

School Assessment Report



Type: K-8th

School: Mandarin Chinese Language Immersion Magnet
School at Gordon

Date: Jul 16, 2012

Final

Table of Contents

Executive Summary	4
Condition Budget Summary	4
Educational Suitability Summary	6
Site	7
Site Summary	7
Deficiency Condition Budget Summary: Site	8
Site Deficiencies Budget Detail	9
Site Deficiency Priority	9
Site Condition Deficiencies	10
Site Deficiencies Budget Narrative	11
Buildings	14
Building: Canopy	14
Building Condition Budget Summary	14
Building Condition Budget Detail	14
Building Deficiency Priority	15
Building Condition Deficiencies	16
Building Condition Deficiencies Narrative	17
Building: Covered Walkways	19
Building Deficiency Condition Budget Summary	19
Building Deficiency Condition Budget Detail	19
Building Deficiency Priority	19
Building Deficiencies Budget Detail	20
Building Deficiencies Budget Narrative	21
Building: Main	22
Building Deficiency Condition Budget Summary	22
Building Deficiency Condition Budget Detail	22
Building Deficiency Priority	23
Building Deficiencies Budget Detail	24
Building Deficiencies Budget Narrative	25
Building: Mechanical	32
Building Deficiency Condition Budget Summary	32
Building Deficiency Condition Budget Detail	32
Building Deficiency Priority	33
Building Deficiencies Budget Detail	34
Building Deficiencies Budget Narrative	35

Appendix 1 - Assessment Criteria

39

Glossary

40

Final

Executive Summary

School Name: Mandarin Chinese Language Immersion Magnet School at Gordon

Number of Buildings:	4
Gross Area (SF):	34,328
Replacement Value:	\$6,737,096
Condition Budget:	\$669,769
Total FCI:	9.94%
Total RSLI:	31%
Total CFI:	9.9%
Condition Score:	90.06
Suitability, Educational Score:	69.6
Suitability, Tech Read Score:	67.5
Suitability, Total Score:	69.18
School Score:	79.62



Summary:

Gordon Elementary School campus is located at 6300 Avenue B Houston TX, and consists of 1 main school building. The original campus was constructed in 1953 and there have been no additions to the main building. Ancillary buildings on campus include, T-Buildings and basketball canopy. In addition to the buildings, the campus contains covered walkways and soccer field. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and other facilities on the campus.

Condition Budget Summary

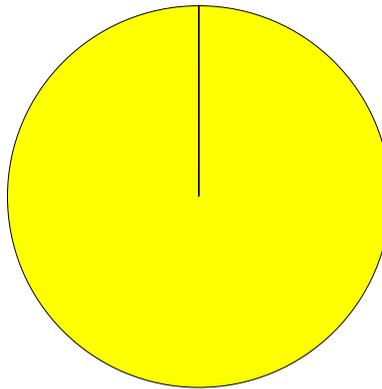
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based 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	15%	0.00%	\$0
B30 Roofing	66%	0.00%	\$0
C10 Interior Construction	12%	24.45%	\$86,838
C30 Interior Finishes	32%	18.47%	\$119,883
D20 Plumbing	34%	31.66%	\$98,504
D30 HVAC	19%	4.86%	\$59,676
D40 Fire Protection	26%	0.00%	\$0
D50 Electrical	58%	4.38%	\$44,077
E10 Equipment	62%	0.00%	\$0
E20 Furnishings	89%	0.00%	\$0
F10 Special Construction	45%	0.00%	\$0
G20 Site Improvements	9%	32.27%	\$140,714
G30 Site Mechanical Utilities	23%	45.86%	\$120,077

Uniformat Classification	RSLI	SCI	Condition Budget
		Total:	\$669,768

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					Total
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Canopy	2,500	0.0%	\$0	\$0	\$0	\$0	\$0	\$0
Covered Walkways	8,995	0.0%	\$0	\$0	\$0	\$0	\$0	\$0
Main	22,273	6.6%	\$0	\$0	\$348,040	\$0	\$0	\$348,040
Mechanical	560	39.2%	\$0	\$0	\$60,938	\$0	\$0	\$60,938
Site		37.4%	\$0	\$0	\$260,791	\$0	\$0	\$260,791
Total:	34,328	9.9%	\$0	\$0	\$669,768	\$0	\$0	\$669,768



3 - Short Term Conditions (2-3 Years) \$669,768

School Condition Budget: \$669,768

Final

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.

