

School Assessment Report



Type: High Schools
School: Milby High School
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	15
Building: Building 07 - Shop	15
Building Condition Budget Summary	15
Building Condition Budget Detail	15
Building Deficiency Priority	16
Building Condition Deficiencies	17
Building Condition Deficiencies Narrative	18
Building: Building 08 - Boys Gymnasium	27
Building Deficiency Condition Budget Summary	27
Building Deficiency Condition Budget Detail	27
Building Deficiency Priority	28
Building Deficiencies Budget Detail	29
Building Deficiencies Budget Narrative	30
Building: Cosmetology 02	38
Building Deficiency Condition Budget Summary	38
Building Deficiency Condition Budget Detail	38
Building Deficiency Priority	39
Building Deficiencies Budget Detail	40
Building Deficiencies Budget Narrative	41
Building: Covered Walkways	51
Building Deficiency Condition Budget Summary	51
Building Deficiency Condition Budget Detail	51
Building Deficiency Priority	51
Building Deficiencies Budget Detail	52
Building Deficiencies Budget Narrative	53

Building: East Classroom 06	54
Building Deficiency Priority	55
Building Deficiencies Budget Detail	56
Building Deficiencies Budget Narrative	57
Building: Jr Varsity Locker Room 05	67
Building Deficiency Priority	68
Building Deficiencies Budget Detail	69
Building Deficiencies Budget Narrative	70
Building: Main 01	79
Building Deficiency Priority	81
Building Deficiencies Budget Detail	82
Building Deficiencies Budget Narrative	83
Building: North Classroom 03	95
Building Deficiency Priority	96
Building Deficiencies Budget Detail	97
Building Deficiencies Budget Narrative	98
Building: Science 04	108
Building Deficiency Priority	109
Building Deficiencies Budget Detail	110
Building Deficiencies Budget Narrative	111
Appendix 1 - Assessment Criteria	120
Glossary	121

Final

Executive Summary

School Name: Milby High School

Number of Buildings:	9
Gross Area (SF):	390,104
Replacement Value:	\$106,340,228
Condition Budget:	\$15,237,019
Total FCI:	14.33%
Total RSLI:	13%
Total CFI:	14.3%
Condition Score:	85.67
Suitability, Educational Score:	64.63
Suitability, Tech Read Score:	55.8
Suitability, Total Score:	62.86
School Score:	74.26



Summary:

Milby High School campus is located at 1601 Broadway Street, Houston TX, and consists of 8 main school buildings. The original campus was constructed in 1926 and additions to the main school building was/were constructed in 1934, 1940, 1959, 1960, and 1978. Ancillary buildings on campus include classroom buildings, gym, T-Buildings, storage building. In addition to the buildings, the campus contains covered walkways, baseball field, football field with bleachers, 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

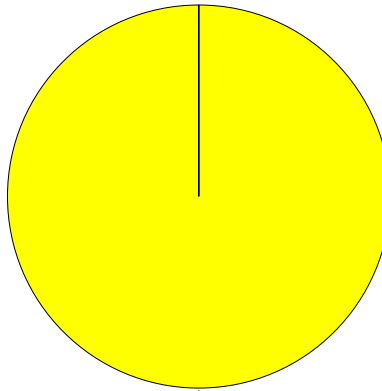
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based 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.

Unifomat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	5%	4.62%	\$572,514
B30 Roofing	67%	0.00%	\$0
C10 Interior Construction	3%	23.84%	\$1,540,967
C20 Stairs	20%	0.00%	\$0
C30 Interior Finishes	24%	54.58%	\$6,154,666
D10 Conveying	7%	0.00%	\$0
D20 Plumbing	8%	0.00%	\$0
D30 HVAC	14%	24.51%	\$4,325,974
D40 Fire Protection	10%	0.00%	\$0
D50 Electrical	11%	0.00%	\$0
E10 Equipment	8%	22.95%	\$284,239
E20 Furnishings	1%	109.06%	\$1,462,318

Unifomat Classification	RSLI	SCI	Condition Budget
F10 Special Construction	15%	0.00%	\$0
G20 Site Improvements	47%	16.70%	\$896,342
G30 Site Mechanical Utilities	33%	0.00%	\$0
G40 Site Electrical Utilities	9%	0.00%	\$0
		Total:	\$15,237,021

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Building 07 - Shop	3,613	14.2%	\$0	\$0	\$131,343	\$0	\$0	\$131,343
Building 08 - Boys Gymnasium	13,590	9.6%	\$0	\$0	\$334,915	\$0	\$0	\$334,915
Cosmetology 02	1,953	17.6%	\$0	\$0	\$88,079	\$0	\$0	\$88,079
Covered Walkways	7,000	0.0%	\$0	\$0	\$0	\$0	\$0	\$0
East Classroom 06	12,577	8.3%	\$0	\$0	\$267,639	\$0	\$0	\$267,639
Jr Varsity Locker Room 05	3,305	15.5%	\$0	\$0	\$131,581	\$0	\$0	\$131,581
Main 01	260,798	16.6%	\$0	\$0	\$11,068,606	\$0	\$0	\$11,068,606
North Classroom 03	24,408	8.8%	\$0	\$0	\$552,387	\$0	\$0	\$552,387
Science 04	62,860	11.0%	\$0	\$0	\$1,766,127	\$0	\$0	\$1,766,127
Site		11.1%	\$0	\$0	\$896,342	\$0	\$0	\$896,342
Total:	390,104	14.3%	\$0	\$0	\$15,237,021	\$0	\$0	\$15,237,021



3 - Short Term Conditions (2-3 Years) \$15,237,021

School Condition Budget: \$15,237,021

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:	\$896,342
Replacement Value:	\$8,062,865	Total FCI:	11.12%
		Total RSLI:	38%

Site:
Milby High School original site was originally constructed in 1926. The site is occupied by 8 permanent structures and 2 temporary buildings. Campus site features include; paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, fencing, football practice field with bleachers, practice baseball field, and a track. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features.

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.

Unifomat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	47%	16.70%	\$896,342
G30 Site Mechanical Utilities	33%	0.00%	\$0
G40 Site Electrical Utilities	9%	0.00%	\$0
		Total:	\$896,342

Final

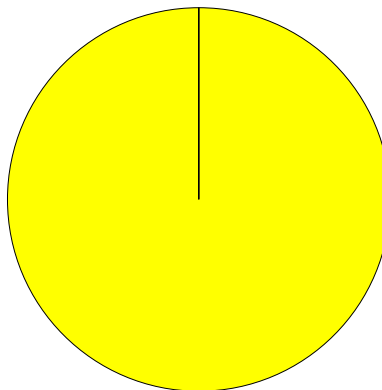
Site Deficiencies Budget Detail

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
G2010	Roadways	\$1.56	25	2001	2026	\$821,559	56%	0.00%	\$0
G2020	Parking Lots	\$4.01	25	2001	2026	\$2,111,828	56%	0.00%	\$0
G2020	Pedestrian Paving - sidewalks, etc	\$0.76	30	1978	2008	\$400,247	0%	110%	\$440,271
G2040	Baseball Field	\$0.20	30	1978	2008	\$105,328	0%	100%	\$105,328
G2040	Football Field Natural Turf	\$0.38	10	2001	2011	\$200,123	0%	100%	\$200,123
G2040	Site Development	\$1.15	30	2001	2031	\$605,636	63%	0.00%	\$0
G2040	Tennis Court (s)	\$0.26	10	1926	1936	\$136,927	0%	110%	\$150,619
G2040	Track Synthetic Surface - Resurface only	\$0.38	10	2010	2020	\$200,123	80%	0.00%	\$0
G2050	Landscaping	\$1.49	10	2001	2011	\$784,694	-	0.00%	\$0
G3010	Water Supply	\$0.45	50	1978	2028	\$236,988	32%	0.00%	\$0
G3020	Sanitary Sewer	\$1.25	50	1978	2028	\$658,301	32%	0.00%	\$0
G3030	Storm Sewer	\$0.89	50	1978	2028	\$468,710	32%	0.00%	\$0
G3060	Fuel Distribution	\$0.26	30	1978	2008	\$136,927	0%	0.00%	\$0
G4020	Site Lighting	\$2.27	30	1978	2008	\$1,195,474	0%	0.00%	\$0
Total		\$15.31				\$8,062,865	36%	11.12%	\$896,342

Site Deficiency Priority

Site Deficiencies by Priority:

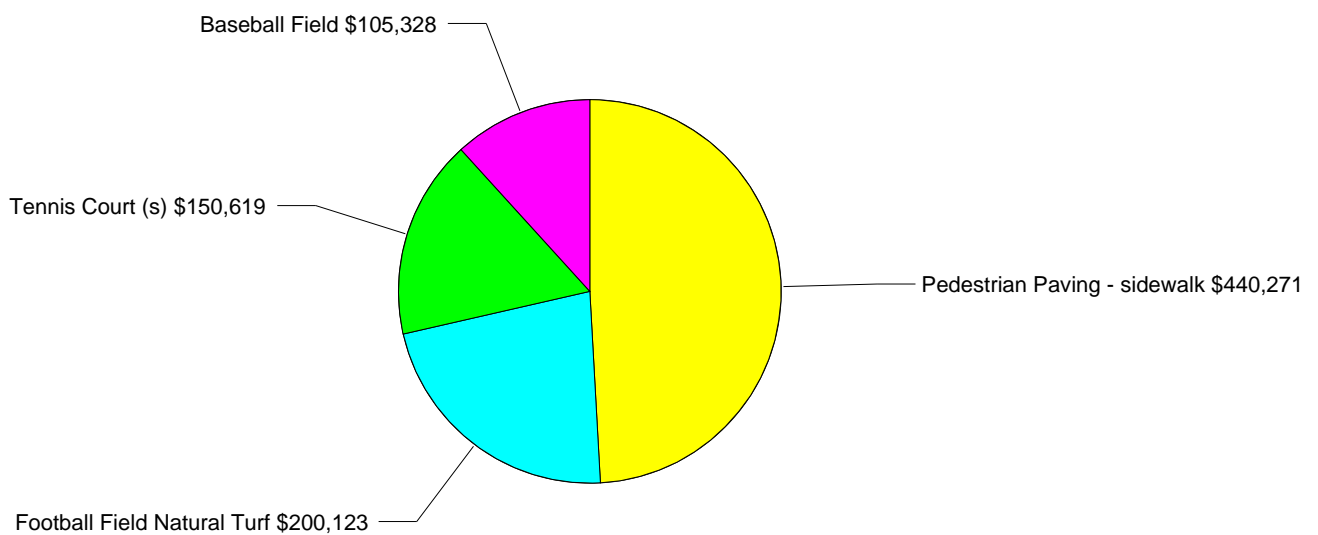


3 - Short Term Conditions (2-3 Years) \$896,342

Site Condition Budget: \$896,342

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: \$896,341

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: G2010 - Roadways

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 25-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

System: G2020 - Parking Lots

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 25-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.



System: G2020 - Pedestrian Paving - sidewalks, etc

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

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 pedestrian pavement is damaged. Replace all damaged pedestrian pavement.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$440,271

System: G2040 - Baseball Field

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

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 baseball field is inadequate. Replace the backstop, equipment, re-sod, level and grade the playing field.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$105,328



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 2001. It has a 10-year service life which expired in 2011.

Recommendation: The system should be replaced.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Football field is inadequate. Replace the equipment, re-sod after leveling and grading the field.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$200,123

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 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: G2040 - Tennis Court (s)

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1926. It has a 10-year service life which expired in 1936.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Site

Distress: Inadequate

Category: Deferred Maintenance

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

Notes: The tennis court is inadequate. Replace the equipment and resurface the courts.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$150,619

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 2001. It has a 10-year service life which expired in 2011.

Recommendation: The system should be replaced.

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 1978. It has a 50-year service life. Based on the assessment, it is expected to expire in 2028.

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 1978. It has a 50-year service life. Based on the assessment, it is expected to expire in 2028.

Recommendation: No action is required.

System: G3030 - Storm Sewer

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 50-year service life. Based on the assessment, it is expected to expire in 2028.

Recommendation: No action is required.

System: G3060 - Fuel Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 30-year service life which expired in 2008. However, based on the 2009 assessment, the service life has been extended to 2028.

Recommendation: No action is required.

System: G4020 - Site Lighting

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 30-year service life which expired in 2008. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.

