There are areas of damaged terrazzo throughout the building.
Correction: Replace Terrazzo Flooring
Qty: 1,000-S.F.
Condition Budget: \$32,129

Final

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 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.

Recommendation: No action is required.

System: C3030 - Ceiling Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.

Recommendation: No action is required.

System: 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 1992. It has a 35-year service life. Based on the assessment, it is expected to expire in 2027.

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 2004. 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 -Building 1 (A)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Minor updates have been done to retrofit ADA stalls. However, Plumbing Fixtures are beyond their expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$778,685

Final



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 1966. It has a 30-year service life which expired in 1996.

Recommendation: The system should be replaced.

Deficiency

Location: Main -Building 1 (A)

Distress: Beyond Expected Life

Category: Deferred Maintenance

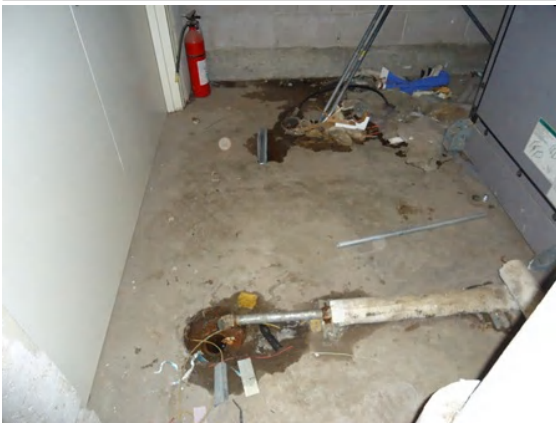
Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Domestic Water Distribution is beyond its expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$108,019



System: D2030 - Sanitary Waste

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

Recommendation: The system should be replaced.

Deficiency

Location: Main -Building 1 (A)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Sanitary Waste System is beyond its expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$364,415

System: D2040 - Rain Water Drainage

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2008. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Main -Building 1 (A)

Distress: Inadequate

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: The rain water drainage system, installed in 2008, is intrusive and unattractive. The partitions at the Gym can not operate due to the exposed drainage pipes. The emergency drainage pipes do not have protective screens and are a nesting place for pigeons. The system has to be evaluated and redesigned.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$59,351

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 2007. It has a 20-year service life. Based on the assessment, it is expected to expire in 2027.

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 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: 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 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: 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 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.

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 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.

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 2003. 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 -Building 1 (A)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: HVAC System is Dirty and occupants complain about not being balanced. Clean, Test and Balance HVAC System.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$106,832



System: D4020 - Standpipes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1966. It has a 40-year service life which expired in 2006.

Recommendation: The system should be replaced.

Deficiency

Location: Main -Building 1 (A)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Standpipe System is beyond its expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$37,985

Final



System: D4030 - Fire Protection Specialties

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 2003. 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 -Building 1 (A)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Fire Protection Specialties are beyond their expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$15,431



System: D4090 - Other Fire Protection Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1997. 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 -Building 1 (A)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Other Fire Protection Systems are beyond their expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$144,816

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 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.

Recommendation: No action is required.

Final



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 1966. It has a 30-year service life which expired in 1996.

Recommendation: The system should be replaced.

Deficiency

Location: Main -Building 1 (A)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Lighting and Branch Wiring are beyond their expected life and it's recommended to be scheduled for replacement.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,899,232

System: D5030 - Communications and Security

Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.

Recommendation: The system should be replaced.



System: D5030310 - Telephone Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1966. It has a 15-year service life which expired in 1981.

Recommendation: The system should be replaced.

Deficiency

Location: Main -Building 1 (A)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Telephone Systems are beyond their expected life and it's recommended to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$138,234

Final

System: D5030910 - Fire Alarm System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 10-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.

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 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.

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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

System: E1020 - Institutional Equipment

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1992. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Main -Building 1 (A)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Institutional equipment, including stage lights, are beyond their expected life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$211,290



System: E1090 - Other Equipment

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1992. 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 -Building 1 (A)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Other equipment in the building, including kitchen, is approaching the end of its useful life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$121,076

System: E2010 - Fixed Furnishings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1966. It has a 20-year service life which expired in 1986.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Main -Building 1 (A)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: The fixed furnishings seem to have been installed sometime during the 1990's and are damaged.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$391,717

Final

Building Name: Storage -Building 7 (F)

Year Built: 1966
 Gross Area (SF): 400

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

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	101.80%	\$28,173
B30 Roofing	0%	110.00%	\$6,386
D50 Electrical	69%	0.00%	\$0
		Total:	\$34,558

