School Assessment Report

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

Table of Contents

Executive Summary

School Name: Sharpstown High School

Number of Buildings:	1
Gross Area (SF):	204,827
Replacement Value:	$56,620,235
Condition Budget:	$2,627,507
Total FCI:	4.64%
Total RSLI:	41%
Total CFI:	4.6%
Condition Score:	95.36
Suitability, Educational Score:	62.15
Suitability, Tech Read Score:	62.5
Suitability, Total Score:	62.22
School Score:	78.79

Summary:
The Sharpstown High School was constructed in 1969. The Main Building is a 2-story building. There have been additions of approximately 40,000 SF with renovations in 1980,1985, 1991, 1998, 2000, 2001 and 2004, with recent improvements completed in 2011. The site is occupied by 1 permanent structure and 27 Temporary buildings. Campus site features include; paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, fencing, track, practice baseball and practice football field. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Condition Budget Summary

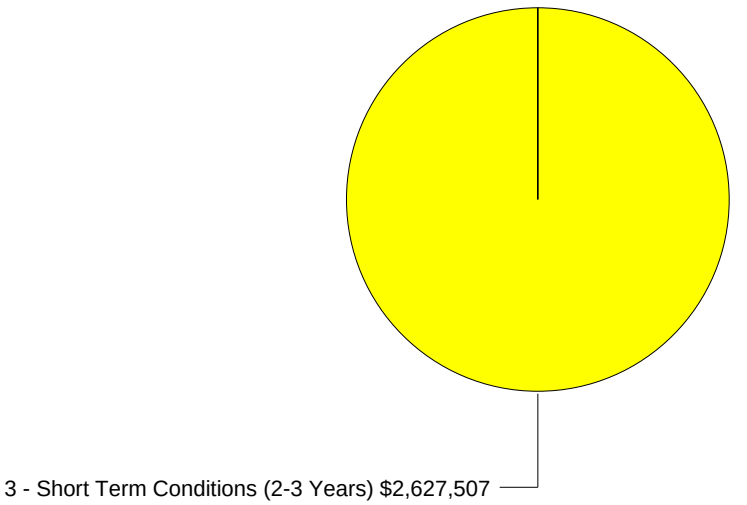
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based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

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
A20 Basement Construction	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	43%	0.00%	$0
B30 Roofing	68%	0.00%	$0
C10 Interior Construction	54%	0.00%	$0
C20 Stairs	70%	0.00%	$0
C30 Interior Finishes	49%	0.00%	$0
D10 Conveying	65%	0.00%	$0
D20 Plumbing	65%	30.51%	$863,837
D30 HVAC	46%	0.00%	$0
D40 Fire Protection	19%	0.00%	$0
D50 Electrical	75%	0.00%	$0
E10 Equipment	40%	0.00%	$0

Uniformat Classification	RSLI	SCI	Condition Budget
E20 Furnishings	0%	110.00%	$361,960
G20 Site Improvements	9%	49.56%	$1,401,710
G30 Site Mechanical Utilities	18%	0.00%	$0
G40 Site Electrical Utilities	59%	0.00%	$0
		Total:	**$2,627,507**

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Main	204,827	2.3%	$0	$0	$1,225,797	$0	$0	$1,225,797
Site		32.9%	$0	$0	$1,401,710	$0	$0	$1,401,710
Total:	204,827	4.6%	$0	$0	$2,627,507	$0	$0	$2,627,507



School Condition Budget: $2,627,507

Educational Suitability Summary

The MGT BASYS-generated document appended to this report provides information about the Educational Suitability of this school, based on the site visit using MGT's ESA guidelines. Each area was scored 5, 4, 3, 2, 1, or N/A with 1 being a high score. Items are scored N/A if they are not appropriate to that school program (e.g., football fields at an elementary school or preschool at a high school) or are not needed at a school. All scores are shown in the narrative supporting the score.

Site

Site Summary

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

		Condition Budget:	$1,401,710
Site Acreage		Total FCI:	32.87%
Replacement Value:	$4,264,610	Total RSLI:	19%

Site:
The Sharpstown High School original site was constructed in 1969. The site is occupied by 1 permanent structure. Campus site features include; paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, fencing, track, practice baseball and practice football field and a hard surface Basketball area. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features.