Final

Buildings

Building Name: Building 07 - Shop

Year Built: 1978
Gross Area (SF): 3,613

The Milby High School Science Building is a 1-story building. Originally built in 1978, there have been no additions or renovations. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Condition Budget Summary

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

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	46.38%	\$59,018
B30 Roofing	68%	0.00%	\$0
C10 Interior Construction	3%	25.11%	\$16,311
C30 Interior Finishes	30%	41.01%	\$32,943
D20 Plumbing	6%	0.00%	\$0
D30 HVAC	6%	0.00%	\$0
D40 Fire Protection	7%	0.00%	\$0
D50 Electrical	11%	0.00%	\$0
E10 Equipment	0%	110.00%	\$8,048
E20 Furnishings	0%	110.00%	\$15,023
		Total:	\$131,343

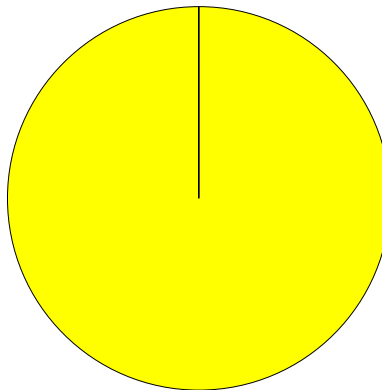
Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$8.47	100	1978	2078	\$41,313	-	0.00%	\$0
A1030	Slab on Grade	\$7.32	100	1978	2078	\$35,704	-	0.00%	\$0
B1020	Roof Construction	\$13.73	100	1978	2078	\$66,969	-	0.00%	\$0
B2010	Exterior Walls	\$15.09	75	1978	2053	\$73,602	-	0.00%	\$0
B2020	Exterior Windows	\$10.14	30	1978	2008	\$49,458	0%	110%	\$54,404
B2030	Exterior Doors	\$0.86	30	1978	2008	\$4,195	0%	110%	\$4,614
B3010105	Built-Up	\$13.04	25	2004	2029	\$63,603	68%	0.00%	\$0
B3020	Roof Openings	\$0.57	30	2004	2034	\$2,780	73%	0.00%	\$0
C1010	Partitions	\$6.21	40	1978	2018	\$30,290	-	0.00%	\$0
C1020	Interior Doors	\$4.07	40	1978	2018	\$19,852	15%	0.00%	\$0
C1030	Fittings	\$3.04	20	1978	1998	\$14,828	0%	110%	\$16,311
C3010	Wall Finishes	\$5.35	10	1985	1995	\$26,095	0%	110%	\$28,704
C3020410	Sealed Concrete	\$0.79	20	1984	2004	\$3,853	0%	110%	\$4,239
C3020410	VCT	\$0.82	15	2002	2017	\$4,000	33%	0.00%	\$0
C3030	Ceiling Finishes	\$9.51	20	2002	2022	\$46,386	50%	0.00%	\$0
D2010	Plumbing Fixtures	\$7.62	30	1984	2014	\$37,167	7%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.76	30	1984	2014	\$3,707	7%	0.00%	\$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D2030	Sanitary Waste	\$2.60	30	1984	2014	\$12,682	7%	0.00%	\$0
D2040	Rain Water Drainage	\$0.44	30	1984	2014	\$2,146	7%	0.00%	\$0
D2090	Other Plumbing Systems- Nat Gas	\$0.71	20	1984	2004	\$3,463	0%	0.00%	\$0
D3020	Heat Generating Systems	\$3.94	30	1978	2008	\$19,218	0%	0.00%	\$0
D3030	Cooling Generating Systems	\$13.13	20	1978	1998	\$64,042	0%	0.00%	\$0
D3040	Distribution Systems	\$10.39	30	1984	2014	\$50,678	7%	0.00%	\$0
D3050	Terminal & Package Units	\$11.51	15	1984	1999	\$56,141	0%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.39	15	1984	1999	\$11,657	0%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.75	30	1984	2014	\$3,658	7%	0.00%	\$0
D4010	Sprinklers	\$3.52	25	1978	2003	\$17,169	0%	0.00%	\$0
D4020	Standpipes	\$0.26	40	1984	2024	\$1,268	30%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.10	15	2001	2016	\$488	27%	0.00%	\$0
D4090	Other Fire Protection Systems	\$1.04	15	2001	2016	\$5,073	27%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.88	30	1984	2014	\$18,925	7%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$18.68	30	1984	2014	\$91,113	7%	0.00%	\$0
D5030310	Telephone Systems	\$1.04	15	2001	2016	\$5,073	27%	0.00%	\$0
D5030910	Fire Alarm System	\$1.29	10	2001	2011	\$6,292	0%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.68	15	2003	2018	\$3,317	40%	0.00%	\$0
D5030920	LAN System	\$0.68	15	2001	2016	\$3,317	27%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.68	15	2001	2016	\$3,317	27%	0.00%	\$0
D5090	Other Electrical Systems	\$0.88	20	2001	2021	\$4,292	45%	0.00%	\$0
E1020	Institutional Equipment	\$1.50	20	1984	2004	\$7,316	0%	110%	\$8,048
E2010	Fixed Furnishings	\$2.80	20	1984	2004	\$13,657	0%	110%	\$15,023
Total		\$190.28				\$928,100	14%	14.15%	\$131,343

Building Deficiency Priority

Deficiencies by Priority:

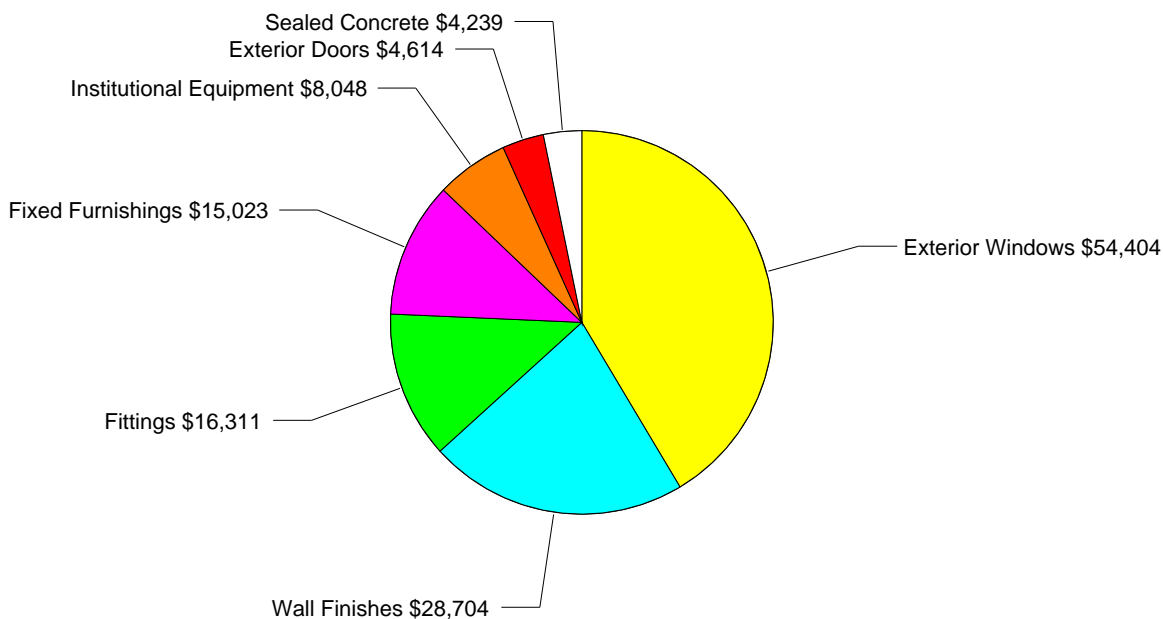


3 - Short Term Conditions (2-3 Years) \$131,343

Building 07 - Shop Condition Budget: \$131,343

Building Condition Deficiencies

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



Building 07 - Shop Condition Budget: \$131,343

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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 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 1978. It has a 75-year service life. Based on the assessment, it is expected to expire in 2053 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 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building 07 - Shop

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The exterior window system is beyond its useful life and not energy efficient and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$54,404



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 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Building 07 - Shop

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Exterior steel doors are showing wear and age. Throughout the building, doors are marked up, dented; hardware is not compliant.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$4,614

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.

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 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018 and is non-renewable.

Recommendation: No action is required.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018.

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 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: Building 07 - Shop

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The fittings are beyond useful life and require replacement. Toilet partitions are showing signs of wear and some are not ADA compliant. Handrails are not compliant. Also student lockers are damaged and showing signs of age.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$16,311

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 1985. It has a 10-year service life which expired in 1995.

Recommendation: The system should be replaced.



Deficiency

Location: Building 07 - Shop

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The painted interior is beyond its useful life, showing wear throughout the building and requires replacement.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$28,704

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: C3020410 - Sealed Concrete

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1984. It has a 20-year service life which expired in 2004.

Recommendation: The system should be replaced.

Deficiency

Location: Building 07 - Shop

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The exposed concrete floors need to be clean restriped and sealed.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$4,239

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 2002. It has a 15-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: C3030 - Ceiling Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D2010 - Plumbing Fixtures

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 20-year service life which expired in 2004. However, based on the 2009 assessment, the service life has been extended to 2014.

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 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

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 1978. It has a 20-year service life which expired in 1998.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 15-year service life which expired in 1999. However, based on the 2009 assessment, the service life has been extended to 2014.

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 1984. It has a 15-year service life which expired in 1999. However, based on the 2009 assessment, the service life has been extended to 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

Final

System: D4010 - Sprinklers

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 1978. It has a 25-year service life which expired in 2003.

Recommendation: The system should be replaced.

System: D4020 - Standpipes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 40-year service life. Based on the assessment, it is expected to expire in 2024.

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: D4090 - Other Fire Protection Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

Final

System: D5030 - Communications and Security

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

Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems

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

Recommendation: No action is required.

System: D5030910 - Fire Alarm System

Analysis: The system is in 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 10-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control

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

Recommendation: No action is required.

System: D5030920 - Public Address / Clock System

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

Recommendation: No action is required.

Final

System: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 1984. It has a 20-year service life which expired in 2004.

Recommendation: The system should be replaced.

Deficiency

Location: Building 07 - Shop

Distress: Inadequate

Category: Deferred Maintenance

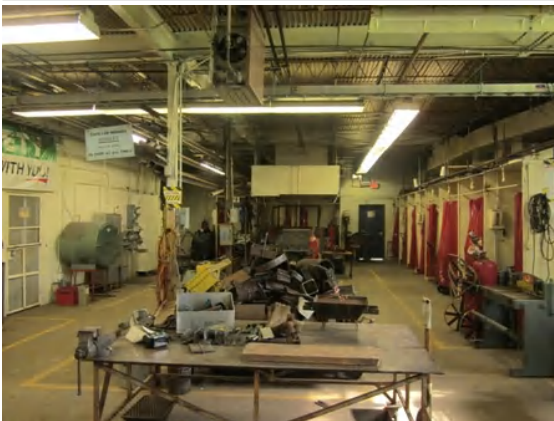
Priority: 3 - Short Term Conditions (2-3 Years)

Notes: The institutional equipment is inadequate. Replace all institutional equipment.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$8,048



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 1984. It has a 20-year service life which expired in 2004.

Recommendation: The system should be replaced.

Deficiency

Location: Building 07 - Shop

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Fixed furnishings are beyond expected life. Replace fixed furnishings.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$15,023

Final

Building Name: Building 08 - Boys Gymnasium

Year Built: 1982
Gross Area (SF): 13,590

The Milby high School Boys Gym Building 08 is a 1-story building. Originally built in 1982, there have been no additions or renovations. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	2%	0.00%	\$0
B30 Roofing	60%	0.00%	\$0
C10 Interior Construction	1%	0.00%	\$0
C20 Stairs	62%	0.00%	\$0
C30 Interior Finishes	17%	91.17%	\$285,196
D10 Conveying	20%	0.00%	\$0
D20 Plumbing	9%	0.00%	\$0
D30 HVAC	40%	0.00%	\$0
D40 Fire Protection	3%	0.00%	\$0
D50 Electrical	8%	0.00%	\$0
E10 Equipment	6%	0.00%	\$0
E20 Furnishings	0%	100.00%	\$49,719
		Total:	\$334,915

