School Assessment Report

Type: High Schools

School: Sharpstown International School, Charter High School

Date: Jul 16, 2012

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Executive Summary

School Name: Sharpstown International School, Charter High School

Number of Buildings:	3
Gross Area (SF):	173,469
Replacement Value:	$55,341,334
Condition Budget:	$7,886,053
Total FCI:	14.25%
Total RSLI:	39%
Total CFI:	14.2%
Condition Score:	85.75
Suitability, Educational Score:	66.58
Suitability, Tech Read Score:	60.95
Suitability, Total Score:	65.45
School Score:	75.6

Summary:
The Sharpstown International School, a Charter High School campus is located at 8330 Triola Lane, Houston TX, and consists of 1 main school building. The original campus was constructed in 1967 and has no additions. A significant renovation will take place in Summer of 2012. Ancillary buildings on campus include T-Buildings, storage sheds and a Chiller House. In addition to the buildings, the campus contains covered walkways. The school is adjacent a new school set to open in Fall 2012. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and other facilities on the campus.

Condition Budget Summary

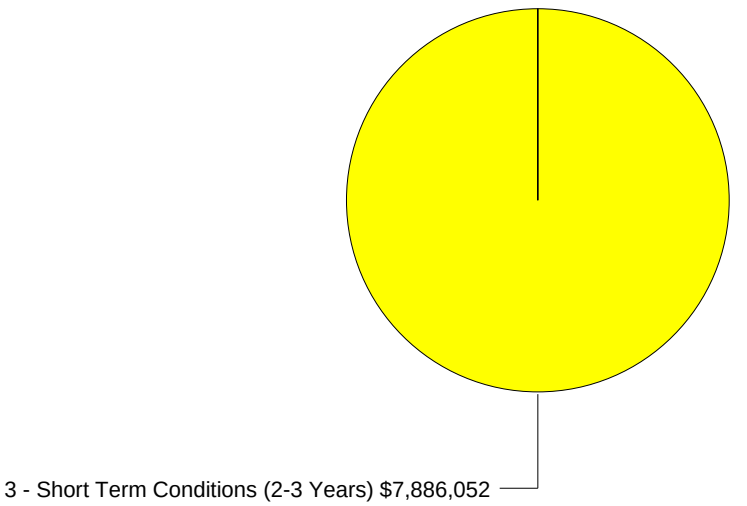
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based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

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
A20 Basement Construction	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	21%	0.26%	$11,737
B30 Roofing	36%	3.64%	$94,920
C10 Interior Construction	18%	16.99%	$381,498
C20 Stairs	0%	0.00%	$0
C30 Interior Finishes	26%	73.11%	$3,141,295
D10 Conveying	57%	0.00%	$0
D20 Plumbing	4%	109.83%	$2,827,627
D30 HVAC	60%	0.00%	$0
D40 Fire Protection	2%	100.66%	$242,297
D50 Electrical	54%	8.34%	$612,895
E10 Equipment	50%	0.00%	$0

Uniformat Classification	RSLI	SCI	Condition Budget
E20 Furnishings	100%	0.00%	$0
F10 Special Construction	0%	100.00%	$42,188
G20 Site Improvements	20%	0.00%	$0
G30 Site Mechanical Utilities	16%	0.00%	$0
G40 Site Electrical Utilities	0%	100.00%	$531,596
		Total:	**$7,886,052**

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Chiller Building	2,760	1.2%	$0	$0	$13,576	$0	$0	$13,576
Covered Walkways	2,500	100%	$0	$0	$42,188	$0	$0	$42,188
Main Bld 1	168,209	16.9%	$0	$0	$7,298,693	$0	$0	$7,298,693
Site		4.8%	$0	$0	$531,596	$0	$0	$531,596
Total:	173,469	14.2%	$0	$0	$7,886,052	$0	$0	$7,886,052



School Condition Budget: $7,886,052

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:	$531,596
Site Acreage		Total FCI:	4.80%
Replacement Value:	$11,083,888	Total RSLI:	19%

Site:
The Sharpstown International School, a Charter High School, original site was originally constructed in 1967. The site is occupied by 2 permanent structures and 6 temporary buildings. Campus site features include; paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, fencing, covered walkways and storage sheds. 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	20%	0.00%	$0
G30 Site Mechanical Utilities	16%	0.00%	$0
G40 Site Electrical Utilities	0%	100.00%	$531,596
		Total:	**$531,596**