Final

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:	\$260,791
Replacement Value:	\$697,923	Total FCI:	37.37%
		Total RSLI:	14%

Site:

Gordon Elementary School original site was originally constructed in 1953. The site is occupied by 2 permanent structures and 9 temporary buildings. Campus site features include; paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, fencing, basketball canopy, and soccer field. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features.

Final

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	9%	32.27%	\$140,714
G30 Site Mechanical Utilities	23%	45.86%	\$120,077
		Total:	\$260,791

Final

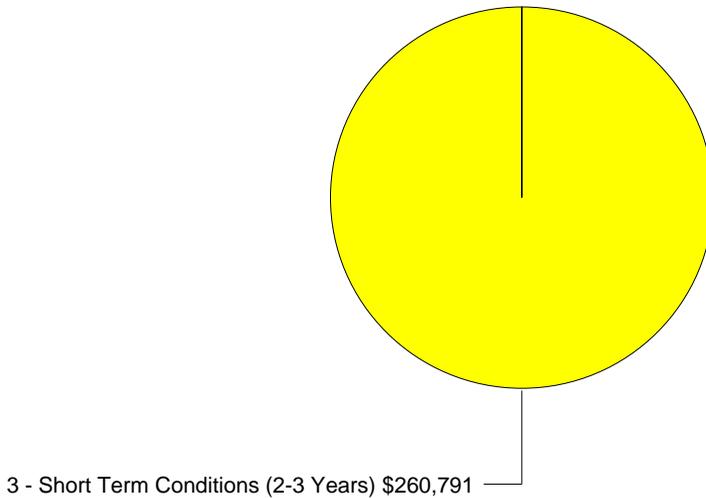
Site Deficiencies Budget Detail

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
G2020	Parking Lots	\$4.01	25	1953	1978	\$185,835	0%	0.00%	\$0
G2020	Pedestrian Paving - sidewalks, etc	\$1.66	30	1953	1983	\$76,929	0%	73.17%	\$56,286
G2040	Site Development	\$1.15	30	2006	2036	\$53,294	80%	0.00%	\$0
G2040	Soccer / Practice Field	\$1.10	10	1953	1963	\$50,977	0%	66.51%	\$33,907
G2050	Landscaping	\$1.49	10	1953	1963	\$69,051	0%	73.17%	\$50,521
G3010	Water Supply	\$0.98	50	1953	2003	\$45,416	0%	69.84%	\$31,718
G3020	Sanitary Sewer	\$2.73	50	1953	2003	\$126,516	0%	69.84%	\$88,359
G3030	Storm Sewer	\$1.94	50	1996	2046	\$89,905	68%	0.00%	\$0
Total		\$15.06				\$697,923	15%	37.37%	\$260,791

Site Deficiency Priority

Site Deficiencies by Priority:

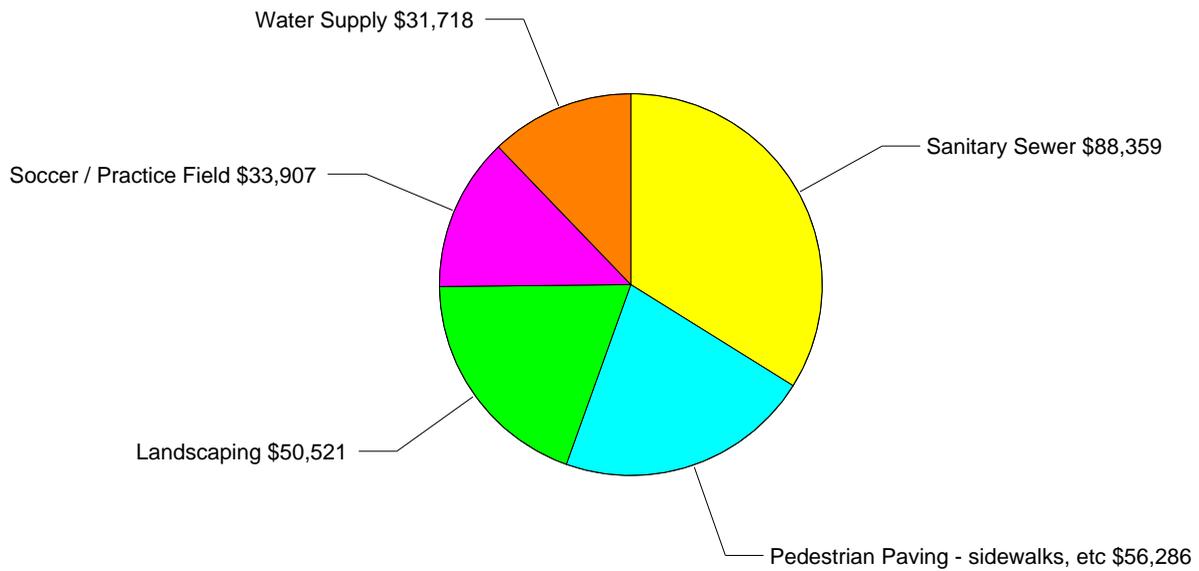


Site Condition Budget: \$260,791

Final

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: \$260,791

Final

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: 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 1953. It has a 25-year service life which expired in 1978.

Recommendation: The system should be replaced.



System: G2020 - Pedestrian Paving - sidewalks, etc.

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1953. It has a 30-year service life which expired in 1983.

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 sidewalks throughout the site are showing major age and wear. The sidewalks are cracking and split and uneven in some areas.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$56,286

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 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

Final



System: G2040 - Soccer / Practice Field

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1953. It has a 10-year service life which expired in 1963.

Recommendation: The system should be replaced.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The soccer field grounds are sparse and almost all dirt. The goals are fading and in some areas rusting.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$33,907



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 1953. It has a 10-year service life which expired in 1963.

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 landscaping is sparse throughout the entire site of the building. There are many areas of just dirt and the ground is cracking due to lack of irrigation.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$50,521

Final



System: G3010 - Water Supply

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1953. It has a 50-year service life which expired in 2003.

Recommendation: The system should be replaced.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$31,718



System: G3020 - Sanitary Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1953. It has a 50-year service life which expired in 2003.

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 original sanitary sewer laterals are aged, and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$88,359

System: G3030 - Storm Sewer

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 50-year service life. Based on the assessment, it is expected to expire in 2046.

Recommendation: No action is required.

Final

Buildings

Building Name: Canopy

Year Built: 2006
 Gross Area (SF): 2,500

The Hard Court was constructed in approximately 2006, features a paved hard surface play area and basketball courts. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features

Building Condition Budget Summary

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

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B30 Roofing	79%	0.00%	\$0
C30 Interior Finishes	59%	0.00%	\$0
E10 Equipment	79%	0.00%	\$0
		Total:	\$0

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$7.48	100	2006	2106	\$25,245	-	0.00%	\$0
A1030	Slab on Grade	\$14.92	100	2006	2106	\$50,355	-	0.00%	\$0
B1020	Roof Construction	\$39.62	100	2006	2106	\$133,718	-	0.00%	\$0
B3010135	Formed Metal	\$33.60	30	2006	2036	\$113,400	80%	0.00%	\$0
C3020999	Other-Sealed Concrete	\$0.43	15	2006	2021	\$1,451	60%	0.00%	\$0
C3030210	Ceilings-Exposed Paint	\$2.88	15	2006	2021	\$9,720	60%	0.00%	\$0
E1090	Other Equipment - Basketball Goals	\$1.06	30	2006	2036	\$3,578	80%	0.00%	\$0
Total		\$99.99				\$337,466	78%	0.00%	\$0

Final

Building Deficiency Priority

Deficiencies by Priority:

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

Final

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.

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

Final

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 2006. It has a 100-year service life. Based on the assessment, it is expected to expire in 2106 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 2006. It has a 100-year service life. Based on the assessment, it is expected to expire in 2106 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 2006. It has a 100-year service life. Based on the assessment, it is expected to expire in 2106 and is non-renewable.

Recommendation: No action is required.

System: B3010 - Roof Coverings

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

Recommendation: The system should be replaced.

System: B3010135 - Formed Metal

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: C3010 - Wall Finishes

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

Recommendation: The system should be replaced.

System: C3020 - Floor Finishes

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

Recommendation: The system should be replaced.

Final

System: C3020999 - Other-Sealed Concrete

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 15-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: C3030 - Ceiling Finishes

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

Recommendation: The system should be replaced.