Building Deficiency Condition Budget Detail

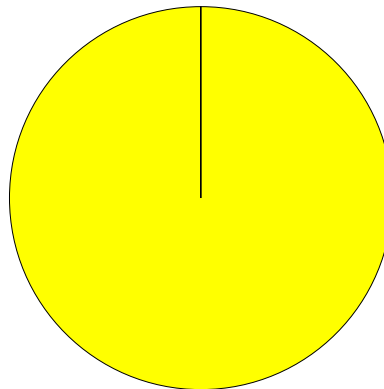
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$10.86	100	1984	2084	\$199,243	-	0.00%	\$0
B1020	Roof Construction	\$5.92	75	1984	2059	\$108,611	-	0.00%	\$0
B2010	Exterior Walls	\$10.86	75	1984	2059	\$199,243	-	0.00%	\$0
B2020	Exterior Windows	\$4.94	30	1984	2014	\$90,632	7%	0.00%	\$0
B2030	Exterior Doors	\$2.97	30	1984	2014	\$54,489	7%	0.00%	\$0
B3010	Roof Coverings	\$8.29	20	2004	2024	\$152,092	60%	0.00%	\$0
B3020	Roof Openings	\$0.22	30	2004	2034	\$4,036	73%	0.00%	\$0
C1010	Partitions	\$13.16	30	1984	2014	\$241,440	-	0.00%	\$0
C1030	Fittings	\$4.61	30	1984	2014	\$84,577	7%	0.00%	\$0
C2010	Stair Construction	\$1.97	75	1984	2059	\$36,143	63%	0.00%	\$0
C3010	Wall Finishes	\$5.92	20	1984	2004	\$108,611	0%	100%	\$108,611
C3020210	Ceramic Tile	\$0.36	30	1984	2014	\$6,605	7%	0.00%	\$0
C3020210	Concrete	\$0.26	100	1984	2084	\$4,770	72%	0.00%	\$0
C3020410	Vinyl Tile	\$0.35	15	1984	1999	\$6,421	0%	110%	\$7,063
C3020410	Wood Flooring	\$5.22	30	1984	2014	\$95,769	7%	0.00%	\$0
C3030	Ceiling Finishes	\$4.94	20	2002	2022	\$90,632	50%	0.00%	\$0
D1010	Elevators and Lifts	\$0.81	35	1984	2019	\$14,861	20%	0.00%	\$0
D2010	Plumbing Fixtures	\$8.88	30	1984	2014	\$162,917	7%	0.00%	\$0
D2020	Domestic Water Distribution	\$3.95	30	1984	2014	\$72,469	7%	0.00%	\$0
D2030	Sanitary Waste	\$2.97	30	1984	2014	\$54,489	7%	0.00%	\$0
D2040	Rain Water Drainage	\$1.97	40	1984	2024	\$36,143	30%	0.00%	\$0
D2090	Other Plumbing Systems	\$1.97	30	1984	2014	\$36,143	7%	0.00%	\$0
D3020	Heat Generating Systems	\$2.97	30	1984	2014	\$54,489	7%	0.00%	\$0

Final

Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D3030	Cooling Generating Systems	\$8.88	30	1984	2014	\$162,917	7%	0.00%	\$0
D3040	Distribution Systems	\$13.83	20	2004	2024	\$253,732	60%	0.00%	\$0
D3050	Terminal & Package Units	\$1.97	15	2004	2019	\$36,143	47%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.97	15	2004	2019	\$54,489	47%	0.00%	\$0
D3070	System Test & Balance	\$1.97	10	2004	2014	\$36,143	20%	0.00%	\$0
D3090	Other HVAC Systems/Equip	\$7.90	20	2004	2024	\$144,937	60%	0.00%	\$0
D4010	Sprinklers	\$2.76	25	1984	2009	\$50,636	0%	0.00%	\$0
D4020	Standpipes	\$0.23	40	1984	2024	\$4,220	30%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.18	15	2001	2016	\$3,302	27%	0.00%	\$0
D5010	Electrical Service/Distribution	\$5.92	30	1984	2014	\$108,611	7%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$19.37	30	1984	2014	\$355,372	7%	0.00%	\$0
D5030	Communications and Security	\$1.97	15	2001	2016	\$36,143	27%	0.00%	\$0
D5090	Other Electrical Systems	\$1.97	20	2001	2021	\$36,143	45%	0.00%	\$0
E1020	Institutional Equipment	\$12.84	30	1984	2014	\$235,569	7%	0.00%	\$0
E2010	Fixed Furnishings	\$2.71	20	1984	2004	\$49,719	0%	100%	\$49,719
Total		\$189.84				\$3,482,900	22%	4.75%	\$165,394

Building Deficiency Priority

Deficiencies by Priority:

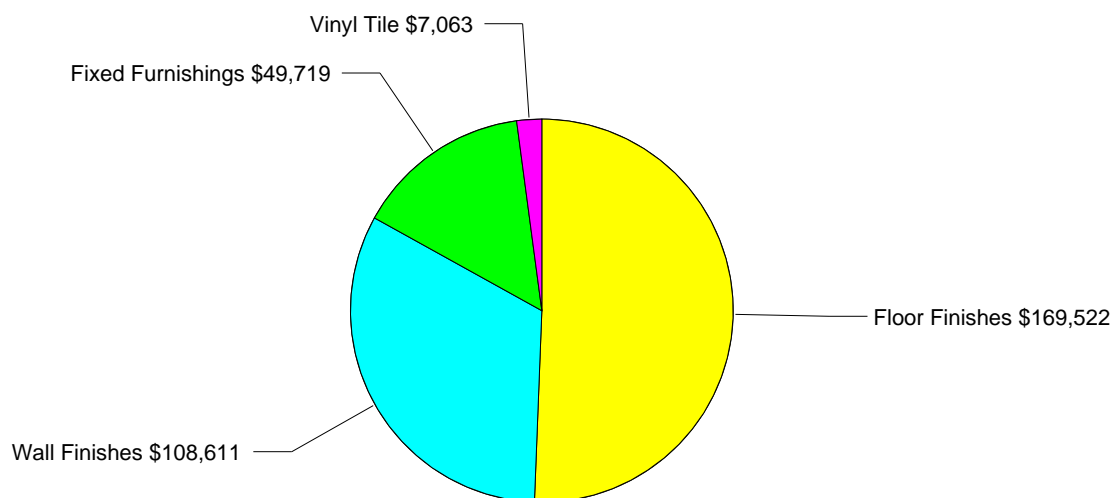


3 - Short Term Conditions (2-3 Years) \$334,915

Building 08 - Boys Gymnasium Condition Budget: \$334,915

Final

Building Deficiencies Budget Detail



Building 08 - Boys Gymnasium Condition Budget: \$334,915

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 1984. It has a 100-year service life. Based on the assessment, it is expected to expire in 2084 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 1984. It has a 75-year service life. Based on the assessment, it is expected to expire in 2059 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 1984. It has a 75-year service life. Based on the assessment, it is expected to expire in 2059 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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: B3010 - Roof Coverings

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

Recommendation: No action is required.

Final

System: B3020 - Roof Openings

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

Recommendation: No action is required.

System: C1010 - Partitions

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014 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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: C2010 - Stair Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 75-year service life. Based on the assessment, it is expected to expire in 2059.

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 1984. It has a 20-year service life which expired in 2004.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building 08 - Boys Gymnasium

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The painted interior is beyond its useful life, showing wear throughout the building and requires replacement.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$108,611



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 1984. It has a 20-year service life which expired in 2004.

Recommendation: The system should be replaced.

Deficiency

Location: Building 08 - Boys Gymnasium

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The flooring is showing signs of aging and needs to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$169,522

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: C3020210 - 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 1984. It has a 100-year service life. Based on the assessment, it is expected to expire in 2084.

Recommendation: No action is required.

Final



System: C3020410 - Vinyl 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 1984. It has a 15-year service life which expired in 1999.

Recommendation: The system should be replaced.

Deficiency

Location: Building 08 - Boys Gymnasium

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The vinyl tile floor is beyond expected life. Replace the vinyl tile floor finish.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$7,063

System: C3020410 - Wood Flooring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: C3030 - Ceiling Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: 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 1984. It has a 35-year service life. Based on the assessment, it is expected to expire in 2019.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 40-year service life. Based on the assessment, it is expected to expire in 2024.

Recommendation: No action is required.

System: D2090 - Other Plumbing Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

Final

System: D3040 - Distribution Systems

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

Recommendation: No action is required.

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.

Recommendation: No action is required.

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.

Recommendation: No action is required.

System: D3070 - System Test & Balance

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

Recommendation: No action is required.

System: D3090 - Other HVAC Systems/Equip

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

Recommendation: No action is required.

System: D4010 - Sprinklers

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1984. It has a 25-year service life which expired in 2009.

Recommendation: The system should be replaced.

Final

System: D4020 - Standpipes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 40-year service life. Based on the assessment, it is expected to expire in 2024.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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.

System: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 20-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

Final

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 20-year service life which expired in 2004.

Recommendation: The system should be replaced.

Deficiency

Location: Building 08 - Boys Gymnasium

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The fixed furnishings are showing signs of age and wear and are beyond their expected life and need to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$49,719

Final

Building Name: Cosmetology 02

Year Built: 1978
Gross Area (SF): 1,953

The Milby High School Cosmetology Building is a 1-story building. Originally built in 1978, there have been no additions or renovations. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	46.39%	\$30,220
B30 Roofing	68%	0.00%	\$0
C10 Interior Construction	3%	25.10%	\$8,353
C20 Stairs	14%	0.00%	\$0
C30 Interior Finishes	0%	110.00%	\$49,507
D20 Plumbing	9%	0.00%	\$0
D30 HVAC	6%	0.00%	\$0
D40 Fire Protection	6%	0.00%	\$0
D50 Electrical	9%	0.00%	\$0
E10 Equipment	30%	0.00%	\$0
E20 Furnishings	14%	0.00%	\$0
		Total:	\$88,079

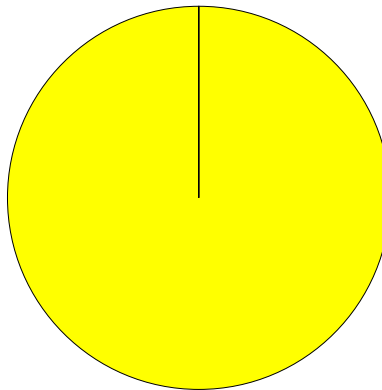
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$8.02	100	1978	2078	\$21,145	-	0.00%	\$0
A1030	Slab on Grade	\$6.93	100	1978	2078	\$18,271	-	0.00%	\$0
B1020	Roof Construction	\$13.01	100	1978	2078	\$34,302	-	0.00%	\$0
B2010	Exterior Walls	\$14.29	75	1978	2053	\$37,676	-	0.00%	\$0
B2020	Exterior Windows	\$9.60	30	1978	2008	\$25,311	0%	110%	\$27,842
B2030	Exterior Doors	\$0.82	30	1978	2008	\$2,162	0%	110%	\$2,378
B3010105	Built-Up	\$12.33	25	2004	2029	\$32,509	68%	0.00%	\$0
B3020	Roof Openings	\$0.54	30	2004	2034	\$1,424	73%	0.00%	\$0
C1010	Partitions	\$5.88	40	1978	2018	\$15,503	-	0.00%	\$0
C1020	Interior Doors	\$3.86	40	1978	2018	\$10,177	15%	0.00%	\$0
C1030	Fittings	\$2.88	20	1978	1998	\$7,593	0%	110%	\$8,353
C2010	Stair Construction	\$3.45	40	1978	2018	\$9,096	15%	0.00%	\$0
C3010	Wall Finishes	\$5.07	10	1995	2005	\$13,367	0%	110%	\$14,704
C3020410	VCT	\$2.99	15	1978	1993	\$7,883	0%	110%	\$8,672
C3030	Ceiling Finishes	\$9.01	20	1978	1998	\$23,755	0%	110%	\$26,131
D2010	Plumbing Fixtures	\$7.22	30	1984	2014	\$19,036	7%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.73	30	1984	2014	\$1,925	7%	0.00%	\$0
D2030	Sanitary Waste	\$2.46	30	1984	2014	\$6,486	7%	0.00%	\$0
D2040	Rain Water Drainage	\$0.42	30	2004	2034	\$1,107	73%	0.00%	\$0
D2090	Other Plumbing Systems- Nat Gas	\$0.67	20	1984	2004	\$1,766	0%	0.00%	\$0
D3010	Energy Supply	\$3.87	30	1978	2008	\$10,203	0%	0.00%	\$0
D3020	Heat Generating Systems	\$3.73	30	1984	2014	\$9,834	7%	0.00%	\$0
D3030	Cooling Generating Systems	\$12.43	20	1984	2004	\$32,772	0%	0.00%	\$0
D3040	Distribution Systems	\$9.85	30	1984	2014	\$25,970	7%	0.00%	\$0
D3050	Terminal & Package Units	\$10.91	15	1984	1999	\$28,765	0%	0.00%	\$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D3060	Controls & Instrumentation	\$2.43	15	1984	1999	\$6,407	0%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.70	30	1984	2014	\$1,846	7%	0.00%	\$0
D4010	Sprinklers	\$3.34	25	1978	2003	\$8,806	0%	0.00%	\$0
D4020	Standpipes	\$0.25	40	1978	2018	\$659	15%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.10	15	2001	2016	\$264	27%	0.00%	\$0
D4090	Other Fire Protection Systems	\$0.98	15	2001	2016	\$2,584	27%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.68	30	1984	2014	\$9,703	7%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$17.70	30	1984	2014	\$46,667	7%	0.00%	\$0
D5030310	Telephone Systems	\$0.98	15	1998	2013	\$2,584	7%	0.00%	\$0
D5030910	Fire Alarm System	\$1.22	10	2001	2011	\$3,217	0%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.64	15	1998	2013	\$1,687	7%	0.00%	\$0
D5030920	LAN System	\$0.64	15	2001	2016	\$1,687	27%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.64	15	2001	2016	\$1,687	27%	0.00%	\$0
D5090	Other Electrical Systems	\$0.83	20	1998	2018	\$2,188	30%	0.00%	\$0
E1020	Institutional Equipment	\$1.42	20	1998	2018	\$3,744	30%	0.00%	\$0
E1090	Other Equipment	\$0.82	20	1998	2018	\$2,162	30%	0.00%	\$0
E2010	Fixed Furnishings	\$2.65	20	1995	2015	\$6,987	15%	0.00%	\$0
Total		\$189.99				\$500,918	11%	17.58%	\$88,079