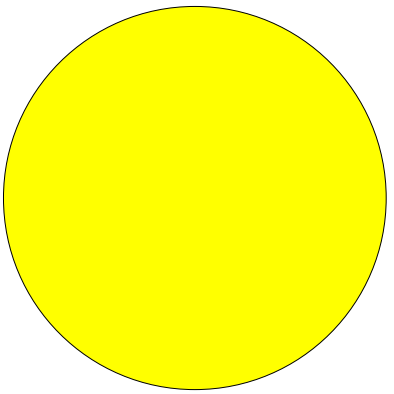
Site Deficiencies Budget Detail

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	2012	2037	$365,326	100%	0.00%	$0
G2020	Parking Lots	$4.01	25	2012	2037	$939,074	100%	0.00%	$0
G2020	Pedestrian Paving - sidewalks, etc	$0.76	30	2012	2042	$177,979	100%	0.00%	$0
G2040	Baseball Field	$2.53	30	1967	1997	$592,483	0%	0.00%	$0
G2040	Basketball / hard court play area	$6.58	10	1967	1977	$1,540,925	0%	0.00%	$0
G2040	Football Field Artificial Turf	$4.58	10	1967	1977	$1,072,559	0%	0.00%	$0
G2040	Football Field Natural Turf	$0.18	10	1967	1977	$42,153	0%	0.00%	$0
G2040	Site Development	$1.76	30	2012	2042	$412,162	100%	0.00%	$0
G2040	Soccer / Practice Field	$0.37	10	1995	2005	$86,648	0%	0.00%	$0
G2040	Softball Field	$2.53	10	1967	1977	$592,483	0%	0.00%	$0
G2040	Tennis Court (s)	$15.21	10	1967	1977	$3,561,926	0%	0.00%	$0
G2040	Track Synthetic Surface - Resurface only	$0.65	10	1995	2005	$152,219	0%	0.00%	$0
G2050	Landscaping	$1.49	10	2012	2022	$348,933	-	0.00%	$0
G3010	Water Supply	$0.45	50	1967	2017	$105,382	10%	0.00%	$0
G3020	Sanitary Sewer	$1.25	50	1967	2017	$292,729	10%	0.00%	$0
G3030	Storm Sewer	$0.89	50	1967	2017	$208,423	10%	0.00%	$0
G3060	Fuel Distribution -Natural Gas	$0.26	30	2005	2035	$60,888	77%	0.00%	$0
G4020	Site Lighting	$2.27	30	1967	1997	$531,596	0%	100%	$531,596
Total		$47.33				$11,083,888	19%	4.80%	$531,596

Site Deficiency Priority

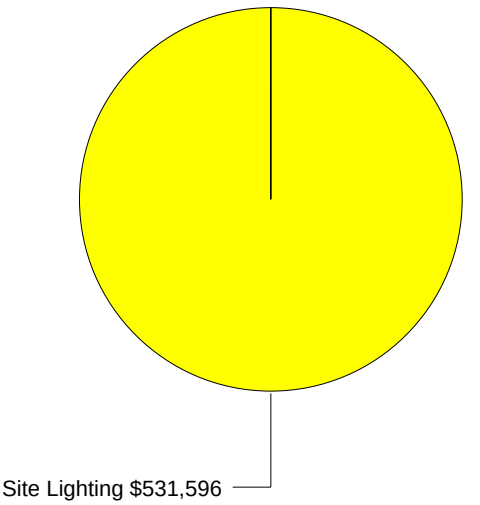
Site Deficiencies by Priority:



Site Condition Budget: $531,596

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: $531,596

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 2012. It has a 25-year service life. Based on the assessment, it is expected to expire in 2037.
Recommendation:	No action is required.
System:	G2020 - Parking Lots
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 25-year service life. Based on the assessment, it is expected to expire in 2037.
Recommendation:	No action is required.
System:	G2020 - Pedestrian Paving - sidewalks, etc
Analysis:	The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.
Recommendation:	No action is required.
System:	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 1967. It has a 30-year service life which expired in 1997.
Recommendation:	The system should be replaced.
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 1967. It has a 10-year service life which expired in 1977.
Recommendation:	The system should be replaced.

System: G2040 - Football Field Artificial 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 1967. It has a 10-year service life which expired in 1977.
Recommendation: The system should be replaced.

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 1967. It has a 10-year service life which expired in 1977. However, based on the 2009 assessment, the service life has been extended to 2015.
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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.
Recommendation: No action is required.

System: G2040 - Soccer / Practice 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 1995. It has a 10-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: G2040 - Softball 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 1967. It has a 10-year service life which expired in 1977.
Recommendation: The system should be replaced.

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 1967. It has a 10-year service life which expired in 1977.
Recommendation: The system should be replaced.

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 1995. It has a 10-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: G2050 - Landscaping
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 10-year service life. Based on the assessment, it is expected to expire in 2022.
Recommendation: No action is required.

System: 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 1967. It has a 50-year service life. Based on the assessment, it is expected to expire in 2017.
Recommendation: No action is required.

System: G3020 - Sanitary Sewer
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1967. It has a 50-year service life. Based on the assessment, it is expected to expire in 2017.
Recommendation: No action is required.