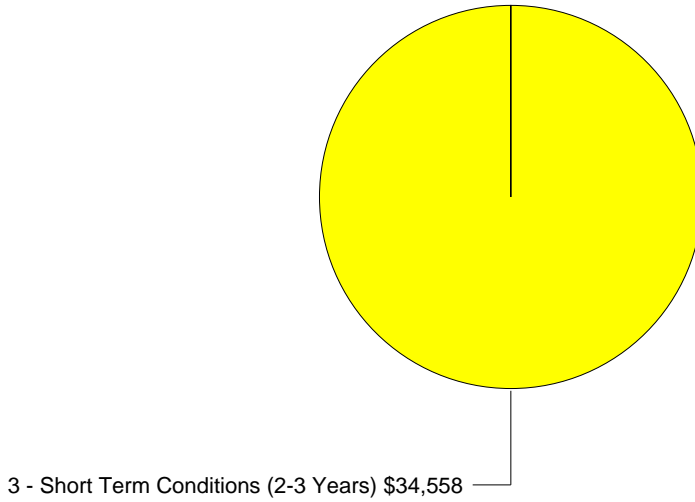
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$6.64	100	1966	2066	\$3,586	-	0.00%	\$0
A1030	Slab on Grade	\$5.05	100	1966	2066	\$2,727	-	0.00%	\$0
B1020	Roof Construction	\$19.98	100	1966	2066	\$10,789	-	0.00%	\$0
B2010	Exterior Walls	\$42.03	75	1966	2041	\$22,696	39%	100%	\$22,696
B2030	Exterior Doors	\$9.22	30	1966	1996	\$4,979	0%	110%	\$5,477
B3010	Roof Coverings	\$10.75	20	1966	1986	\$5,805	0%	110%	\$6,386
D5010	Electrical Service/Distribution	\$6.90	30	2003	2033	\$3,726	70%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$17.78	30	2003	2033	\$9,601	70%	0.00%	\$0
Total		\$118.35				\$63,909	38%	54.07%	\$34,558

Final

Building Deficiency Priority

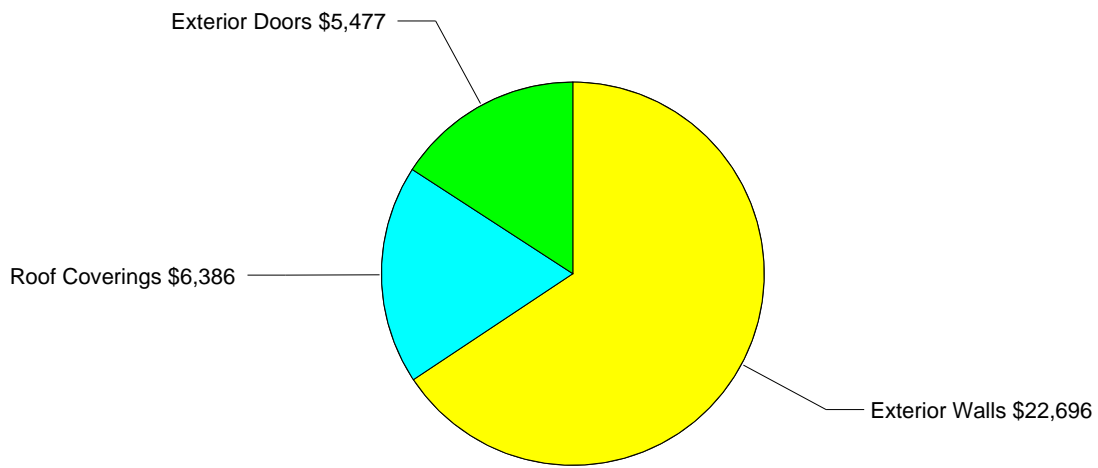
Deficiencies by Priority:



Storage -Building 7 (F) Condition Budget: \$34,558

Final

Building Deficiencies Budget Detail



Storage -Building 7 (F) Condition Budget: \$34,559

Final

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 1966. It has a 100-year service life. Based on the assessment, it is expected to expire in 2066 and is non-renewable.

Recommendation: No action is required.

System: A1030 - Slab on Grade

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1966. It has a 100-year service life. Based on the assessment, it is expected to expire in 2066 and is non-renewable.

Recommendation: No action is required.

System: B1020 - Roof Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1966. It has a 100-year service life. Based on the assessment, it is expected to expire in 2066 and is non-renewable.

Recommendation: No action is required.

System: B2010 - Exterior Walls

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1966. It has a 75-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Storage -Building 7 (F)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: The wall by the main entrance has a major portion made out of damaged plywood; on the east and west walls there are considerable cracks in the masonry.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$22,696



System: B2030 - Exterior Doors

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

Recommendation: The system should be replaced.

Deficiency

Location: Storage -Building 7 (F)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: The exterior door is beyond its expected useful life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$5,477

System: B3010 - Roof Coverings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1966. It has a 20-year service life which expired in 1986.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Storage -Building 7 (F)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Short Term Conditions (2-3 Years)

Notes: The metal roof is beyond its expected useful life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$6,386

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 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: 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 2003. It has a 30-year service life. Based on the assessment, it is expected to expire in 2033.

Recommendation: No action is required.

Final

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	

Final

Glossary

Abandoned Building	A facility owned by a district that is not occupied and not maintained. See Vacant.
Building addition	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 corrective actions due to packaging the work.
Condition Score Correction	Condition Score is a factor used in the calculation of School Score expressed as 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 Unifomat II element, or system it is intended to address. It excludes other peripheral costs that may also be included in the packaging 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 current 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 Element	Distress refers to a user defined root cause of a deficiency. Distress descriptions are: Elements are the major components that comprise building systems as defined by Unifomat.
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.

Final

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 $RSL\% = RSL \text{ divided by its system Design Life (not displayed)}$.
Remaining Service Life (RSL)	Remaining service life is a measure of a system's or element's predicted remaining useful life calculated as $RSL = \text{Next Renewal or Calculated Next Renewal Year minus the Current Year}$.
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 mitigation 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.

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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, RSMMeans 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.

Final