Building Deficiency Priority

Deficiencies by Priority:

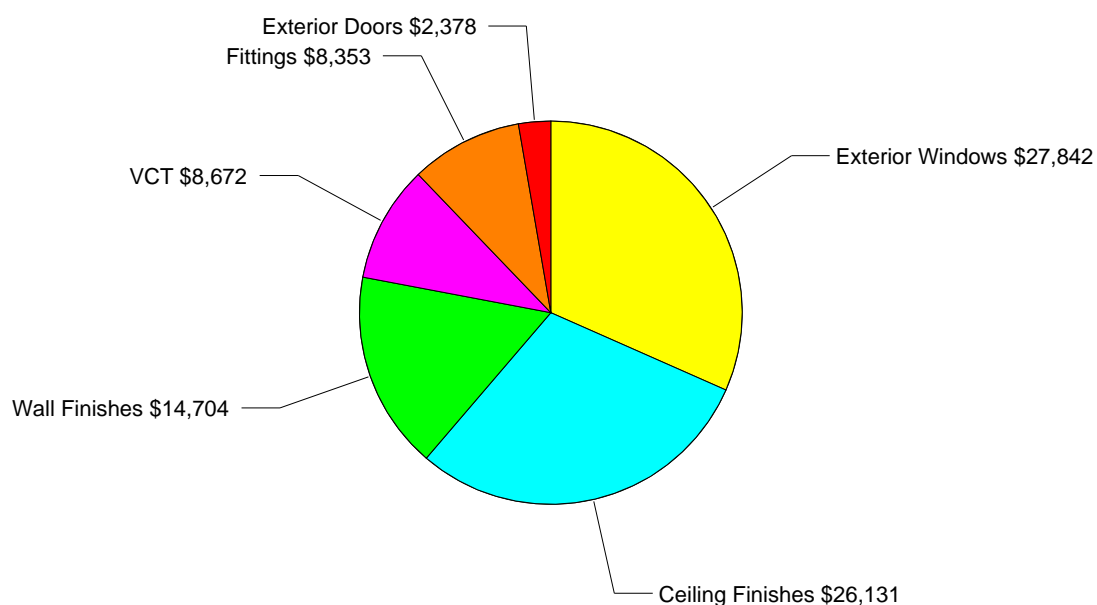


3 - Short Term Conditions (2-3 Years) \$88,079

Cosmetology 02 Condition Budget: \$88,079

Final

Building Deficiencies Budget Detail



Cosmetology 02 Condition Budget: \$88,080

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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 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 1978. It has a 75-year service life. Based on the assessment, it is expected to expire in 2053 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 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Cosmetology 02

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The exterior window system is beyond its useful life and not energy efficient and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$27,842



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 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Cosmetology 02

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Exterior steel doors are showing wear and age. Throughout the building, doors are marked up, dented; hardware is not ADA compliant.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$2,378

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.

System: C1010 - Partitions

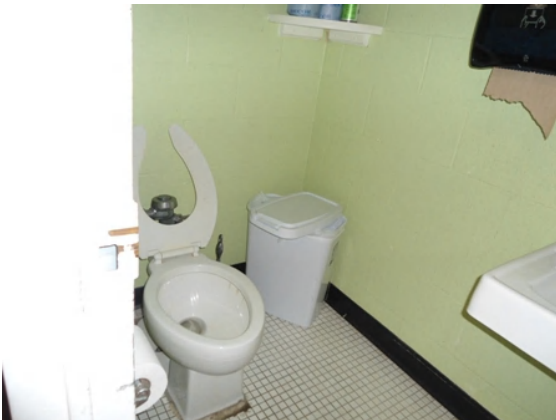
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018 and is non-renewable.

Recommendation: No action is required.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018.

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 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: Cosmetology 02

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Restroom is not ADA compliant and needs to be brought up to today's standards.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$8,353

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 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

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 1995. It has a 10-year service life which expired in 2005.

Recommendation: The system should be replaced.

Deficiency

Location: Cosmetology 02

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The painted interior is beyond its useful life, showing wear throughout the building and requires replacement.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$14,704

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: 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 1978. It has a 15-year service life which expired in 1993.

Recommendation: The system should be replaced.

Deficiency

Location: Cosmetology 02

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The VCT is cracked, shifting, delaminating and beyond its useful life. The system requires replacement.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$8,672

Final



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 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: Cosmetology 02

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: There is no ceiling present in this building but one should be installed.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$26,131

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D2040 - Rain Water Drainage

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

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 1984. It has a 20-year service life which expired in 2004. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.

System: D3010 - Energy 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 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 20-year service life which expired in 2004.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

Final

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 1984. It has a 15-year service life which expired in 1999. However, based on the 2009 assessment, the service life has been extended to 2014.

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 1984. It has a 15-year service life which expired in 1999. However, based on the 2009 assessment, the service life has been extended to 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D4010 - Sprinklers

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 1978. It has a 25-year service life which expired in 2003.

Recommendation: The system should be replaced.

System: D4020 - Standpipes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018.

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 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: D4090 - Other Fire Protection Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D5030 - Communications and Security

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

Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 is in 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 10-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.

Final

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 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: D5030920 - LAN System

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

Recommendation: No action is required.

System: D5030920 - Public Address / Clock System

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

Recommendation: No action is required.

System: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1998. It has a 20-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: 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 1998. It has a 20-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: E1090 - Other Equipment

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1998. It has a 20-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

Final

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 1995. It has a 20-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

Final

Building Name: Covered Walkways

Year Built: 1978
Gross Area (SF): 7,000

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	15%	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	1978	2018	\$236,250	15%	0.00%	\$0
Total		\$25.00				\$236,250	15%	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: East Classroom 06

Year Built: 1978
Gross Area (SF): 12,577

The Milby High School East Classroom Building is a 2-story building. Originally built in 1978, there have been no additions or renovations. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	4%	3.65%	\$16,062
B30 Roofing	68%	0.00%	\$0
C10 Interior Construction	3%	26.05%	\$56,404
C20 Stairs	15%	0.00%	\$0
C30 Interior Finishes	32%	32.69%	\$99,361
D20 Plumbing	6%	0.00%	\$0
D30 HVAC	10%	0.00%	\$0
D40 Fire Protection	27%	0.00%	\$0
D50 Electrical	10%	0.00%	\$0
E10 Equipment	0%	110.00%	\$43,891
E20 Furnishings	0%	110.00%	\$51,922
		Total:	\$267,639

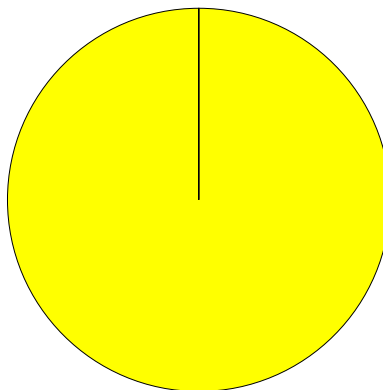
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$8.42	100	1978	2078	\$142,963	-	0.00%	\$0
A1030	Slab on Grade	\$7.28	100	1978	2078	\$123,607	-	0.00%	\$0
A2010	Basement Excavation	\$0.24	100	1978	2078	\$4,075	-	0.00%	\$0
A2020	Basement Walls	\$3.33	100	1978	2078	\$56,540	-	0.00%	\$0
B1010	Floor Construction	\$18.09	100	1978	2078	\$307,149	-	0.00%	\$0
B1020	Roof Construction	\$13.66	100	1978	2078	\$231,932	-	0.00%	\$0
B2010	Exterior Walls	\$15.00	75	1978	2053	\$254,684	-	0.00%	\$0
B2020	Exterior Windows	\$10.08	30	1978	2008	\$171,148	0%	0.00%	\$0
B2030	Exterior Doors	\$0.86	30	1978	2008	\$14,602	0%	110%	\$16,062
B3010105	Built-Up	\$7.83	25	2004	2029	\$132,945	68%	0.00%	\$0
B3020	Roof Openings	\$0.56	30	2004	2034	\$9,508	73%	0.00%	\$0
C1010	Partitions	\$6.18	40	1978	2018	\$104,930	-	0.00%	\$0
C1020	Interior Doors	\$3.55	40	1978	2018	\$60,275	15%	0.00%	\$0
C1030	Fittings	\$3.02	20	1978	1998	\$51,276	0%	110%	\$56,404
C2010	Stair Construction	\$2.23	40	1978	2018	\$37,863	15%	0.00%	\$0
C3010	Wall Finishes	\$5.32	10	2002	2012	\$90,328	0%	110%	\$99,361
C3020410	VCT	\$3.13	15	2002	2017	\$53,144	33%	0.00%	\$0
C3030	Ceiling Finishes	\$9.45	20	2002	2022	\$160,451	50%	0.00%	\$0
D2010	Plumbing Fixtures	\$7.57	30	1984	2014	\$128,531	7%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.75	30	1984	2014	\$12,734	7%	0.00%	\$0
D2030	Sanitary Waste	\$2.59	30	1984	2014	\$43,975	7%	0.00%	\$0
D2040	Rain Water Drainage	\$0.44	30	1984	2014	\$7,471	7%	0.00%	\$0
D2090	Other Plumbing Systems- Nat Gas	\$0.71	20	1984	2004	\$12,055	0%	0.00%	\$0
D3040	Distribution Systems	\$10.33	30	1984	2014	\$175,393	7%	0.00%	\$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D3050	Terminal & Package Units	\$11.45	15	1984	1999	\$194,409	0%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.55	15	1984	1999	\$43,296	0%	0.00%	\$0
D3070	Systems Testing & Balance	\$1.59	30	1984	2014	\$26,997	7%	0.00%	\$0
D4020	Standpipes	\$0.26	40	1984	2024	\$4,415	30%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.10	15	2001	2016	\$1,698	27%	0.00%	\$0
D4090	Other Fire Protection Systems	\$1.02	15	2001	2016	\$17,319	27%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.87	30	1984	2014	\$65,709	7%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$18.58	30	1984	2014	\$315,469	7%	0.00%	\$0
D5030310	Telephone Systems	\$1.02	15	2001	2016	\$17,319	27%	0.00%	\$0
D5030910	Fire Alarm System	\$1.29	10	2001	2011	\$21,903	0%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.68	15	1998	2013	\$11,546	7%	0.00%	\$0
D5030920	LAN System	\$0.68	15	2001	2016	\$11,546	27%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.68	15	2001	2016	\$11,546	27%	0.00%	\$0
D5090	Other Electrical Systems	\$0.87	20	2001	2021	\$14,772	45%	0.00%	\$0
E1020	Institutional Equipment	\$1.49	20	1984	2004	\$25,299	0%	110%	\$27,828
E1090	Other Equipment	\$0.86	20	1984	2004	\$14,602	0%	110%	\$16,062
E2010	Fixed Furnishings	\$2.78	20	1984	2004	\$47,201	0%	110%	\$51,922
Total		\$190.39				\$3,232,622	14%	8.28%	\$267,639

Building Deficiency Priority

Deficiencies by Priority:

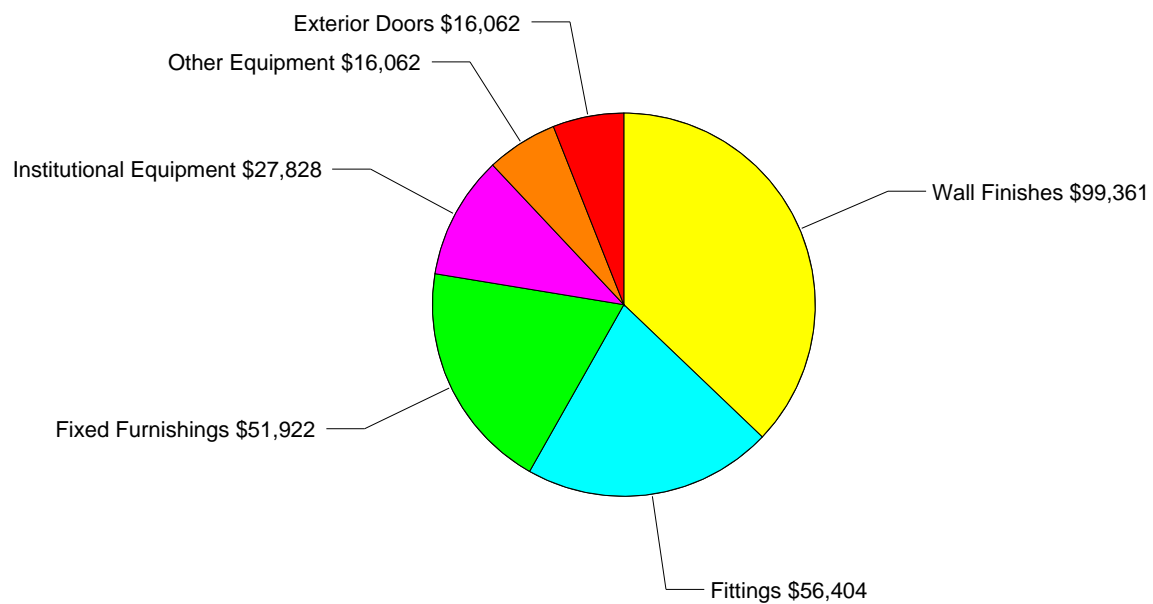


3 - Short Term Conditions (2-3 Years) \$267,639

East Classroom 06 Condition Budget: \$267,639

Final

Building Deficiencies Budget Detail



East Classroom 06 Condition Budget: \$267,639

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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 and is non-renewable.