Deficiency Condition Budget Summary: Site

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

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	9%	49.56%	$1,401,710
G30 Site Mechanical Utilities	18%	0.00%	$0
G40 Site Electrical Utilities	59%	0.00%	$0
		Total:	**$1,401,710**

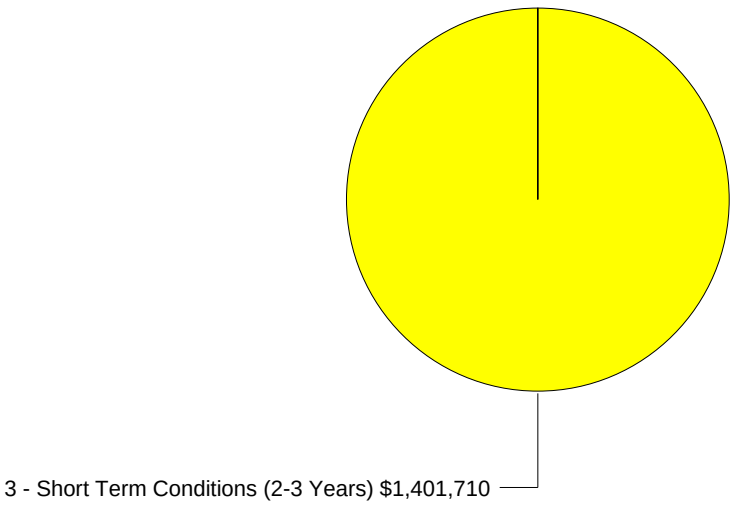
Site Deficiencies Budget Detail

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	1990	2015	$437,684	12%	0.00%	$0
G2020	Parking Lots	$4.01	25	1969	1994	$1,125,071	0%	100%	$1,125,071
G2020	Pedestrian Paving - sidewalks, etc	$0.76	30	1969	1999	$213,231	0%	110%	$234,554
G2040	Baseball Field	$0.12	30	1990	2020	$33,668	27%	0.00%	$0
G2040	Basketball / hard court play area	$0.15	10	1969	1979	$42,085	0%	100%	$42,085
G2040	Football Field Natural Turf	$0.17	10	2003	2013	$47,696	10%	0.00%	$0
G2040	Site Development	$1.15	30	1969	1999	$322,651	0%	0.00%	$0
G2040	Softball Field	$0.12	10	1969	1979	$33,668	0%	0.00%	$0
G2040	Track Synthetic Surface - Resurface only	$0.55	10	2008	2018	$154,312	60%	0.00%	$0
G2050	Landscaping	$1.49	10	1969	1979	$418,044	-	0.00%	$0
G3010	Water Supply	$0.45	50	1969	2019	$126,255	14%	0.00%	$0
G3020	Sanitary Sewer	$1.25	50	1969	2019	$350,708	14%	0.00%	$0
G3030	Storm Sewer	$0.89	50	1969	2019	$249,704	14%	0.00%	$0
G3060	Fuel Distribution	$0.26	30	2000	2030	$72,947	60%	0.00%	$0
G4020	Site Lighting	$2.27	30	2000	2030	$636,886	60%	0.00%	$0
Total		$15.20				$4,264,610	18%	32.87%	$1,401,710