System: C3030210 - Ceilings-Exposed Paint

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 15-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: E1090 - Other Equipment - Basketball Goals

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

Final

Building Name: Covered Walkways

Year Built: 1990
 Gross Area (SF): 8,995

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	45%	0.00%	\$0
		Total:	\$0

Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
F10	Special Construction	\$25.00	40	1990	2030	\$303,581	45%	0.00%	\$0
Total		\$25.00				\$303,581	45%	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: Main

Year Built: 1953
 Gross Area (SF): 22,273

The Gordon Elementary Main Building is a 1-story building. Originally built in 1953, there have been no additions and dates for renovations where unknown and the roof was not accessible at the time of assessment. 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	25%	0.00%	\$0
B30 Roofing	40%	0.00%	\$0
C10 Interior Construction	12%	24.45%	\$86,838
C30 Interior Finishes	28%	18.80%	\$119,883
D20 Plumbing	40%	31.40%	\$97,242
D30 HVAC	50%	0.00%	\$0
D40 Fire Protection	26%	0.00%	\$0
D50 Electrical	42%	4.67%	\$44,077
E10 Equipment	40%	0.00%	\$0
E20 Furnishings	89%	0.00%	\$0
		Total:	\$348,040

Building Deficiency Condition Budget Detail

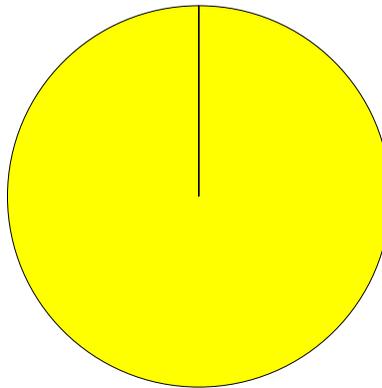
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$7.47	100	1953	2053	\$224,612	-	0.00%	\$0
A1030	Slab on Grade	\$6.46	100	1953	2053	\$194,243	-	0.00%	\$0
B1020	Roof Construction	\$12.05	100	1953	2053	\$362,326	-	0.00%	\$0
B2010	Exterior Walls	\$13.32	75	1953	2028	\$400,513	-	0.00%	\$0
B2020	Exterior Windows	\$8.97	30	2000	2030	\$269,715	60%	0.00%	\$0
B2030	Exterior Doors	\$0.76	30	1987	2017	\$22,852	17%	0.00%	\$0
B3010630	Other - Modified Bitumen	\$8.66	20	2000	2020	\$260,394	40%	0.00%	\$0
C1010	Partitions	\$5.50	40	1977	2017	\$165,377	13%	0.00%	\$0
C1020	Interior Doors	\$3.61	40	1953	1993	\$108,547	0%	80.00%	\$86,838
C1030	Fittings	\$2.70	20	1990	2010	\$81,185	0%	0.00%	\$0
C3010	Wall Finishes	\$4.76	10	2007	2017	\$143,126	50%	0.00%	\$0
C3020210	Ceramic Tile	\$2.05	50	1990	2040	\$61,641	56%	0.00%	\$0
C3020410	Carpet	\$4.43	12	2000	2012	\$133,204	0%	90.00%	\$119,883
C3020410	VCT	\$1.24	12	2001	2013	\$37,285	8%	0.00%	\$0
C3020410	Wood	\$0.30	25	1953	1978	\$9,021	0%	0.00%	\$0
C3030	Ceiling Finishes	\$8.43	20	1997	2017	\$253,478	25%	0.00%	\$0
D2010	Plumbing Fixtures	\$6.73	30	2000	2030	\$202,361	60%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.64	30	1953	1983	\$19,244	0%	110%	\$21,168
D2030	Sanitary Waste	\$2.30	30	1953	1983	\$69,158	0%	110%	\$76,073
D2090	Other Plumbing Systems- Nat Gas	\$0.63	20	1997	2017	\$18,943	25%	0.00%	\$0
D3030	Cooling Generating Systems	\$16.57	20	2001	2021	\$629,612	45%	0.00%	\$0
D3040	Distribution Systems	\$11.79	30	2001	2031	\$447,986	63%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.26	15	2001	2016	\$85,873	27%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.09	15	2001	2016	\$2,706	27%	0.00%	\$0