Recommendation: No action is required.

System: A2010 - Basement Excavation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 and is non-renewable.

Recommendation: No action is required.

System: A2020 - Basement Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 and is non-renewable.

Recommendation: No action is required.

Final

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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 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 1978. It has a 75-year service life. Based on the assessment, it is expected to expire in 2053 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 1978. It has a 30-year service life which expired in 2008. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.



System: 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 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: East Classroom 06

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Exterior steel doors are showing wear and age. Throughout the building, doors are marked up, dented; hardware is not compliant and not working properly.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$16,062

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 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.

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 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018 and is non-renewable.

Recommendation: No action is required.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018.

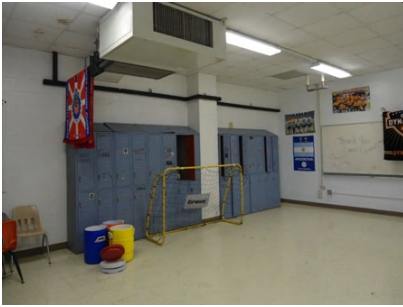
Recommendation: No action is required.

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 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Final



Deficiency

Location: East Classroom 06

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Lockers are showing signs of aging and need to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$56,404

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 1978. It has a 40-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 2002. It has a 10-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Deficiency

Location: East Classroom 06

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The painted interior is beyond its useful life, showing wear throughout the building and requires replacement.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$99,361

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: 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 2002. It has a 15-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: C3030 - Ceiling Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D2010 - Plumbing Fixtures

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 20-year service life which expired in 2004. However, based on the 2009 assessment, the service life has been extended to 2014.

Recommendation: No action is required.

Final

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 15-year service life which expired in 1999. However, based on the 2009 assessment, the service life has been extended to 2014.

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 1984. It has a 15-year service life which expired in 1999. However, based on the 2009 assessment, the service life has been extended to 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D4020 - Standpipes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 40-year service life. Based on the assessment, it is expected to expire in 2024.

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.

Final

System: D4090 - Other Fire Protection Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D5030 - Communications and Security

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

Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems

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

Recommendation: No action is required.

System: D5030910 - Fire Alarm System

Analysis: The system is in 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 10-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.

Final

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 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: D5030920 - LAN System

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

Recommendation: No action is required.

System: D5030920 - Public Address / Clock System

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

Recommendation: No action is required.

System: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 1984. It has a 20-year service life which expired in 2004.

Recommendation: The system should be replaced.

Final



Deficiency

Location: East Classroom 06

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Lab tables are showing signs of aging and need to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$27,828



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 1984. It has a 20-year service life which expired in 2004.

Recommendation: The system should be replaced.

Deficiency

Location: East Classroom 06

Distress: Inadequate

Category: Deferred Maintenance

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

Notes: Equipment and storage racks are inadequate. Replace all equipment and storage racks.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$16,062

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 1984. It has a 20-year service life which expired in 2004.

Recommendation: The system should be replaced.

Final



Deficiency

Location: East Classroom 06

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Fixed furnishings are missing and beyond expected life. Replace all missing and expired fixed furnishings.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$51,922

Final

Building Name: Jr Varsity Locker Room 05

Year Built: 1978
Gross Area (SF): 3,305

The Milby High School Jr. Varsity Locker Room Building is a 1-story building. Originally built in 1978, there have been no additions in or renovations. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	46.37%	\$58,944
B30 Roofing	68%	0.00%	\$0
C10 Interior Construction	3%	25.04%	\$16,245
C30 Interior Finishes	32%	32.71%	\$28,711
D10 Conveying	2%	0.00%	\$0
D20 Plumbing	9%	0.00%	\$0
D30 HVAC	10%	0.00%	\$0
D40 Fire Protection	27%	0.00%	\$0
D50 Electrical	10%	0.00%	\$0
E10 Equipment	0%	110.00%	\$12,662
E20 Furnishings	0%	110.00%	\$15,018
		Total:	\$131,581

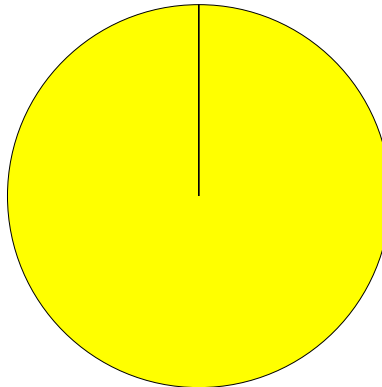
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$9.24	100	1978	2078	\$41,227	-	0.00%	\$0
A1030	Slab on Grade	\$8.00	100	1978	2078	\$35,694	-	0.00%	\$0
B1020	Roof Construction	\$14.96	100	1978	2078	\$66,748	-	0.00%	\$0
B2010	Exterior Walls	\$16.48	75	1978	2053	\$73,530	-	0.00%	\$0
B2020	Exterior Windows	\$11.07	30	1978	2008	\$49,392	0%	110%	\$54,331
B2030	Exterior Doors	\$0.94	30	1978	2008	\$4,194	0%	110%	\$4,613
B3010105	Built-Up	\$14.25	25	2004	2029	\$63,580	68%	0.00%	\$0
C1010	Partitions	\$6.78	40	1978	2018	\$30,251	-	0.00%	\$0
C1020	Interior Doors	\$4.45	40	1978	2018	\$19,855	15%	0.00%	\$0
C1030	Fittings	\$3.31	20	1978	1998	\$14,768	0%	110%	\$16,245
C3010	Wall Finishes	\$5.85	10	2002	2012	\$26,101	0%	110%	\$28,711
C3020410	VCT	\$3.44	15	2002	2017	\$15,348	33%	0.00%	\$0
C3030	Ceiling Finishes	\$10.38	20	2002	2022	\$46,313	50%	0.00%	\$0
D1010	Elevators and Lifts	\$3.36	35	1978	2013	\$14,991	3%	0.00%	\$0
D2010	Plumbing Fixtures	\$8.32	30	1984	2014	\$37,122	7%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.84	30	1984	2014	\$3,748	7%	0.00%	\$0
D2030	Sanitary Waste	\$2.84	30	1984	2014	\$12,671	7%	0.00%	\$0
D2040	Rain Water Drainage	\$0.48	30	2004	2034	\$2,142	73%	0.00%	\$0
D2090	Other Plumbing Systems- Nat Gas	\$0.77	20	1984	2004	\$3,436	0%	0.00%	\$0
D3040	Distribution Systems	\$11.35	30	1984	2014	\$50,641	7%	0.00%	\$0
D3050	Terminal & Package Units	\$12.57	15	1984	1999	\$56,084	0%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.80	15	1984	1999	\$12,493	0%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.81	30	1984	2014	\$3,614	7%	0.00%	\$0
D4020	Standpipes	\$0.29	40	1984	2024	\$1,294	30%	0.00%	\$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D4030	Fire Protection Specialties	\$0.11	15	2001	2016	\$491	27%	0.00%	\$0
D4090	Other Fire Protection Systems	\$1.12	15	2001	2016	\$4,997	27%	0.00%	\$0
D5010	Electrical Service/Distribution	\$4.24	30	1984	2014	\$18,918	7%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$20.40	30	1984	2014	\$91,020	7%	0.00%	\$0
D5030310	Telephone Systems	\$1.12	15	2001	2016	\$4,997	27%	0.00%	\$0
D5030910	Fire Alarm System	\$1.41	10	2001	2011	\$6,291	0%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.74	15	2001	2016	\$3,302	27%	0.00%	\$0
D5030920	LAN System	\$0.74	15	2001	2016	\$3,302	27%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.74	15	2001	2016	\$3,302	27%	0.00%	\$0
D5090	Other Electrical Systems	\$0.95	20	2001	2021	\$4,239	45%	0.00%	\$0
E1020	Institutional Equipment	\$1.64	20	1984	2004	\$7,317	0%	110%	\$8,049
E1090	Other Equipment	\$0.94	20	1984	2004	\$4,194	0%	110%	\$4,613
E2010	Fixed Furnishings	\$3.06	20	1984	2004	\$13,653	0%	110%	\$15,018
Total		\$190.79				\$851,257	16%	15.46%	\$131,581

Building Deficiency Priority

Deficiencies by Priority:

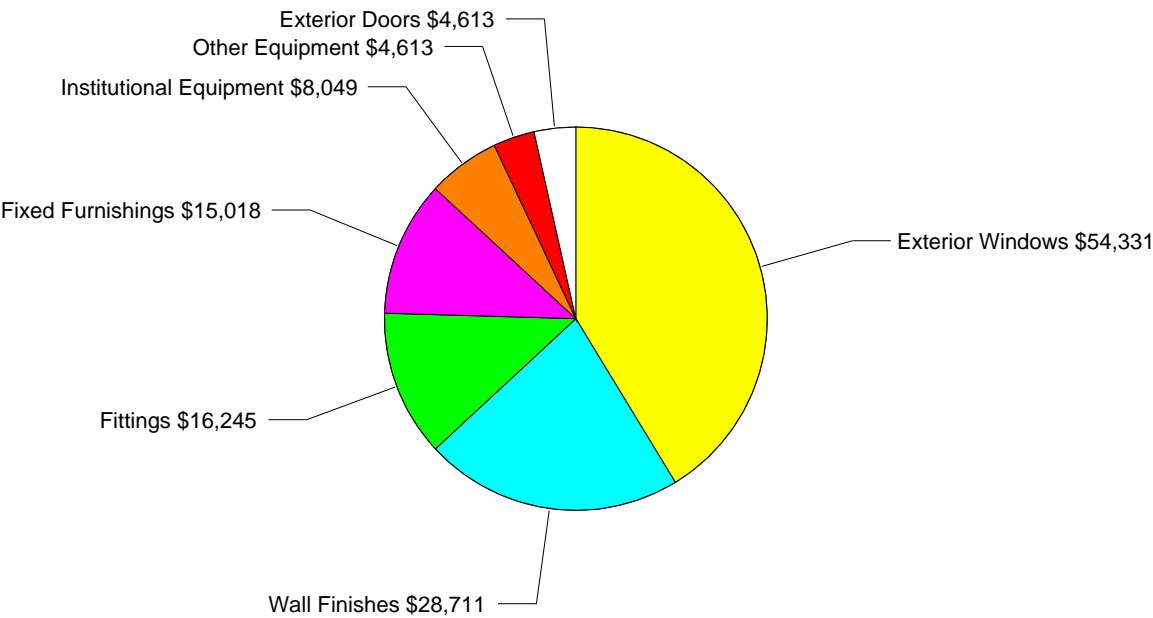


3 - Short Term Conditions (2-3 Years) \$131,581

Jr Varsity Locker Room 05 Condition Budget: \$131,581

Final

Building Deficiencies Budget Detail



Jr Varsity Locker Room 05 Condition Budget: \$131,580

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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 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 1978. It has a 75-year service life. Based on the assessment, it is expected to expire in 2053 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 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Jr Varsity Locker Room 05

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The exterior window system is beyond its useful life and not energy efficient and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$54,331



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 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Jr Varsity Locker Room 05

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Exterior steel doors are showing wear and age. Throughout the building, doors are marked up, dented; hardware is not compliant and not working properly.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$4,613

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.

Final

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 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018 and is non-renewable.

Recommendation: No action is required.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018.

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 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: Jr Varsity Locker Room 05

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The fittings are beyond useful life and require replacement. Lockers are showing signs of wear.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$16,245

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 2002. It has a 10-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Jr Varsity Locker Room 05

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The painted interior is beyond its useful life, showing wear throughout the building and requires replacement.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$28,711

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: 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 2002. It has a 15-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: C3030 - Ceiling Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: 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 1978. It has a 35-year service life. Based on the assessment, it is expected to expire in 2013.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

Final

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D2040 - Rain Water Drainage

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

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 1984. It has a 20-year service life which expired in 2004. However, based on the 2009 assessment, the service life has been extended to 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 15-year service life which expired in 1999. However, based on the 2009 assessment, the service life has been extended to 2014.