Site Deficiency Priority

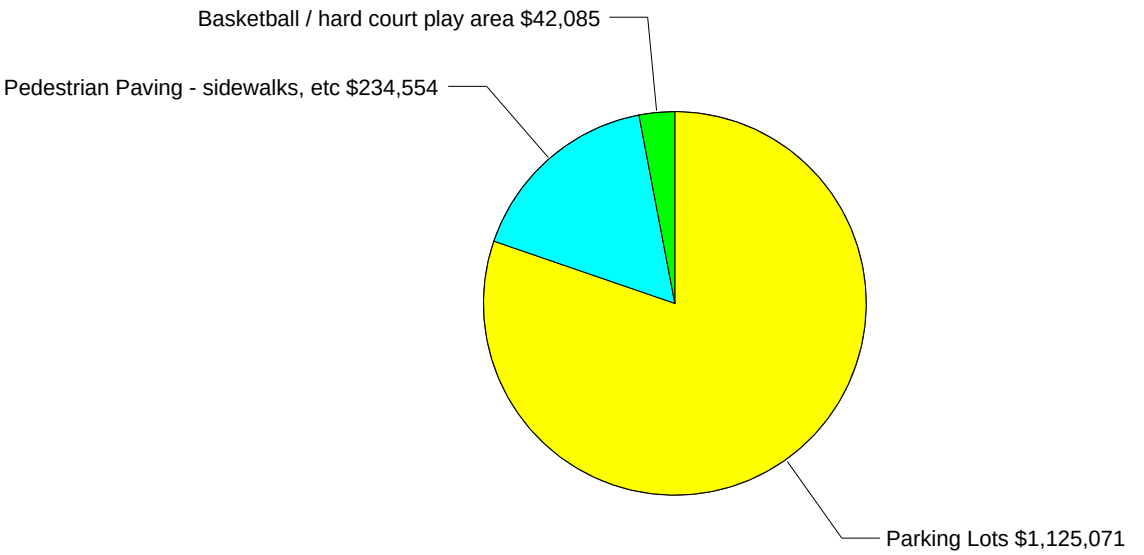
Site Deficiencies by Priority:



Site Condition Budget: $1,401,710

Site Condition Deficiencies

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



Site Condition Budget: $1,401,710

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 1990. It has a 25-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

System: G2020 - Parking Lots
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1969. It has a 25-year service life which expired in 1994.
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: Parking lot beyond expected life. R&R bad areas, reseal and restripe.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,125,071

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 1969. It has a 30-year service life which expired in 1999.
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: Walkways beyond useful life. remove and replace damaged areas
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $234,554

System: G2040 - Baseball Field
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: G2040 - Basketball / hard court play area
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1969. It has a 10-year service life which expired in 1979.
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: surface cracked, beyond expected life.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $42,085

System: G2040 - Football Field Natural Turf
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 10-year service life. Based on the assessment, it is expected to expire in 2013.
Recommendation: No action is required.

System: 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 1969. It has a 30-year service life which expired in 1999. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: G2040 - Softball Field
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1969. It has a 10-year service life which expired in 1979. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: G2040 - Track Synthetic Surface - Resurface only
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2008. It has a 10-year service life. Based on the assessment, it is expected to expire in 2018.
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 1969. It has a 10-year service life which expired in 1979.
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 1969. It has a 50-year service life. Based on the assessment, it is expected to expire in 2019.
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 1969. It has a 50-year service life. Based on the assessment, it is expected to expire in 2019.
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 1969. It has a 50-year service life. Based on the assessment, it is expected to expire in 2019.
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 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.
Recommendation: No action is required.

System: 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 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.
Recommendation: No action is required.

Buildings

Building Name: Main

Year Built:	1969
Gross Area (SF):	204,827

The Sharpstown High School Main Building is a 2-story building. Originally built in 1969 ,there have been additions iof approximately 40,000 SF with renovations in 1980,1985, 1991, 1998, 2000, 2001 and 2004, with recent improvements completed in 2011. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Condition Budget Summary

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

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
A20 Basement Construction	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	43%	0.00%	$0
B30 Roofing	68%	0.00%	$0
C10 Interior Construction	54%	0.00%	$0
C20 Stairs	70%	0.00%	$0
C30 Interior Finishes	49%	0.00%	$0
D10 Conveying	65%	0.00%	$0
D20 Plumbing	65%	30.51%	$863,837
D30 HVAC	46%	0.00%	$0
D40 Fire Protection	19%	0.00%	$0
D50 Electrical	75%	0.00%	$0
E10 Equipment	40%	0.00%	$0
E20 Furnishings	0%	110.00%	$361,960
		Total:	**$1,225,797**