Final

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5010	Electrical Service/Distribution	\$3.45	30	2001	2031	\$131,090	63%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$17.50	20	2001	2021	\$664,949	45%	0.00%	\$0
D5030310	Telephone Systems	\$0.92	15	1998	2013	\$34,957	7%	0.00%	\$0
D5030910	Fire Alarm System	\$1.16	10	2000	2010	\$44,077	0%	100%	\$44,077
D5030910	Security System, Cameras, Access Control	\$0.60	15	2000	2015	\$22,798	20%	0.00%	\$0
D5030920	LAN System	\$0.60	15	2000	2015	\$22,798	20%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.60	15	2000	2015	\$22,798	20%	0.00%	\$0
E1090	Other Equipment - Kitchen Equip	\$0.75	20	2000	2020	\$22,551	40%	0.00%	\$0
E2010	Fixed Furnishings	\$2.43	20	2010	2030	\$73,067	90%	0.00%	\$0
Total		\$159.73				\$5,242,488	41%	6.64%	\$348,040

Building Deficiency Priority

Deficiencies by Priority:

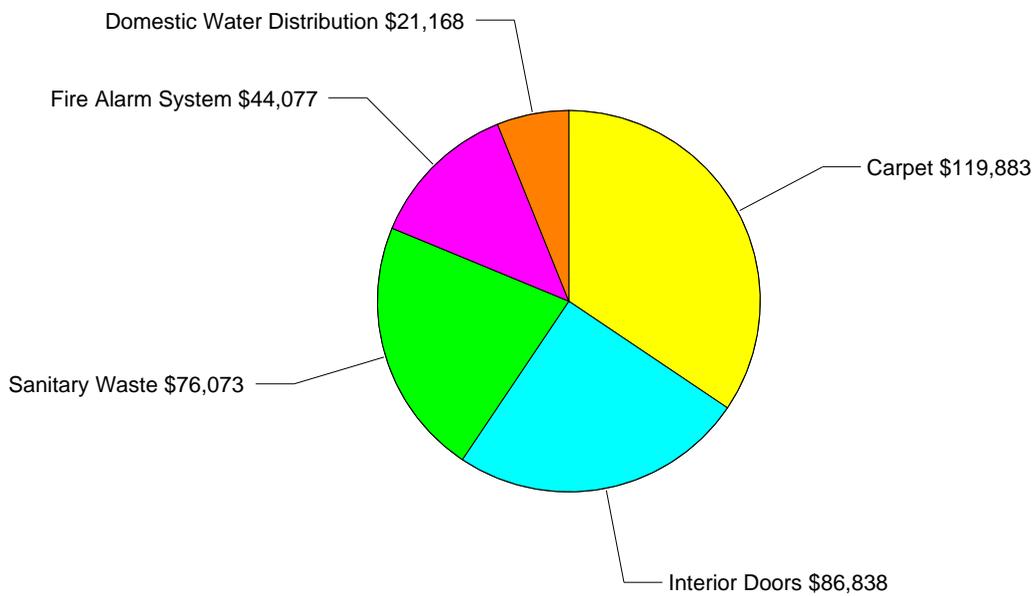


3 - Short Term Conditions (2-3 Years) \$348,040

Main Condition Budget: \$348,040

Final

Building Deficiencies Budget Detail



Main Condition Budget: \$348,039

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 1953. It has a 100-year service life. Based on the assessment, it is expected to expire in 2053 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 1953. It has a 100-year service life. Based on the assessment, it is expected to expire in 2053 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 1953. It has a 100-year service life. Based on the assessment, it is expected to expire in 2053 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 1953. It has a 75-year service life. Based on the assessment, it is expected to expire in 2028 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 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

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 1987. It has a 30-year service life. Based on the assessment, it is expected to expire in 2017.

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: B3010630 - Other - Modified Bitumen

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 1977. It has a 40-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.



System: C1020 - Interior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1953. It has a 40-year service life which expired in 1993.

Recommendation: The system should be replaced.

Deficiency

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The interior doors are functioning properly; however, the hardware is no longer code compliant.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$86,838

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 1990. It has a 20-year service life which expired in 2010. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

System: C3010 - Wall Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 10-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: C3020 - Floor Finishes

Analysis: The system 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 1990. It has a 50-year service life. Based on the assessment, it is expected to expire in 2040.