System: G3030 - Storm Sewer
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1967. It has a 50-year service life. Based on the assessment, it is expected to expire in 2017.
Recommendation: No action is required.

System: G3060 - Fuel Distribution -Natural Gas
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: G4020 - Site Lighting
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1967. It has a 30-year service life which expired in 1997.
Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Site Lighting System is inadequate and beyond its expected life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $531,596

Buildings

Building Name: Chiller Building

Year Built: 1967
Gross Area (SF): 2,760

The Sharpstown International School ,Chiller Building is a 1-story building. Originally built in 1967, there have been no additions and some renovations in 2012. At the time of visit this building was in a hard-hat area, and photos of the exterior are limited. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Condition Budget Summary

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

Uniformat Classification	RSLI	SCI	Condition Budget
B20 Exterior Enclosure	4%	11.45%	$11,737
B30 Roofing	44%	0.00%	$0
C10 Interior Construction	21%	0.00%	$0
C30 Interior Finishes	27%	19.20%	$1,839
D20 Plumbing	56%	0.00%	$0
D30 HVAC	64%	0.00%	$0
D50 Electrical	56%	0.00%	$0
		Total:	**$13,576**

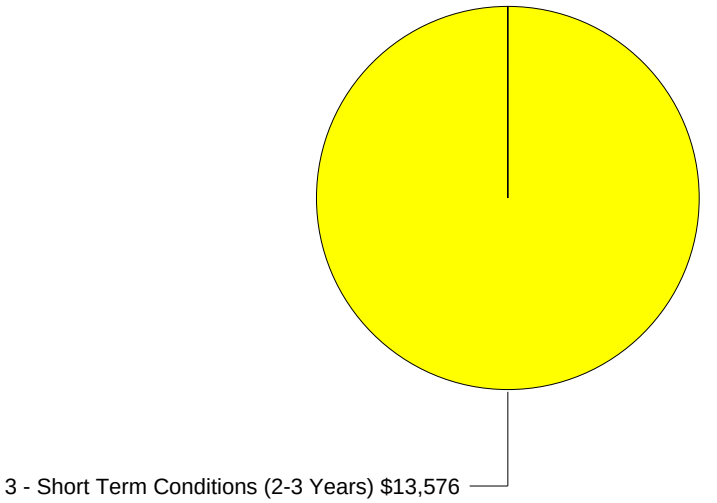
Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$5.94	100	1967	2067	$22,132	-	0.00%	$0
A1020	Special Foundations	$2.01		1967	1967	$7,489	-	0.00%	$0
A1030	Slab on Grade	$12.03	100	1967	2067	$44,824	-	0.00%	$0
B1020	Roof Construction	$11.98	100	1967	2067	$44,637	-	0.00%	$0
B2010	Exterior Walls	$23.26	75	1967	2042	$86,667	-	0.00%	$0
B2020	Exterior Windows	$3.00	30	1967	1997	$11,178	0%	105%	$11,737
B2030	Exterior Doors	$1.26	30	2012	2042	$4,695	100%	0.00%	$0
B3010	Roof Coverings	$10.77	25	1998	2023	$40,129	44%	0.00%	$0
C1010	Partitions	$0.76	50	1980	2030	$2,832	36%	0.00%	$0
C1020	Interior Doors	$6.44	40	1980	2020	$23,995	20%	0.00%	$0
C3010	Wall Finishes	$0.47	10	2000	2010	$1,751	0%	105%	$1,839
C3020	Floor Finishes	$1.55	50	1967	2017	$5,775	10%	0.00%	$0
C3030	Ceiling Finishes	$0.55	20	2012	2032	$2,049	100%	0.00%	$0
D2030	Sanitary Waste	$0.84	30	1999	2029	$3,130	57%	0.00%	$0
D2090	Other Plumbing Systems - Natural Gas	$0.23	30	1999	2029	$857	57%	0.00%	$0
D3010	Energy Supply	$0.84	30	1999	2029	$3,130	57%	0.00%	$0
D3020	Heat Generating Systems	$6.27	30	2001	2031	$23,362	63%	0.00%	$0
D3030	Cooling Generating Systems	$85.00	30	2002	2032	$316,710	67%	0.00%	$0
D3040	Distribution Systems	$54.00	30	1997	2027	$201,204	-	0.00%	$0
D3050	Terminal & Package Units	$2.41	15	2002	2017	$8,980	33%	0.00%	$0
D3060	Controls & Instrumentation	$8.23	20	2002	2022	$30,665	50%	0.00%	$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5010	Electrical Service/Distribution	$51.88	30	1999	2029	$193,305	57%	0.00%	$0
D5020	Lighting and Branch Wiring	$5.28	30	1999	2029	$19,673	57%	0.00%	$0
Total		$295.00				$1,099,170	58%	1.24%	$13,576