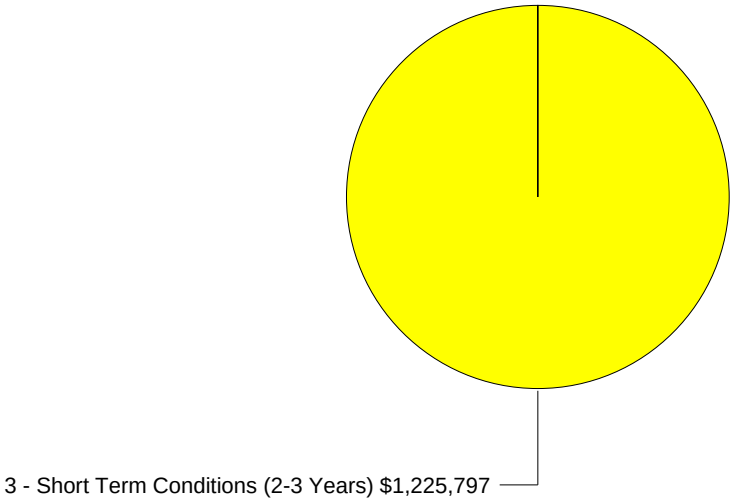
Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$7.15	100	1969	2069	$1,977,093	-	0.00%	$0
A1030	Slab on Grade	$6.18	100	1969	2069	$1,708,872	-	0.00%	$0
A2010	Basement Excavation	$0.21	100	1969	2069	$58,068	-	0.00%	$0
A2020	Basement Walls	$2.83	100	1969	2069	$782,542	-	0.00%	$0
B1010	Floor Construction	$15.34	100	1969	2069	$4,241,762	-	0.00%	$0
B1020	Roof Construction	$11.60	100	1969	2069	$3,207,591	-	0.00%	$0
B2010	Exterior Walls	$12.74	75	1969	2044	$3,522,820	-	0.00%	$0
B2020	Exterior Windows	$8.56	30	2011	2041	$2,366,981	97%	0.00%	$0
B2030	Exterior Doors	$0.74	30	2011	2041	$204,622	97%	0.00%	$0
B3010105	Built-Up	$7.42	25	2004	2029	$2,051,752	68%	0.00%	$0
B3020	Roof Openings	$0.48	30	2004	2034	$132,728	73%	0.00%	$0
C1010	Partitions	$5.25	70	1969	2039	$1,451,711	39%	0.00%	$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C1020	Interior Doors	$3.45	40	1991	2031	$953,982	48%	0.00%	$0
C1030	Fittings	$2.56	20	2011	2031	$707,882	95%	0.00%	$0
C2010	Stair Construction	$3.08	75	1990	2065	$851,671	71%	0.00%	$0
C3010	Wall Finishes	$4.53	10	2005	2015	$1,252,620	30%	0.00%	$0
C3020210	Terrazzo	$14.36	75	1969	2044	$3,970,776	43%	0.00%	$0
C3020410	VCT	$1.78	12	2011	2023	$492,199	92%	0.00%	$0
C3030	Ceiling Finishes	$8.03	20	2005	2025	$2,220,427	65%	0.00%	$0
D1010	Elevators and Lifts	$2.59	35	2000	2035	$716,178	66%	0.00%	$0
D2010	Plumbing Fixtures	$6.43	30	2011	2041	$1,778,001	97%	0.00%	$0
D2020	Domestic Water Distribution	$0.64	30	1969	1999	$176,971	0%	110%	$194,668
D2030	Sanitary Waste	$2.20	30	1969	1999	$608,336	0%	110%	$669,170
D2040	Rain Water Drainage	$0.37	30	2005	2035	$102,311	77%	0.00%	$0
D2090	Other Plumbing Systems-Nat Gas	$0.60	20	2000	2020	$165,910	40%	0.00%	$0
D3020	Heat Generating Systems	$3.32	30	2001	2031	$918,035	63%	0.00%	$0
D3030	Cooling Generating Systems	$11.01	20	2001	2021	$3,044,446	45%	0.00%	$0
D3040	Distribution Systems	$8.06	30	2001	2031	$2,228,723	63%	0.00%	$0
D3050	Terminal & Package Units	$9.73	15	2001	2016	$2,690,505	27%	0.00%	$0
D3060	Controls & Instrumentation	$2.16	15	2005	2020	$597,276	53%	0.00%	$0
D3070	Systems Testing & Balance	$0.63	30	2005	2035	$174,205	77%	0.00%	$0
D4030	Fire Protection Specialties	$0.08	15	2000	2015	$22,121	20%	0.00%	$0
D4090	Other Fire Protection Systems	$0.87	15	2000	2015	$240,569	20%	0.00%	$0
D5010	Electrical Service/Distribution	$3.28	30	2001	2031	$906,974	63%	0.00%	$0
D5020	Lighting and Branch Wiring	$15.77	30	2007	2037	$4,360,664	83%	0.00%	$0
D5030310	Telephone Systems	$0.87	15	2005	2020	$240,569	53%	0.00%	$0
D5030910	Fire Alarm System	$1.09	10	2005	2015	$301,403	30%	0.00%	$0
D5030910	Security System, Camers, Access Control	$0.58	15	2005	2020	$160,380	53%	0.00%	$0
D5030920	LAN System	$0.29	15	2005	2020	$80,190	53%	0.00%	$0
D5030920	Public Address / Clock System	$0.29	15	2005	2020	$80,190	53%	0.00%	$0
E1020	Institutional Equipment	$0.63	20	2000	2020	$174,205	40%	0.00%	$0
E1090	Other Equipment	$0.37	20	2000	2020	$102,311	40%	0.00%	$0
E2010	Fixed Furnishings	$1.19	20	1990	2010	$329,055	0%	110%	$361,960
Total		$189.34				$52,355,625	59%	2.34%	$1,225,797