Recommendation: No action is required.



System: C3020410 - Carpet

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

Recommendation: The system should be replaced.

Deficiency

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The carpet in the main building is showing major age and wear. Portions of the carpet have had to be replaced with mis matched carpet. There are also areas where the carpet is snagging.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$119,883

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 2001. It has a 12-year service life. Based on the assessment, it is expected to expire in 2013.

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 1953. It has a 25-year service life which expired in 1978. However, based on the 2009 assessment, the service life has been extended to 2017.

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 1997. It has a 20-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: D2010 - Plumbing Fixtures

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

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 1953. It has a 30-year service life which expired in 1983.

Recommendation: The system should be replaced.

Deficiency

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The original water distribution system is aged, beyond expected life and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$21,168

Final



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 1953. It has a 30-year service life which expired in 1983.

Recommendation: The system should be replaced.

Deficiency

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The original cast iron sanitary waste system is aged, beyond expected life and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$76,073

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 1997. It has a 20-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: D3030 - Cooling Generating Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 20-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: D3040 - Distribution Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 30-year service life. Based on the assessment, it is expected to expire in 2031.

Recommendation: No action is required.

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

System: D4030 - Fire Protection Specialties

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 30-year service life. Based on the assessment, it is expected to expire in 2031.

Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 20-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: D5030310 - Telephone Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1998. It has a 15-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

System: D5030910 - Fire Alarm System

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

Recommendation: The system should be replaced.

Final



Deficiency

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Fire alarm system is aged, beyond service life and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$44,077

System: D5030910 - Security System, Cameras, 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 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: 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 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: 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 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: E1090 - Other Equipment - Kitchen Equip

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

Recommendation: No action is required.

System: E2010 - Fixed Furnishings

Analysis: The system is in 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 20-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

Final

Building Name: Mechanical

Year Built: 1953
 Gross Area (SF): 560

The mechanical building at Gordon Elementary School is located on the campus grounds. There have been no additions and no major renovations. The roof was not accessible at the time of assessment.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
B20 Exterior Enclosure	0%	0.00%	\$0
B30 Roofing	25%	0.00%	\$0
D20 Plumbing	3%	86.06%	\$1,262
D30 HVAC	8%	93.02%	\$59,676
D50 Electrical	63%	0.00%	\$0
		Total:	\$60,938

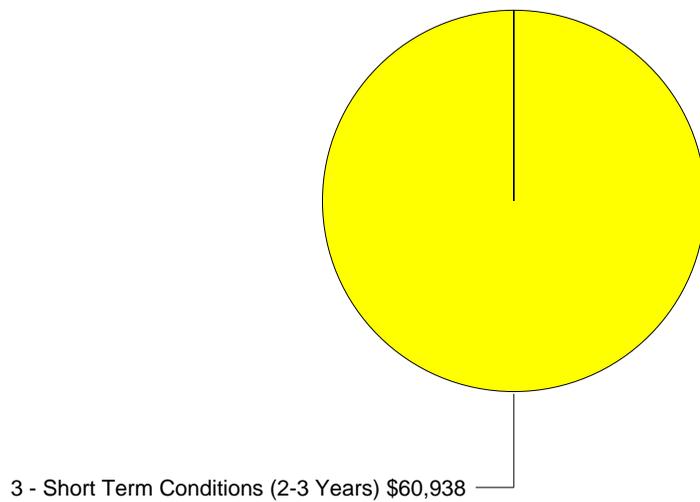
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$3.41	100	1953	2053	\$2,578	-	0.00%	\$0
A1030	Slab on Grade	\$6.91	100	1953	2053	\$5,224	-	0.00%	\$0
B1020	Roof Construction	\$6.87	100	1953	2053	\$5,194	-	0.00%	\$0
B2010	Exterior Walls	\$13.35	75	1953	2028	\$10,093	-	0.00%	\$0
B2030	Exterior Doors	\$0.72	30	1983	2013	\$544	3%	0.00%	\$0
B3010	Roof Coverings	\$6.18	20	2000	2020	\$4,672	40%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.30	30	1953	1983	\$227	0%	105%	\$238
D2030	Sanitary Waste	\$1.29	30	1953	1983	\$975	0%	105%	\$1,024
D2090	Other Plumbing Systems	\$0.35	30	1987	2017	\$265	17%	0.00%	\$0
D3020	Heat Generating Systems	\$71.76	30	1968	1998	\$54,251	0%	110%	\$59,676
D3040	Distribution Systems	\$11.00	30	2001	2031	\$8,316	63%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.10	15	2001	2016	\$1,588	27%	0.00%	\$0
D5010	Electrical Service/Distribution	\$78.83	30	2001	2031	\$59,595	63%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$1.40	30	2001	2031	\$1,058	63%	0.00%	\$0
D5030	Communications and Security	\$1.40	15	2001	2016	\$1,058	-	0.00%	\$0
Total		\$205.87				\$155,638	34%	39.15%	\$60,938