Building Deficiency Priority

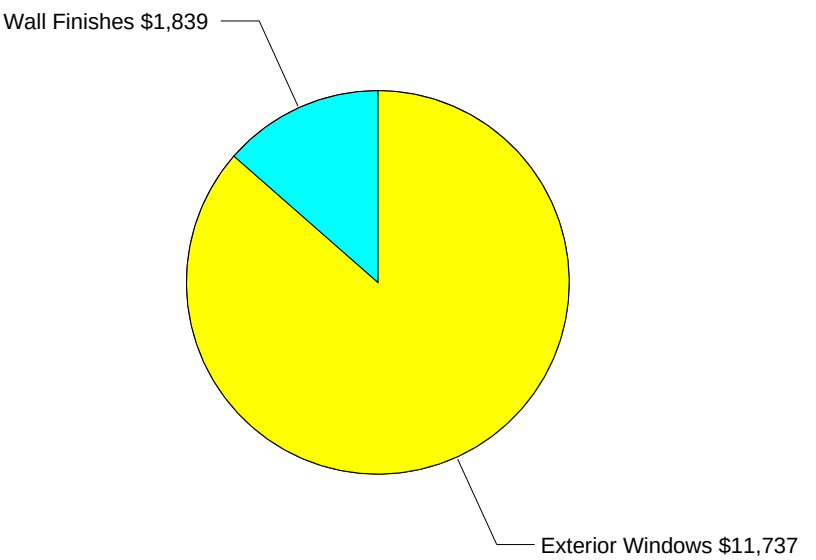
Deficiencies by Priority:



Chiller Building Condition Budget: $13,576

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.



Chiller Building Condition Budget: $13,576

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 1967. It has a 100-year service life. Based on the assessment, it is expected to expire in 2067 and is non-renewable.
Recommendation: No action is required.

System: A1020 - Special Foundations
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 1967. It has a 0-year service life which expired in 1967.
Recommendation: The system should be replaced.

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 1967. It has a 100-year service life. Based on the assessment, it is expected to expire in 2067 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 1967. It has a 100-year service life. Based on the assessment, it is expected to expire in 2067 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 1967. It has a 75-year service life. Based on the assessment, it is expected to expire in 2042 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 1967. It has a 30-year service life which expired in 1997.
Recommendation: The system should be replaced.

Deficiency
Location: Chiller Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The building does not have windows. The louvers are damaged.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $11,737

System: B2030 - Exterior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.
Recommendation: No action is required.

System: B3010 - Roof Coverings
Analysis: The system is in 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 25-year service life. Based on the assessment, it is expected to expire in 2023.
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 1980. It has a 50-year service life. Based on the assessment, it is expected to expire in 2030.
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 1980. It has a 40-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: C3010 - Wall Finishes
Analysis: The system is missing.
Recommendation: The system should be installed.

Deficiency

Location: Chiller Building
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The partitions are in good condition, but un-painted. The exterior walls have batt insulation installed in 2012.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,839

System: C3020 - Floor Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1967. It has a 50-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 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.
Recommendation: No action is required.

System: 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 1999. It has a 30-year service life. Based on the assessment, it is expected to expire in 2029.
Recommendation: No action is required.

System: D2090 - Other Plumbing Systems -Natural Gas
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1999. It has a 30-year service life. Based on the assessment, it is expected to expire in 2029.
Recommendation: No action is required.

System: D3010 - Energy 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 1999. It has a 30-year service life. Based on the assessment, it is expected to expire in 2029.
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 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.
Recommendation: No action is required.

System: D3040 - Distribution Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1997. It has a 30-year service life. Based on the assessment, it is expected to expire in 2027.
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 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: 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 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: 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 1999. It has a 30-year service life. Based on the assessment, it is expected to expire in 2029.
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 1999. It has a 30-year service life. Based on the assessment, it is expected to expire in 2029.
Recommendation:	No action is required.

Building Name: Covered Walkways

Year Built:	1980
Gross Area (SF):	2,500

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

Building Deficiency Condition Budget Summary

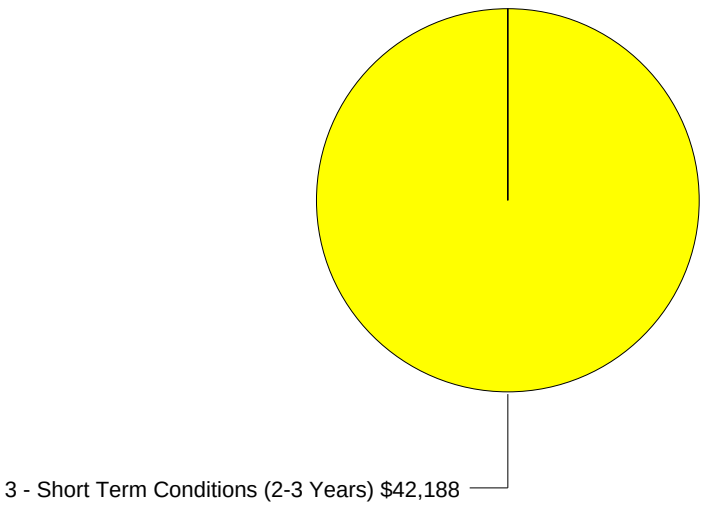
Uniformat Classification	RSLI	SCI	Condition Budget
F10 Special Construction	0%	100.00%	$42,188
		Total:	**$42,188**

Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
F10	Special Construction	$12.50	40	1980	2020	$42,188	20%	100%	$42,188
Total		$12.50				$42,188	20%	100%	$42,188

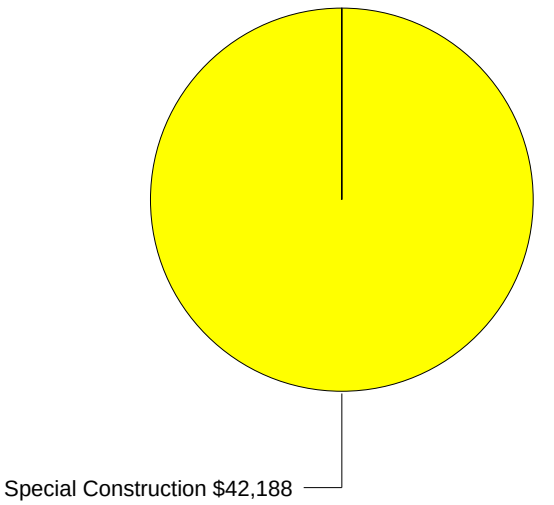
Building Deficiency Priority

Deficiencies by Priority:



Covered Walkways Condition Budget: $42,188

Building Deficiencies Budget Detail



Covered Walkways Condition Budget: $42,188

Building Deficiencies Budget Narrative

Building Name: Main Bld 1

Year Built:	1967
Gross Area (SF):	168,209

The Sharpstown International School , a Charter High School, Main Building is a 2-story building. Originally built in 1967, there have been no additions, and partial renovations in 2002. A renovation of windows, door hardware and ADA upgrades will take place in Summer of 2012. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
A20 Basement Construction	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	44%	0.00%	$0
B30 Roofing	28%	3.70%	$94,920
C10 Interior Construction	16%	17.20%	$381,498
C20 Stairs	0%	0.00%	$0
C30 Interior Finishes	26%	73.23%	$3,139,456
D10 Conveying	57%	0.00%	$0
D20 Plumbing	0%	110.00%	$2,827,627
D30 HVAC	49%	0.00%	$0
D40 Fire Protection	2%	100.66%	$242,297
D50 Electrical	50%	8.59%	$612,895
E10 Equipment	50%	0.00%	$0
E20 Furnishings	100%	0.00%	$0
		Total:	**$7,298,693**

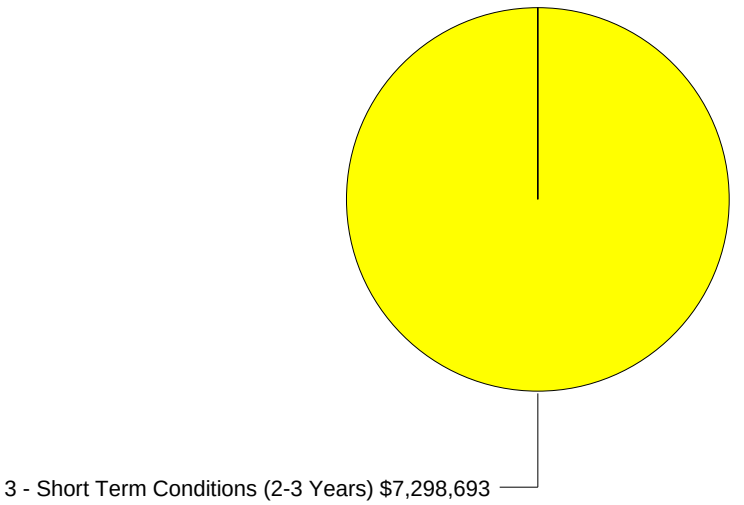
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$6.20	100	1967	2067	$1,407,909	-	0.00%	$0
A1030	Slab on Grade	$5.33	100	1967	2067	$1,210,348	-	0.00%	$0
A2010	Basement Excavation	$0.18	100	1967	2067	$40,875	-	0.00%	$0
A2020	Basement Walls	$2.47	100	1967	2067	$560,893	-	0.00%	$0
B1010	Floor Construction	$13.33	100	1967	2067	$3,027,005	-	0.00%	$0
B1020	Roof Construction	$10.00	100	1967	2067	$2,270,822	-	0.00%	$0
B2010	Exterior Walls	$11.05	75	1967	2042	$2,509,258	-	0.00%	$0
B2020	Exterior Windows	$7.42	30	2012	2042	$1,684,950	100%	0.00%	$0
B2030	Exterior Doors	$0.67	30	2012	2042	$152,145	100%	0.00%	$0
B3010105	Built-Up	$10.93	20	1998	2018	$2,482,008	30%	0.00%	$0
B3020	Roof Openings	$0.38	30	1967	1997	$86,291	0%	110%	$94,920
C1010	Partitions	$4.54	40	1967	2007	$1,030,953	-	0.00%	$0
C1020	Interior Doors	$2.99	40	1997	2037	$678,976	63%	0.00%	$0
C1030	Fittings	$2.24	20	1985	2005	$508,664	0%	75.00%	$381,498
C2010	Stair Construction	$3.03	100	1967	2067	$688,059	-	0.00%	$0
C3010	Wall Finishes	$3.93	10	2012	2022	$892,433	100%	0.00%	$0
C3020210	Carpet	$0.84	10	2002	2012	$190,749	0%	110%	$209,824
C3020210	Terrazzo	$1.67	50	1961	2011	$379,227	0%	16.94%	$64,258
C3020410	Sealed Concrete	$0.18	75	1967	2042	$40,875	40%	0.00%	$0
C3020410	VCT	$2.39		1980	1980	$542,726	-	110%	$596,999
C3020410	Wood	$0.96	50	1967	2017	$217,999	10%	19.61%	$42,742
C3030	Ceiling Finishes	$8.91	20	1980	2000	$2,023,302	0%	110%	$2,225,632