Building Deficiency Priority

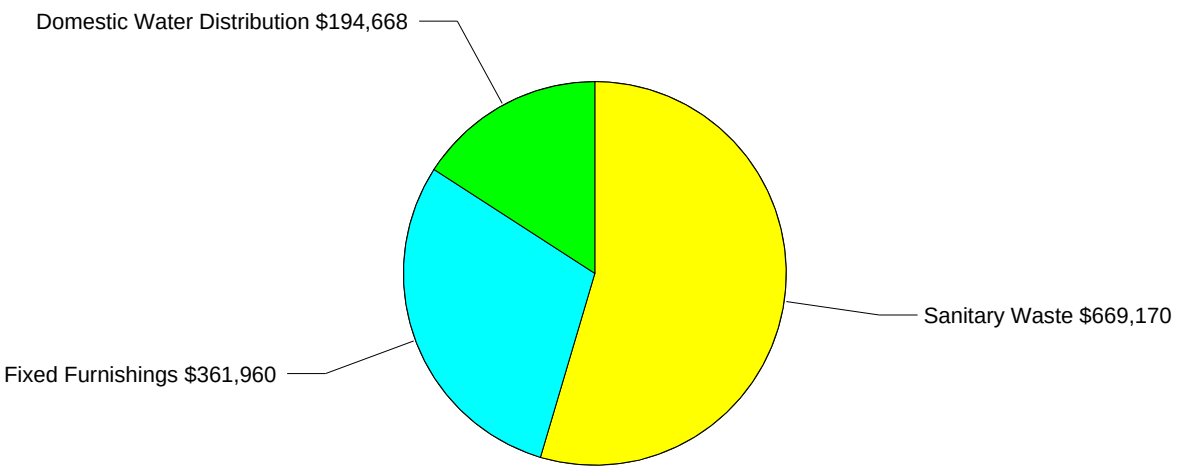
Deficiencies by Priority:



Main Condition Budget: $1,225,797

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.



Main Condition Budget: $1,225,798

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 1969. It has a 100-year service life. Based on the assessment, it is expected to expire in 2069 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 1969. It has a 100-year service life. Based on the assessment, it is expected to expire in 2069 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 1969. It has a 100-year service life. Based on the assessment, it is expected to expire in 2069 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 1969. It has a 100-year service life. Based on the assessment, it is expected to expire in 2069 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 1969. It has a 100-year service life. Based on the assessment, it is expected to expire in 2069 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 1969. It has a 100-year service life. Based on the assessment, it is expected to expire in 2069 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 1969. It has a 75-year service life. Based on the assessment, it is expected to expire in 2044 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 2011. It has a 30-year service life. Based on the assessment, it is expected to expire in 2041.
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 2011. It has a 30-year service life. Based on the assessment, it is expected to expire in 2041.
Recommendation: No action is required.