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 1984. It has a 15-year service life which expired in 1999. However, based on the 2009 assessment, the service life has been extended to 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D4020 - Standpipes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 40-year service life. Based on the assessment, it is expected to expire in 2024.

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: D4090 - Other Fire Protection Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

Final

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D5030 - Communications and Security

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

Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems

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

Recommendation: No action is required.

System: D5030910 - Fire Alarm System

Analysis: The system is in 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 10-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control

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

Recommendation: No action is required.

System: D5030920 - LAN System

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

Recommendation: No action is required.

Final

System: D5030920 - Public Address / Clock System

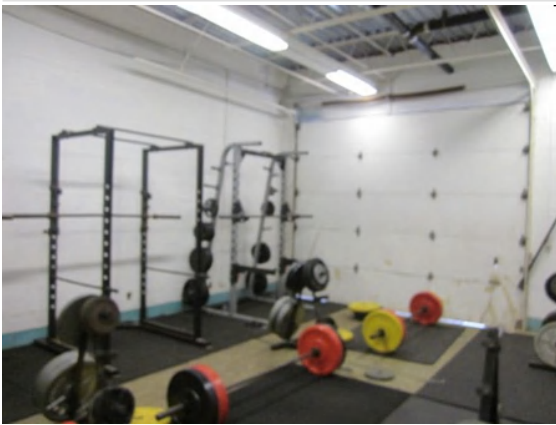
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

System: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 1984. It has a 20-year service life which expired in 2004.

Recommendation: The system should be replaced.

Deficiency

Location: Jr Varsity Locker Room 05

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The institutional equipment is inadequate. Replace all institutional equipment.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$8,049

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 1984. It has a 20-year service life which expired in 2004.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Jr Varsity Locker Room 05

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Weight equipment is showing signs of aging and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$4,613



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 1984. It has a 20-year service life which expired in 2004.

Recommendation: The system should be replaced.

Deficiency

Location: Jr Varsity Locker Room 05

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Fixed furnishings are beyond expected life. Replace all fixed furnishings.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$15,018

Final

Building Name: Main 01

Year Built: 1926
Gross Area (SF): 260,798

The Milby High School Main Building is a 2-story building. Originally built in 1926, there have been additions in 1934, 1940, 1959, 1960, 1978 and 1982; with renovations in 1985. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	4%	3.62%	\$282,718
B30 Roofing	68%	0.00%	\$0
C10 Interior Construction	7%	25.05%	\$999,195
C20 Stairs	7%	0.00%	\$0
C30 Interior Finishes	21%	57.07%	\$4,538,980
D10 Conveying	8%	0.00%	\$0
D20 Plumbing	7%	0.00%	\$0
D30 HVAC	16%	34.13%	\$4,325,974
D40 Fire Protection	9%	0.00%	\$0
D50 Electrical	25%	0.00%	\$0
E10 Equipment	37%	0.00%	\$0
E20 Furnishings	0%	110.00%	\$921,738
		Total:	\$11,068,606

Building Deficiency Condition Budget Detail

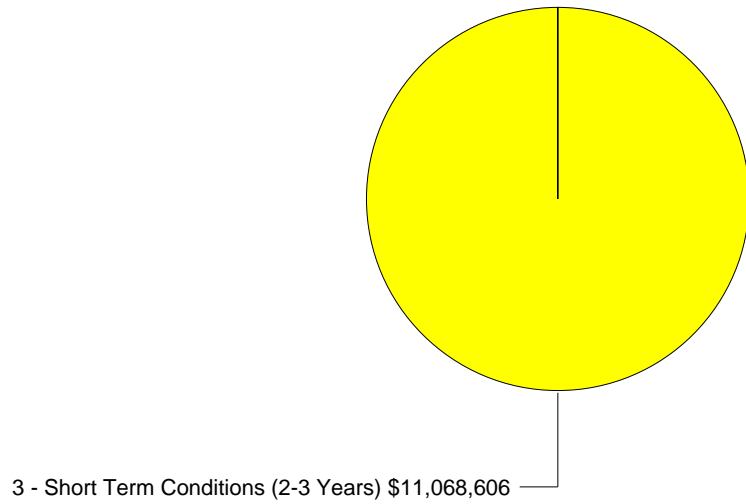
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$7.21	100	1926	2026	\$2,538,477	-	0.00%	\$0
A1030	Slab on Grade	\$6.24	100	1926	2026	\$2,196,962	-	0.00%	\$0
A2010	Basement Excavation	\$0.21	100	1926	2026	\$73,936	-	0.00%	\$0
A2020	Basement Walls	\$2.86	100	1926	2026	\$1,006,941	-	0.00%	\$0
B1010	Floor Construction	\$15.47	100	1926	2026	\$5,446,636	-	0.00%	\$0
B1020	Roof Construction	\$11.69	100	1926	2026	\$4,115,784	-	0.00%	\$0
B2010	Exterior Walls	\$12.84	75	1926	2001	\$4,520,673	-	0.00%	\$0
B2020	Exterior Windows	\$8.63	30	1985	2015	\$3,038,427	10%	0.00%	\$0
B2030	Exterior Doors	\$0.73	30	1926	1956	\$257,016	0%	110%	\$282,718
B3010105	Built-Up	\$4.86	25	2004	2029	\$1,711,096	68%	0.00%	\$0
B3020	Roof Openings	\$0.48	30	2004	2034	\$168,997	73%	0.00%	\$0
C1010	Partitions	\$5.28	40	1926	1966	\$1,858,968	-	0.00%	\$0
C1020	Interior Doors	\$3.47	40	1985	2025	\$1,221,708	33%	0.00%	\$0
C1030	Fittings	\$2.58	20	1985	2005	\$908,359	0%	110%	\$999,195
C2010	Stair Construction	\$3.10	40	1926	1966	\$1,091,440	0%	0.00%	\$0
C3010	Wall Finishes	\$4.56	10	2002	2012	\$1,605,472	0%	110%	\$1,766,020
C3020210	Carpet	\$0.14	15	2002	2017	\$49,291	33%	0.00%	\$0
C3020210	Ceramic Tile	\$0.18	30	1926	1956	\$63,374	0%	0.00%	\$0
C3020210	Quarry Tile	\$0.18		1926	1926	\$63,374	-	110%	\$69,711
C3020210	Terrazzo	\$6.98	50	1926	1976	\$2,457,500	0%	110%	\$2,703,249
C3020410	Sealed Concrete	\$0.06	100	1926	2026	\$21,125	14%	0.00%	\$0
C3020410	VCT	\$1.79	15	2002	2017	\$630,218	33%	0.00%	\$0

Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C3020410	Wood	\$0.61	30	1926	1956	\$214,767	0%	0.00%	\$0
C3030	Ceiling Finishes	\$8.09	20	2002	2022	\$2,848,305	50%	0.00%	\$0
D1010	Elevators and Lifts	\$2.62	35	1975	2010	\$922,443	0%	0.00%	\$0
D2010	Plumbing Fixtures	\$6.49	30	1984	2014	\$2,284,982	7%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.65	30	1984	2014	\$228,850	7%	0.00%	\$0
D2030	Sanitary Waste	\$2.21	30	1984	2014	\$778,091	7%	0.00%	\$0
D2040	Rain Water Drainage	\$0.37	30	1984	2014	\$130,269	7%	0.00%	\$0
D2090	Other Plumbing Systems- Nat Gas	\$0.60	20	1984	2004	\$211,246	0%	0.00%	\$0
D3020	Heat Generating Systems	\$3.36	30	1984	2014	\$1,182,980	7%	0.00%	\$0
D3030	Cooling Generating Systems	\$11.17	20	1992	2012	\$3,932,703	0%	110%	\$4,325,974
D3040	Distribution Systems	\$8.85	30	1984	2014	\$3,115,884	7%	0.00%	\$0
D3050	Terminal & Package Units	\$9.80	15	2004	2019	\$3,450,358	47%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.18	15	2000	2015	\$767,529	20%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.64	30	1984	2014	\$225,329	7%	0.00%	\$0
D4010	Sprinklers	\$3.00	25	1926	1951	\$1,056,232	0%	0.00%	\$0
D4020	Standpipes	\$0.22	40	2001	2041	\$77,457	73%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.08	15	2001	2016	\$28,166	27%	0.00%	\$0
D4090	Other Fire Protection Systems	\$0.88	15	2001	2016	\$309,828	27%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.31	30	1980	2010	\$1,165,376	0%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$15.90	30	1990	2020	\$5,598,029	27%	0.00%	\$0
D5030310	Telephone Systems	\$0.88	15	2001	2016	\$309,828	27%	0.00%	\$0
D5030910	Fire Alarm System	\$1.10	10	2001	2011	\$387,285	0%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.58	15	2001	2016	\$204,205	27%	0.00%	\$0
D5030920	LAN System	\$0.58	15	2001	2016	\$204,205	27%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.58	15	2001	2016	\$204,205	27%	0.00%	\$0
D5090	Other Electrical Systems	\$0.74	20	2001	2021	\$260,537	45%	0.00%	\$0
E1020	Institutional Equipment	\$1.28	20	2002	2022	\$450,659	50%	0.00%	\$0
E1090	Other Equipment	\$0.73	20	1985	2005	\$257,016	0%	0.00%	\$0
E2010	Fixed Furnishings	\$2.38	20	1985	2005	\$837,944	0%	110%	\$921,738
Total		\$189.42				\$66,690,482	18%	16.60%	\$11,068,606

Final

Building Deficiency Priority

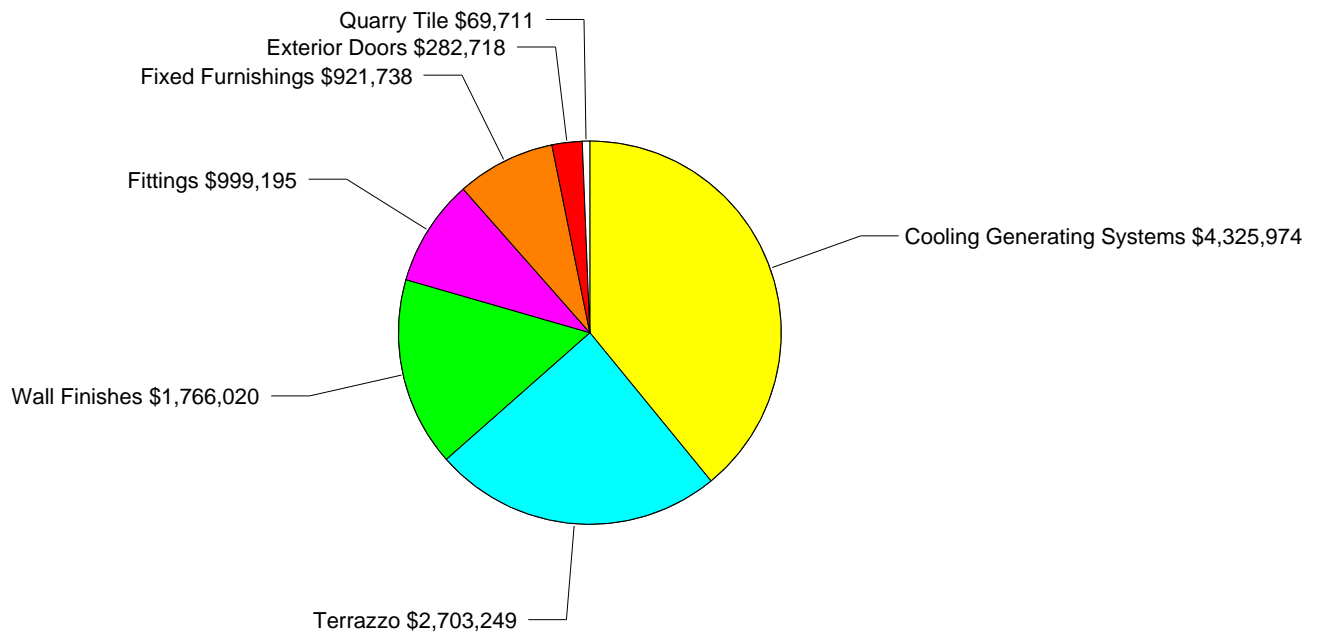
Deficiencies by Priority:



Main 01 Condition Budget: \$11,068,606

Final

Building Deficiencies Budget Detail



Main 01 Condition Budget: \$11,068,605

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 1926. It has a 100-year service life. Based on the assessment, it is expected to expire in 2026 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 1926. It has a 100-year service life. Based on the assessment, it is expected to expire in 2026 and is non-renewable.

Recommendation: No action is required.

System: A2010 - Basement Excavation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1926. It has a 100-year service life. Based on the assessment, it is expected to expire in 2026 and is non-renewable.

Recommendation: No action is required.