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D1010	Elevators and Lifts	$2.36	35	1997	2032	$535,914	57%	0.00%	$0
D2010	Plumbing Fixtures	$7.12	30	1997	2027	$1,616,825	50%	110%	$1,778,508
D2020	Domestic Water Distribution	$0.71	30	1967	1997	$161,228	0%	110%	$177,351
D2030	Sanitary Waste	$2.43	30	1967	1997	$551,810	0%	110%	$606,991
D2040	Rain Water Drainage	$0.40	30	1967	1997	$90,833	0%	110%	$99,916
D2090	Other Plumbing Systems-Nat Gas	$0.66	20	1967	1987	$149,874	0%	110%	$164,862
D3040	Distribution Systems	$17.29	30	2002	2032	$3,926,250	67%	0.00%	$0
D3050	Terminal & Package Units	$18.98	15	2002	2017	$4,310,019	33%	0.00%	$0
D3060	Controls & Instrumentation	$1.88	20	2002	2022	$426,914	50%	0.00%	$0
D3070	Systems Testing & Balance	$0.54	30	2002	2032	$122,624	67%	0.00%	$0
D4030	Fire Protection Specialties	$0.09	15	2002	2017	$20,437	33%	0.00%	$0
D4090	Other Fire Protection Systems	$0.97	15	1997	2012	$220,270	0%	110%	$242,297
D5010	Electrical Service/Distribution	$3.64	30	1999	2029	$826,579	57%	0.00%	$0
D5020	Lighting and Branch Wiring	$21.09	30	1997	2027	$4,789,163	50%	0.00%	$0
D5030310	Telephone Systems	$1.58	15	1990	2005	$358,790	0%	105%	$376,729
D5030910	Fire Alarm System	$1.99	10	2012	2022	$451,893	100%	0.00%	$0
D5030910	Security System, Cameras, Access Control	$1.04	15	2012	2027	$236,165	100%	0.00%	$0
D5030920	LAN System	$1.04	15	2002	2017	$236,165	33%	0.00%	$0
D5030920	Public Address / Clock System	$1.04	15	1967	1982	$236,165	0%	100%	$236,165
E1020	Institutional Equipment	$1.50	20	2002	2022	$340,623	50%	0.00%	$0
E1090	Other Equipment	$0.63	20	2002	2022	$143,062	50%	0.00%	$0
E2010	Fixed Furnishings	$3.25	20	2012	2032	$738,017	100%	0.00%	$0
Total		$189.87				$43,116,088	47%	16.93%	$7,298,693