System: B3010 - Roof Coverings
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: B3010105 - Built-Up
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 25-year service life. Based on the assessment, it is expected to expire in 2029.
Recommendation: No action is required.

System: B3020 - Roof Openings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
Recommendation: No action is required.

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 1969. It has a 70-year service life. Based on the assessment, it is expected to expire in 2039.
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 1991. It has a 40-year service life. Based on the assessment, it is expected to expire in 2031.
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 2011. It has a 20-year service life. Based on the assessment, it is expected to expire in 2031.
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 1990. It has a 75-year service life. Based on the assessment, it is expected to expire in 2065.
Recommendation: No action is required.

System: C3010 - Wall Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 10-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

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

System: C3020210 - 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 1969. It has a 75-year service life. Based on the assessment, it is expected to expire in 2044.
Recommendation: No action is required.

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

System: C3030 - Ceiling Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.
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 2000. It has a 35-year service life. Based on the assessment, it is expected to expire in 2035.
Recommendation: No action is required.

System: D2010 - Plumbing Fixtures
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2011. It has a 30-year service life. Based on the assessment, it is expected to expire in 2041.
Recommendation: No action is required.

System: D2020 - Domestic Water Distribution
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1969. It has a 30-year service life which expired in 1999.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Domestic water system beyond useful life. replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $194,668

System: D2030 - Sanitary Waste
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1969. It has a 30-year service life which expired in 1999.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: sanitary wastes system beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $669,170

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 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.
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 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: 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 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: D3030 - Cooling Generating Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 20-year service life. Based on the assessment, it is expected to expire in 2021.
Recommendation: No action is required.

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

System: D3050 - Terminal & Package Units
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.
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 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.
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 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

System: 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 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 30-year service life. Based on the assessment, it is expected to expire in 2031.
Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.
Recommendation: No action is required.

System: 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 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.
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 2005. It has a 10-year service life. Based on the assessment, it is expected to expire in 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 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.
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 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.
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 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.
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 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: E1090 - Other Equipment
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: E2010 - Fixed Furnishings
Analysis: The system 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 1990. It has a 20-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location:	Main
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Short Term Conditions (2-3 Years)
Notes:	Furnishings beyond useful life. replace
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$361,960

Appendix 1 - Assessment Criteria

Assessment Criteria

Task No	Task Description	Score	Comments
1000.00	Facility Condition		
1000.00	What is the Building's facility condition based on its facility condition index?	N/A	
2000.00	Educational Suitability		
2000.00	What is the educational suitability score for this school as determined by MGT in 2012?	N/A	
3000.00	Technology Readiness		
3000.00	What is the technology readiness score as determined by MGT in 2012?	N/A	