System: A2020 - Basement Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1926. It has a 100-year service life. Based on the assessment, it is expected to expire in 2026 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 1926. It has a 100-year service life. Based on the assessment, it is expected to expire in 2026 and is non-renewable.

Recommendation: No action is required.

Final

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 1926. It has a 100-year service life. Based on the assessment, it is expected to expire in 2026 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 1926. It has a 75-year service life which expired in 2001 and is non-renewable.

Recommendation: The system should be replaced.

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 1985. It has a 30-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.



System: 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 1926. It has a 30-year service life which expired in 1956.

Recommendation: The system should be replaced.

Deficiency

Location: Main 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Exterior doors are showing wear and age. Throughout the building, doors are marked up, dented; hardware is not compliant and not working properly.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$282,718

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 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.

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 1926. It has a 40-year service life which expired in 1966 and is non-renewable.

Recommendation: The system should be replaced.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1985. It has a 40-year service life. Based on the assessment, it is expected to expire in 2025.

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 1985. It has a 20-year service life which expired in 2005.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Main 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The fittings are beyond useful life and require replacement. Toilet partitions are showing signs of wear and some are not ADA compliant. Handrails are not compliant. Student lockers are damaged and showing signs of age.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$999,195

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 1926. It has a 40-year service life which expired in 1966. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.



System: C3010 - Wall Finishes

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

Recommendation: The system should be replaced.

Deficiency

Location: Main 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The painted interior is beyond its useful life, showing wear throughout the building and requires replacement.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,766,020

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: 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 2002. It has a 15-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: 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 1926. It has a 30-year service life which expired in 1956. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.



System: C3020210 - Quarry 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 1926. It has a 0-year service life which expired in 1926.

Recommendation: The system should be replaced.

Deficiency

Location: Main 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The epoxy paint is peeling and fading and needs to be reapplied.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$69,711

System: C3020210 - Terrazzo

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1926. It has a 50-year service life which expired in 1976.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Main 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Throughout the building the terrazzo flooring is showing signs of aging. The system is beyond its useful life and requires replacement.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$2,703,249

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 1926. It has a 100-year service life. Based on the assessment, it is expected to expire in 2026.

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 2002. It has a 15-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: 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 1926. It has a 30-year service life which expired in 1956. 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 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: 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 1975. It has a 35-year service life which expired in 2010. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.

System: D2010 - Plumbing Fixtures

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 20-year service life which expired in 2004. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.

System: 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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

Final



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 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 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The cooling generation system is damaged, beyond expected life and a temporary system is being used. Replace the cooling generation system.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$4,325,974

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.

Recommendation: No action is required.

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

Final

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D4010 - Sprinklers

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 1926. It has a 25-year service life which expired in 1951.

Recommendation: The system should be replaced.

System: D4020 - Standpipes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 40-year service life. Based on the assessment, it is expected to expire in 2041.

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: D4090 - Other Fire Protection Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 1980. It has a 30-year service life which expired in 2010. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.

Final

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1990. It has a 30-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D5030 - Communications and Security

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

Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems

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

Recommendation: No action is required.

System: D5030910 - Fire Alarm System

Analysis: The system is in 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 10-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control

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

Recommendation: No action is required.

System: D5030920 - LAN System

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

Recommendation: No action is required.

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 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: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: E1090 - Other Equipment

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1985. It has a 20-year service life which expired in 2005. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.

System: 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 1985. It has a 20-year service life which expired in 2005.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Main 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The fixed furnishings are showing signs of age and wear and are beyond their expected life and need to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$921,738

Final

Building Name: North Classroom 03

Year Built: 1978
Gross Area (SF): 24,408

The Milby High School North Classroom Building is a 1-story building. Originally built in 1978, there have been no additions or renovations. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	25%	3.66%	\$34,071
B30 Roofing	68%	0.00%	\$0
C10 Interior Construction	3%	25.12%	\$119,611
C30 Interior Finishes	31%	30.33%	\$229,436
D20 Plumbing	7%	0.00%	\$0
D30 HVAC	14%	0.00%	\$0
D40 Fire Protection	7%	0.00%	\$0
D50 Electrical	10%	0.00%	\$0
E10 Equipment	5%	69.77%	\$59,081
E20 Furnishings	0%	110.00%	\$110,187
		Total:	\$552,387

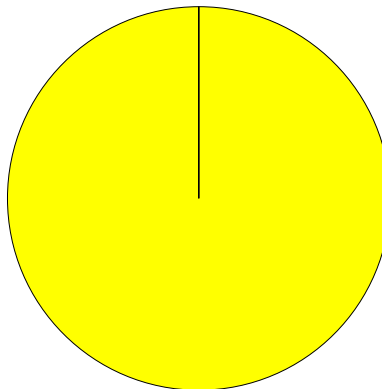
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$9.19	100	1978	2078	\$302,818	-	0.00%	\$0
A1030	Slab on Grade	\$7.94	100	1978	2078	\$261,629	-	0.00%	\$0
B1020	Roof Construction	\$14.49	100	1978	2078	\$477,457	-	0.00%	\$0
B2010	Exterior Walls	\$16.36	75	1978	2053	\$539,075	-	0.00%	\$0
B2020	Exterior Windows	\$10.99	30	2001	2031	\$362,129	63%	0.00%	\$0
B2030	Exterior Doors	\$0.94	30	1978	2008	\$30,974	0%	110%	\$34,071
B3010105	Built-Up	\$11.13	25	2004	2029	\$366,742	68%	0.00%	\$0
B3020	Roof Openings	\$0.62	30	2004	2034	\$20,429	73%	0.00%	\$0
C1010	Partitions	\$6.73	40	1978	2018	\$221,759	-	0.00%	\$0
C1020	Interior Doors	\$4.42	40	1978	2018	\$145,643	15%	0.00%	\$0
C1030	Fittings	\$3.30	20	1978	1998	\$108,738	0%	110%	\$119,611
C3010	Wall Finishes	\$5.81	10	2002	2012	\$191,444	0%	110%	\$210,589
C3020210	Ceramic Tile	\$0.52	30	1978	2008	\$17,134	0%	110%	\$18,848
C3020210	Terrazzo	\$3.29	50	1978	2028	\$108,408	32%	0.00%	\$0
C3020410	Sealed Concrete	\$0.04	100	1978	2078	\$1,318	66%	0.00%	\$0
C3020410	VCT	\$2.98	15	2002	2017	\$98,193	33%	0.00%	\$0
C3030	Ceiling Finishes	\$10.32	20	2002	2022	\$340,052	50%	0.00%	\$0
D2010	Plumbing Fixtures	\$8.26	30	1984	2014	\$272,174	7%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.84	30	1984	2014	\$27,679	7%	0.00%	\$0
D2030	Sanitary Waste	\$2.82	30	1984	2014	\$92,921	7%	0.00%	\$0
D2040	Rain Water Drainage	\$0.47	30	1984	2014	\$15,487	7%	0.00%	\$0
D2090	Other Plumbing Systems- Nat Gas	\$0.77	20	1984	2004	\$25,372	0%	0.00%	\$0
D3040	Distribution Systems	\$11.28	30	1984	2014	\$371,685	7%	0.00%	\$0
D3050	Terminal & Package Units	\$12.49	15	1984	1999	\$411,555	0%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.78	15	1984	1999	\$91,603	0%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.80	30	1984	2014	\$26,361	7%	0.00%	\$0

Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D4010	Sprinklers	\$3.83	25	1978	2003	\$126,202	0%	0.00%	\$0
D4020	Standpipes	\$0.29	40	1984	2024	\$9,556	30%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.11	15	2001	2016	\$3,625	27%	0.00%	\$0
D4090	Other Fire Protection Systems	\$1.12	15	2001	2016	\$36,905	27%	0.00%	\$0
D5010	Electrical Service/Distribution	\$4.21	30	1984	2014	\$138,723	7%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$20.28	30	1984	2014	\$668,242	7%	0.00%	\$0
D5030310	Telephone Systems	\$1.12	15	2001	2016	\$36,905	27%	0.00%	\$0
D5030910	Fire Alarm System	\$1.41	10	2001	2011	\$46,461	0%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.74	15	2001	2016	\$24,384	27%	0.00%	\$0
D5030920	LAN System	\$0.74	15	2001	2016	\$24,384	27%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.74	15	2001	2016	\$24,384	27%	0.00%	\$0
D5090	Other Electrical Systems	\$0.95	20	2001	2021	\$31,303	45%	0.00%	\$0
E1020	Institutional Equipment	\$1.63	20	1984	2004	\$53,710	0%	110%	\$59,081
E1090	Other Equipment	\$0.94	20	1984	2004	\$30,974	0%	0.00%	\$0
E2010	Fixed Furnishings	\$3.04	20	1984	2004	\$100,170	0%	110%	\$110,187
Total		\$190.73				\$6,284,706	21%	8.79%	\$552,387

Building Deficiency Priority

Deficiencies by Priority:

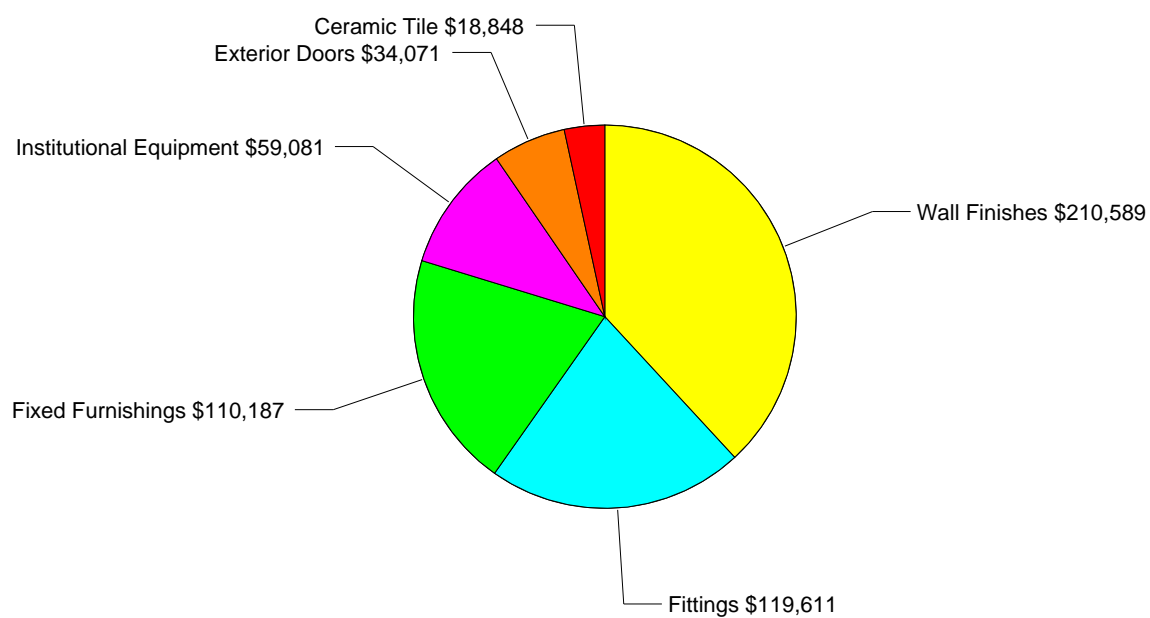


3 - Short Term Conditions (2-3 Years) \$552,387

North Classroom 03 Condition Budget: \$552,387

Final

Building Deficiencies Budget Detail



North Classroom 03 Condition Budget: \$552,387

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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 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 1978. It has a 75-year service life. Based on the assessment, it is expected to expire in 2053 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 2001. It has a 30-year service life. Based on the assessment, it is expected to expire in 2031.

Recommendation: No action is required.

Final



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 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: North Classroom 03

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Exterior steel doors are showing wear and age. Throughout the building, doors are marked up, dented; hardware is not compliant and not working properly.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$34,071

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.

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 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018 and is non-renewable.

Recommendation: No action is required.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018.

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 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: North Classroom 03

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The fittings are beyond useful life and require replacement. Toilet partitions are showing signs of wear and some are not ADA compliant. Handrails are not compliant.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$119,611

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 2002. It has a 10-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Final



Deficiency

Location: North Classroom 03

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The painted interior is beyond its useful life, showing wear throughout the building and requires replacement.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$210,589

System: C3020 - Floor Finishes

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

Recommendation: The system should be replaced.



System: C3020210 - Ceramic Tile

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: North Classroom 03

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The ceramic tile located in the restrooms is showing signs of wear and age and needs to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$18,848

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 1978. It has a 50-year service life. Based on the assessment, it is expected to expire in 2028.

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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078.

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 2002. It has a 15-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: C3030 - Ceiling Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D2010 - Plumbing Fixtures

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

Final

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 1984. It has a 20-year service life which expired in 2004. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.

System: 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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 15-year service life which expired in 1999. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 15-year service life which expired in 1999. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.

System: D3070 - Systems Testing & Balance

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

Final

System: D4010 - Sprinklers

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 1978. It has a 25-year service life which expired in 2003.