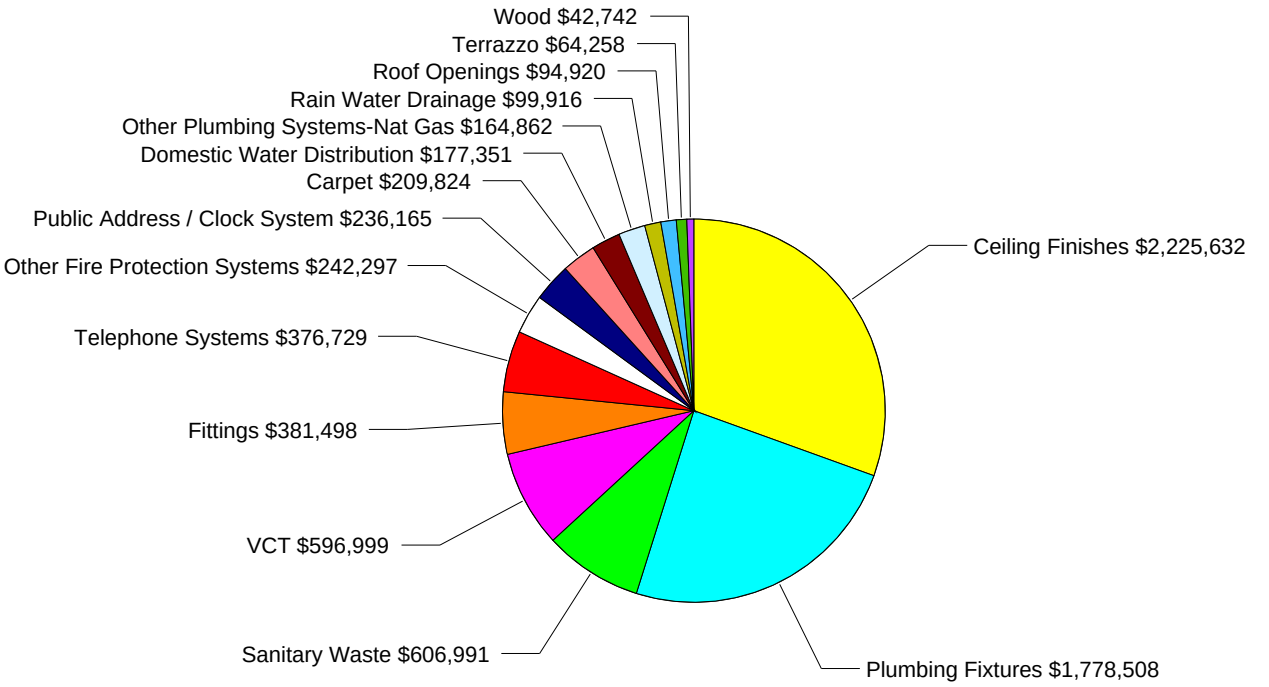
Building Deficiency Priority

Deficiencies by Priority:



Main Bld 1 Condition Budget: $7,298,693

Building Deficiencies Budget Detail



Main Bld 1 Condition Budget: $7,298,692

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 1967. It has a 100-year service life. Based on the assessment, it is expected to expire in 2067 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 1967. It has a 100-year service life. Based on the assessment, it is expected to expire in 2067 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 1967. It has a 100-year service life. Based on the assessment, it is expected to expire in 2067 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 1967. It has a 100-year service life. Based on the assessment, it is expected to expire in 2067 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 1967. It has a 100-year service life. Based on the assessment, it is expected to expire in 2067 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 1967. It has a 100-year service life. Based on the assessment, it is expected to expire in 2067 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 1967. It has a 75-year service life. Based on the assessment, it is expected to expire in 2042 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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.
Recommendation: No action is required.

System: B2030 - Exterior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.
Recommendation: No action is required.

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

System: B3010105 - Built-Up
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: B3020 - Roof Openings
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 1967. It has a 30-year service life which expired in 1997.
Recommendation: The system should be replaced.

Deficiency
Location: Main Bld 1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Roof openings, including skylights in front of the cafeteria, are beyond their expected useful life.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $94,920

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 1967. It has a 40-year service life which expired in 2007 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 1997. It has a 40-year service life. Based on the assessment, it is expected to expire in 2037.
Recommendation: No action is required.

System: C1030 - Fittings
Analysis: The system 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.

Deficiency

Location: Main Bld 1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Fittings, other than toilet partitions, are beyond their expected useful life, such as the lockets. In the case of railings, these are non ADA-compliant. The toilet partitions will be replaced in Summer 2012 as part of the ADA upgrades to the bathrooms.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $381,498

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 1967. It has a 100-year service life. Based on the assessment, it is expected to expire in 2067 and is non-renewable.
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 2012. It has a 10-year service life. Based on the assessment, it is expected to expire in 2022.
Recommendation: No action is required.

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

System: C3020210 - Carpet
Analysis: The system 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 Bld 1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Some of the carpets will be replaced in Summer 2012, but most of the carpets, including the one in the auditorium, are beyond their expected useful life and are not scheduled for replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $209,824

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 1961. It has a 50-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: The system should be replaced.

Deficiency

Location: Main Bld 1
Material: Floor Finishes
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The terrazzo floors at the restrooms are not required to be fully replaced ,but at least they need a major reconditioning to remove stains and crystallize the finish. This would extend its useful life and appearance.
Correction: Replace Terrazzo Flooring
Qty: 2,000-S.F.
Condition Budget: $64,258

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 1967. It has a 75-year service life. Based on the assessment, it is expected to expire in 2042.
Recommendation: No action is required.