Glossary

Abandoned	A facility owned by a district that is not occupied and not maintained. See Vacant.
Building	A fully enclosed and roofed structure that can be traversed internally without exiting to the exterior.
Building addition	An area, space or component of a building added to a building after the original building's year built date. "Main" is used to designate the original building. Additions built prior to 1980 were included in the Main building area calculations to reflect their predicted system depreciation characteristics and remaining useful life.
Calculated Next Renewal	Calculated Next Renewal refers to the year a system or building element completes its useful life based on its installed date and its expected useful or design life.
Capital Renewal	Capital Renewal refers to physical facility condition work (excluding suitability and technology work) that includes the cyclical replacement of building systems or elements as they become obsolete or beyond their useful life that is not normally included in an annual operating maintenance budget.
Category	Category refers to the type or class of a user defined deficiency grouping with shared or similar characteristics. Category descriptions are:
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
Condition Budget	The Condition Budget, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the cortrective actions due to packaging the work.
Condition Score	Condition Score is a factor used in the calculation of School Score expressed as
Correction	Correction refers to an assessor's recommended deficiency repair or replacement action. For any system or element deficiency, there can be multiple and alternative solutions for its repair or replacement. A Correction is user defined and tied to a material defined in a Uniformat II element, or system it is intended to address. It excludes other peripheral costs that may also be included in the pacakaging of repair, replacement or renewal improvements that may also be triggered by the deficiency correction.
Criteria	Criteria refers to the set of requirements, guidelines or standards that are assessed and rated to develop a score.
Current Period	The Current Period is the curent year plus a user defined number of forward years.
Current Replacement Value (CRV)	Current Replacement Value (CRV), also known as Replacement Value represents the hypothetical total cost of rebuilding or replacing an existing facility in current dollars to an optimal state-of-the-art condition under current codes and construction standards and techniques.
Deferred maintenance	Deferred maintenance is condition work (excluding suitability and technology readiness needs) deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
Deficiency	A deficiency is a repair item that is damaged, missing, inadequate or insufficient for an intended purpose.
Distress	Distress refers to a user defined root cause of a deficiency. Distress descriptions are:
Element	Elements are the major components that comprise building systems as defined by Uniformat.
Extended Facility Condition Index (EFCI)	Extended Facility Condition Index (EFCI) is calculated as the condition needs for the current year plus facility system renewal for user defined forward years (the Current Period) divided by Current Replacement Value.
Facility	A facility refers to site(s), building(s), or building addition(s), or combinations thereof that provide a particular service or support of an educational purpose.

Facility Condition Index (FCI)	FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100%(very poor).
Forecast Period	The Forecast Period refers to a user defined number of years after the Current Period.
Gross square feet (GSF)	The area of the enclosed floor space of a building or building addition in square feet measured to the outside face of the enclosing wall.
Install year	The year a system or element was built or the most recent major renovation date where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced.
Life cycle	Life cycle refers to the period of time that a building or or element exists and can serve its intended function. The cycle includes warranty period, intrinsic period, and run to failure period. (See Useful Life)
Next Renewal	Next Renewal refers to a manually adjusted expected useful life of a system or element based on on-site inspection either by reducing or extending the Calculated Next Renewal to more accurately current conditions.
Order of Magnitude	Order of Magnitude refers to a rough approximation made with a degree of knowledge and confidence that the budgeted, projected or estimated cost falls within a reasonable range of cost values.
Priority	Priority refers to a deficiency's urgency for repair as determined by the assessment team.
Remaining Service Life %	Remaining Service Life % is a calculated value such that RSL% = RSL divided by its system Design Life (not displayed).
Remaining Service Life (RSL)	Remaining service life is a measure of a system's or element's predicted remaining useful life calculated as RSL = Next Renewal or Calculated Next Renewal Year minus the Current Year.
Remaining Service Life Index (RSLI)	The Remaining Service Life Index (RSLI) also known as the Condition Index (CI) is calculated as the sum of a renewable systems Remaining Service Life (RSL) Value divided by the sum of a system's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new) to 0.00% (expired - no remaining life).
Remaining Service Life Value	Remaining Service Life Value also known as the RSL Weight is a calculated value used to determine the RSLI that is equal to the system Value (Unit Cost * Qty) * RSL (not displayed).
Replacement Value	See Current Replacement Value.
Site	A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support a facility.
Soft Costs	Soft Costs are a construction industry term that refers to expense items that are not considered direct construction costs. Soft costs are user defined and include architectural, engineering, management, testing, and mitagation fees, and other owner pre- and post-construction expenses.
Suitability	Suitability refers to the measure of how well a facility supports the educational program(s) that it houses based on criteria derived from state laws, guidelines and national educational best practices.
Suitability Score	Suitability Score is a calculated value expressed as
System	System refers to building and related site work elements as described by ASTM Uniformat II Classification for Building Elements (E1557-97) a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also Uniformat II.
System Condition Index (SCI)	System Condition Index (SCI) is the ratio of a system's current condition deficiency costs to its replacement value - also known as "percent used" ranging from 0 percent to 100 percent or greater due to the addition of the system's renewal premium the additional costs to prepare for the system renewal such as demolition costs.
Technology Score	Technology Score, also known as Technology Readiness Score, is calculated as follows: (Sum of scoring for technology readiness criteria issues) * weighted value.

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