Recommendation: The system should be replaced.

System: D4020 - Standpipes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 40-year service life. Based on the assessment, it is expected to expire in 2024.

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: D4090 - Other Fire Protection Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

Final

System: D5030 - Communications and Security

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

Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems

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

Recommendation: No action is required.

System: D5030910 - Fire Alarm System

Analysis: The system is in 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 10-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control

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

Recommendation: No action is required.

System: D5030920 - LAN System

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

Recommendation: No action is required.

System: D5030920 - Public Address / Clock System

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

Recommendation: No action is required.

Final

System: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 1984. It has a 20-year service life which expired in 2004.

Recommendation: The system should be replaced.

Deficiency

Location: North Classroom 03

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The audio-visual equipment is inadequate and beyond expected life and needs to be updated.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$59,081

System: E1090 - Other Equipment

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 20-year service life which expired in 2004. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.

System: 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 1984. It has a 20-year service life which expired in 2004.

Recommendation: The system should be replaced.

Final



Deficiency

Location: North Classroom 03

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The fixed furnishings are showing signs of age and wear and are beyond their expected life and need to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$110,187

Final

Building Name: Science 04

Year Built: 1978
Gross Area (SF): 62,860

The Milby High School Science Classroom Building is a 2-story building. Originally built in 1978 there have been no additions and minor renovations in 2002. 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	1%	3.62%	\$91,480
B30 Roofing	68%	0.00%	\$0
C10 Interior Construction	3%	25.13%	\$324,848
C30 Interior Finishes	26%	51.27%	\$890,531
D20 Plumbing	9%	0.00%	\$0
D30 HVAC	10%	0.00%	\$0
D40 Fire Protection	27%	0.00%	\$0
D50 Electrical	10%	0.00%	\$0
E10 Equipment	0%	110.00%	\$160,557
E20 Furnishings	0%	110.00%	\$298,711
		Total:	\$1,766,127

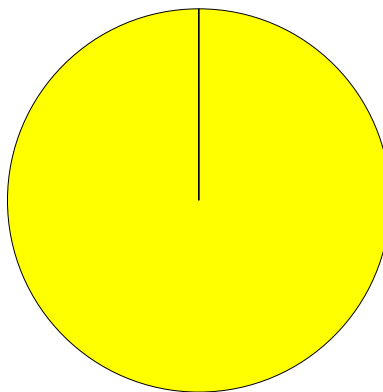
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$9.68	100	1978	2078	\$821,454	-	0.00%	\$0
A1030	Slab on Grade	\$8.37	100	1978	2078	\$710,287	-	0.00%	\$0
B1020	Roof Construction	\$15.68	100	1978	2078	\$1,330,620	-	0.00%	\$0
B2010	Exterior Walls	\$17.24	75	1978	2053	\$1,463,004	-	0.00%	\$0
B2020	Exterior Windows	\$11.59	30	1978	2008	\$983,539	0%	0.00%	\$0
B2030	Exterior Doors	\$0.98	30	1978	2008	\$83,164	0%	110%	\$91,480
B3010105	Built-Up	\$8.44	25	2004	2029	\$716,227	68%	0.00%	\$0
B3020	Roof Openings	\$0.65	30	2004	2034	\$55,160	73%	0.00%	\$0
C1010	Partitions	\$7.10	40	1978	2018	\$602,513	-	0.00%	\$0
C1020	Interior Doors	\$4.65	40	1978	2018	\$394,604	15%	0.00%	\$0
C1030	Fittings	\$3.48	20	1978	1998	\$295,316	0%	110%	\$324,848
C3010	Wall Finishes	\$6.12	10	2002	2012	\$519,349	0%	110%	\$571,284
C3020210	Ceramic Tile	\$0.24	30	1978	2008	\$20,367	0%	110%	\$22,403
C3020410	Sealed Concrete	\$0.06	100	1978	2078	\$5,092	66%	0.00%	\$0
C3020410	VCT	\$3.18	15	1978	1993	\$269,858	0%	110%	\$296,844
C3030	Ceiling Finishes	\$10.87	20	2002	2022	\$922,439	50%	0.00%	\$0
D2010	Plumbing Fixtures	\$8.71	30	1984	2014	\$739,139	7%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.88	30	1984	2014	\$74,678	7%	0.00%	\$0
D2030	Sanitary Waste	\$2.97	30	1984	2014	\$252,037	7%	0.00%	\$0
D2040	Rain Water Drainage	\$0.50	30	2004	2034	\$42,431	73%	0.00%	\$0
D2090	Other Plumbing Systems- Nat Gas	\$0.81	20	1984	2004	\$68,737	0%	0.00%	\$0
D3040	Distribution Systems	\$11.88	30	1984	2014	\$1,008,149	7%	0.00%	\$0
D3050	Terminal & Package Units	\$13.16	15	1984	1999	\$1,116,771	0%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.93	15	1984	1999	\$248,643	0%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.85	30	1984	2014	\$72,132	7%	0.00%	\$0
D4020	Standpipes	\$0.30	40	1984	2024	\$25,458	30%	0.00%	\$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D4030	Fire Protection Specialties	\$0.13	15	2001	2016	\$11,032	27%	0.00%	\$0
D4090	Other Fire Protection Systems	\$1.19	15	2001	2016	\$100,985	27%	0.00%	\$0
D5010	Electrical Service/Distribution	\$4.44	30	1984	2014	\$376,783	7%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$21.36	30	1984	2014	\$1,812,631	7%	0.00%	\$0
D5030310	Telephone Systems	\$1.19	15	2001	2016	\$100,985	27%	0.00%	\$0
D5030910	Fire Alarm System	\$1.47	10	2001	2011	\$124,746	0%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.78	15	2001	2016	\$66,192	27%	0.00%	\$0
D5030920	LAN System	\$0.78	15	2001	2016	\$66,192	27%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.78	15	2001	2016	\$66,192	27%	0.00%	\$0
D5090	Other Electrical Systems	\$1.01	20	2001	2021	\$85,710	45%	0.00%	\$0
E1020	Institutional Equipment	\$1.72	20	1984	2004	\$145,961	0%	110%	\$160,557
E2010	Fixed Furnishings	\$3.20	20	1984	2004	\$271,555	0%	110%	\$298,711
Total		\$189.37				\$16,070,128	14%	10.99%	\$1,766,127

Building Deficiency Priority

Deficiencies by Priority:

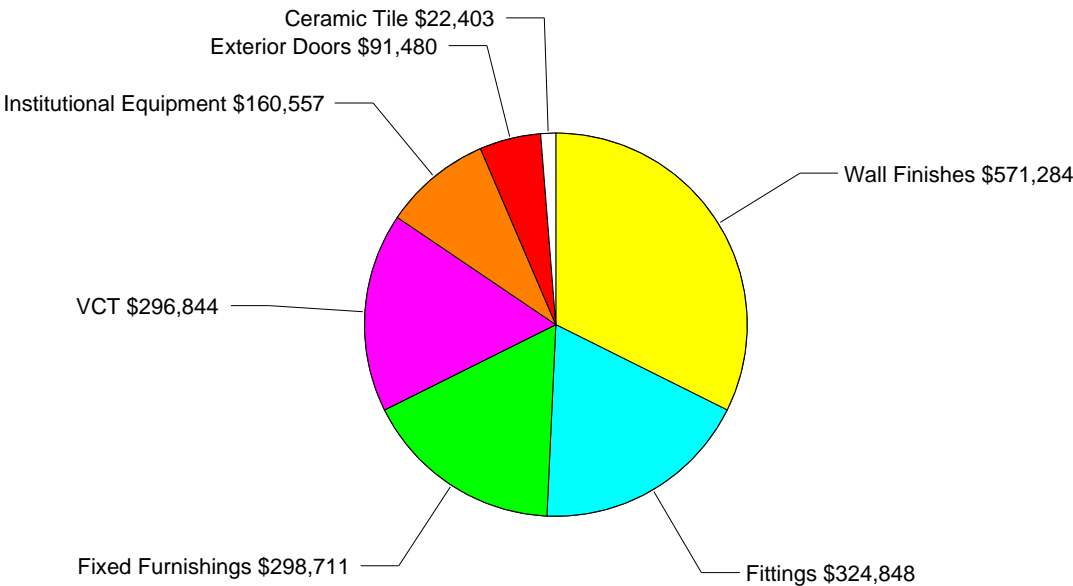


3 - Short Term Conditions (2-3 Years) \$1,766,127

Science 04 Condition Budget: \$1,766,127

Final

Building Deficiencies Budget Detail



Science 04 Condition Budget: \$1,766,127

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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078 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 1978. It has a 75-year service life. Based on the assessment, it is expected to expire in 2053 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 1978. It has a 30-year service life which expired in 2008. However, based on the 2009 assessment, the service life has been extended to 2013.

Recommendation: No action is required.

Final



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 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Science 04

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Exterior steel doors are showing wear and age. Throughout the building, doors are marked up, dented; hardware is not compliant.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$91,480

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.

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 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018 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 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018.

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 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: Science 04

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The fittings are beyond useful life and require replacement. Toilet partitions are showing signs of wear and some are not ADA compliant. Handrails are not compliant. Student lockers are damaged and showing signs of age.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$324,848

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 2002. It has a 10-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Science 04

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The painted interior is beyond its useful life, showing wear throughout the building and requires replacement.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$571,284

System: C3020 - Floor Finishes

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

Recommendation: The system should be replaced.



System: C3020210 - Ceramic Tile

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Science 04

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The ceramic tile located in the restrooms and locker rooms is showing signs of wear and age.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$22,403

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 1978. It has a 100-year service life. Based on the assessment, it is expected to expire in 2078.

Recommendation: No action is required.

Final



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 1978. It has a 15-year service life which expired in 1993.

Recommendation: The system should be replaced.

Deficiency

Location: Science 04

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The VCT is cracked, shifting, delaminating and beyond its useful life. The system requires replacement.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$296,844

System: C3030 - Ceiling Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: D2010 - Plumbing Fixtures

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D2040 - Rain Water Drainage

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

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 1984. It has a 20-year service life which expired in 2004. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.

System: 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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 15-year service life which expired in 1999. However, based on the 2009 assessment, the service life has been extended to 2014.

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 1984. It has a 15-year service life which expired in 1999. However, based on the 2009 assessment, the service life has been extended to 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

Final

System: D4020 - Standpipes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1984. It has a 40-year service life. Based on the assessment, it is expected to expire in 2024.

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: D4090 - Other Fire Protection Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

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 1984. It has a 30-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

System: D5030 - Communications and Security

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

Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems

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

Recommendation: No action is required.

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 2001. It has a 10-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2015.

Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control

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

Recommendation: No action is required.

System: D5030920 - LAN System

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

Recommendation: No action is required.

System: D5030920 - Public Address / Clock System

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

Recommendation: No action is required.

System: D5090 - Other Electrical Systems

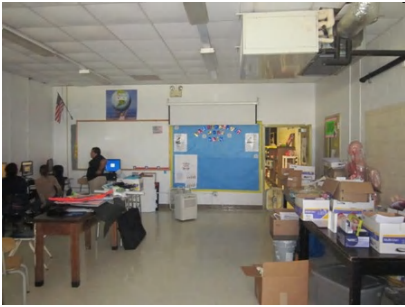
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 20-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: 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 1984. It has a 20-year service life which expired in 2004.

Recommendation: The system should be replaced.



Deficiency

Location: Science 04

Distress: Inadequate

Category: Deferred Maintenance

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

Notes: Audio visual equipment is inadequate. Replace all institutional equipment.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$160,557



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 1984. It has a 20-year service life which expired in 2004.

Recommendation: The system should be replaced.

Deficiency

Location: Science 04

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Window shades are missing. Replace all fixed furnishing.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$298,711

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.
Calculated Next Renewal	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.
Capital 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.
Category	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.
Condition	Category refers to the type or class of a user defined deficiency grouping with shared or similar characteristics. Category descriptions are:
Condition Budget	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
Condition Score Correction	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.
Criteria	Condition Score is a factor used in the calculation of School Score expressed as
Current Period	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.
Current Replacement Value (CRV)	Criteria refers to the set of requirements, guidelines or standards that are assessed and rated to develop a score.
Deferred maintenance	The Current Period is the current year plus a user defined number of forward years.
Deficiency	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.
Distress Element	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.
Extended Facility Condition Index (EFCI)	A deficiency is a repair item that is damaged, missing, inadequate or insufficient for an intended purpose.
Facility	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) 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.
	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 Unifomat 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 Unifomat II.
System Condition Index (SCI)	System Condition Index (SCI) is the ratio of a system's current condition deficiency costs to its replacement value - also known as "percent used" ranging from 0 percent to 100 percent or greater due to the addition of the system's renewal premium the additional costs to prepare for the system renewal such as demolition costs.
Technology Score	Technology Score, also known as Technology Readiness Score, is calculated as follows: (Sum of scoring for technology readiness criteria issues) * weighted value.

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

Final