System: C3020410 - VCT
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 0-year service life which expired in 1980.
Recommendation: The system should be replaced.

Deficiency

Location: Main Bld 1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Most VCT flooring in the facility is expired, despite small pockets of replacement tiles throughout the facility. The renovation due in Summer 2012 also includes VCT replacement in selected classrooms, but the majority of the system is beyond its expected useful life. The vinyl tiles in the cafeteria kitchen are in poor condition.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $596,999

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 1967. It has a 50-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency

Location: Main Bld 1
Material: Floor Finishes
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The wood floors at the Stage and Dance Studio were recently refurbished or replaced. The Dance Studio floor is not properly installed and needs to be fixed. The Gym's wooden floor seems to be original and in overall good condition, but should be refinished and an allowance made to replace any damaged boards as required.
Correction: Replace Hardwood Flooring
Qty: 5,000-S.F.
Condition Budget: $42,742

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 1980. It has a 20-year service life which expired in 2000.
Recommendation: The system should be replaced.

Deficiency

Location: Main Bld 1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The ceiling finishes are not included in the scope of work of the Summer 2012 renovation. The current ceiling finishes, including textured acoustic plaster on top of concrete double t's, are beyond their expected usefull life. The ceiling at the cafeteria kitchen is in poor condition.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,225,632

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 1997. It has a 35-year service life. Based on the assessment, it is expected to expire in 2032.
Recommendation: No action is required.

System: D2010 - Plumbing Fixtures
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1997. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency

Location: Main Bld 1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Minor updates have been done to retrofit ADA stalls. However, Plumbing Fixtures are beyond their expected life and it's recommended to be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,778,508

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 1967. It has a 30-year service life which expired in 1997.
Recommendation: The system should be replaced.

Deficiency
Location: Main Bld 1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Domestic Water Distribution is beyond its expected life and it's recommended to be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $177,351

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 1967. It has a 30-year service life which expired in 1997.
Recommendation: The system should be replaced.

Deficiency
Location: Main Bld 1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Sanitary Waste System is beyond its expected life and it's recommended to be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $606,991

System: D2040 - Rain Water Drainage
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1967. It has a 30-year service life which expired in 1997.
Recommendation: The system should be replaced.

Deficiency

Location: Main Bld 1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The rain water drainage system is beyond its expected useful life.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $99,916

System: D2090 - Other Plumbing Systems-Nat Gas
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 1967. It has a 20-year service life which expired in 1987.
Recommendation: The system should be replaced.

Deficiency

Location: Main Bld 1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Other Plumbing Systemss -Natural Gas is beyond its expected life and it's recommended to be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $164,862

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 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.
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 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: 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 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: 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 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.
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 2002. It has a 15-year service life. Based on the assessment, it is expected to expire in 2017.
Recommendation: No action is required.

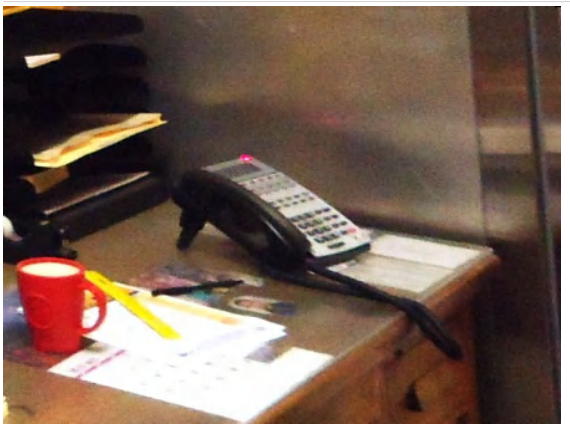
System: D4090 - Other Fire Protection Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1997. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency
Location: Main Bld 1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Other Fire Protection Systems are beyond their expected life and it's recommended to be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $242,297

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 1999. It has a 30-year service life. Based on the assessment, it is expected to expire in 2029.
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 1997. It has a 30-year service life. Based on the assessment, it is expected to expire in 2027.
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 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 15-year service life which expired in 2005.
Recommendation: The system should be replaced.

Deficiency
Location: Main Bld 1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Telephone Systems are beyond their expected life and it's recommended to be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $376,729

System: D5030910 - Fire Alarm System
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 10-year service life. Based on the assessment, it is expected to expire in 2022.
Recommendation: No action is required.

System: D5030910 - Security System, Cameras, Access Control
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.
Recommendation: No action is required.

System: D5030920 - LAN System
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: D5030920 - Public Address / Clock System
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1967. It has a 15-year service life which expired in 1982.
Recommendation: The system should be replaced.

Deficiency

Location: Main Bld 1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Public Address System has been added in parts, but in general the system has not been updated and it's recommended to be replaced as required.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $236,165

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 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: E2010 - Fixed Furnishings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.
Recommendation: No action is required.

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.