Final

Building Deficiency Priority

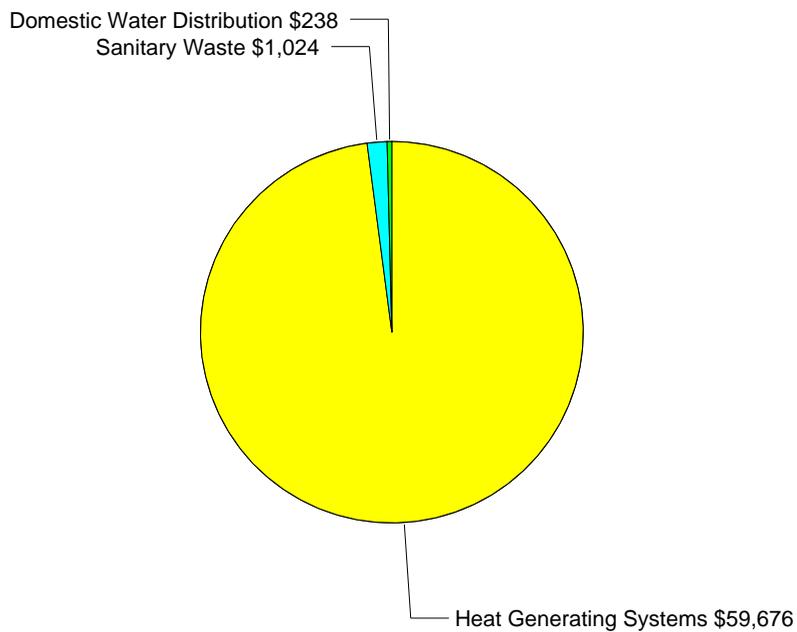
Deficiencies by Priority:



Mechanical Condition Budget: \$60,938

Final

Building Deficiencies Budget Detail



Mechanical Condition Budget: \$60,938

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 1953. It has a 100-year service life. Based on the assessment, it is expected to expire in 2053 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 1953. It has a 100-year service life. Based on the assessment, it is expected to expire in 2053 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 1953. It has a 100-year service life. Based on the assessment, it is expected to expire in 2053 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 1953. It has a 75-year service life. Based on the assessment, it is expected to expire in 2028 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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

System: B3010 - Roof Coverings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

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 1953. It has a 30-year service life which expired in 1983.

Recommendation: The system should be replaced.

Deficiency

Location: Mechanical

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The original water distribution system is aged, beyond expected life and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$238



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 1953. It has a 30-year service life which expired in 1983.

Recommendation: The system should be replaced.

Deficiency

Location: Mechanical

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The original cast iron sanitary waste system is aged, beyond expected life and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,024

System: D2090 - Other Plumbing Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1987. It has a 30-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

Final



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 1968. It has a 30-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: Mechanical

Distress: Damaged

Category: Functional Deficiency

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

Notes: The original gas fired boiler is damaged, out of service at the time of the assessment and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$59,676

System: D3040 - Distribution Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 30-year service life. Based on the assessment, it is expected to expire in 2031.

Recommendation: No action is required.

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 30-year service life. Based on the assessment, it is expected to expire in 2031.

Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 30-year service life. Based on the assessment, it is expected to expire in 2031.

Recommendation: No action is required.

System: 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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.

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	Condition Score is a factor used in the calculation of School Score expressed as
Correction	Correction refers to an assessor's recommended deficiency repair or replacement action. For any system or element deficiency, there can be multiple and alternative solutions for its repair or replacement. A Correction is user defined and tied to a material defined in a 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.

Final

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

Final