School Assessment Report

Type: K-8th
School: Wharton Dual Language Academy
Date: Jul 16, 2012

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Executive Summary

School Name: Wharton Dual Language Academy

Number of Buildings:	2
Gross Area (SF):	24,159
Replacement Value:	$5,755,615
Condition Budget:	$868,739
Total FCI:	15.09%
Total RSLI:	34%
Total CFI:	15.1%
Condition Score:	84.91
Suitability, Educational Score:	35.26
Suitability, Tech Read Score:	50.8
Suitability, Total Score:	38.37
School Score:	61.64

Summary:
The Wharton Dual Language Academy campus, located at 900 West Gray Street Houston TX, consists of 1 main school building. The original campus was constructed in 1929 and renovations have taken place since, with the latest interior renovations occurring in 2000. Ancillary buildings on campus include T-Buildings and open air basketball pavilion. In addition to the buildings, the campus contains covered walkways, a little league baseball field, playground equipment and storage sheds. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and other facilities on the campus.

Condition Budget Summary

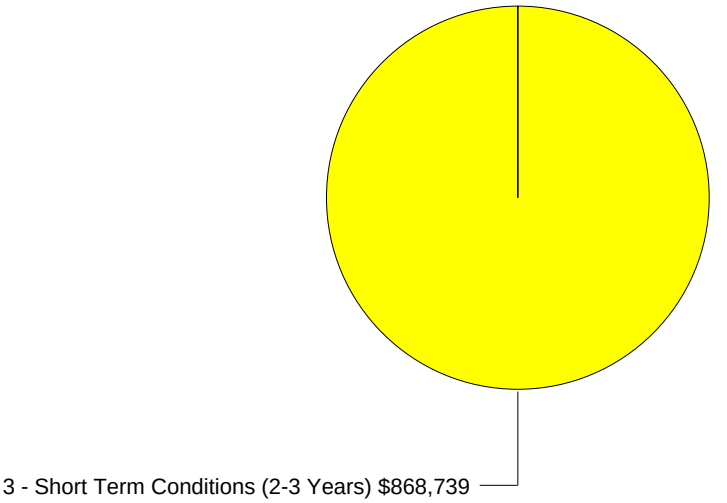
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based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

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	2%	42.76%	$248,946
B30 Roofing	73%	0.00%	$0
C10 Interior Construction	29%	0.00%	$0
C30 Interior Finishes	10%	84.21%	$520,729
D20 Plumbing	66%	36.79%	$99,064
D30 HVAC	50%	0.00%	$0
D40 Fire Protection	25%	0.00%	$0
D50 Electrical	59%	0.00%	$0
E10 Equipment	39%	0.00%	$0
E20 Furnishings	40%	0.00%	$0
G20 Site Improvements	43%	0.00%	$0
G30 Site Mechanical Utilities	42%	0.00%	$0

Uniformat Classification	RSLI	SCI	Condition Budget
G40 Site Electrical Utilities	9%	0.00%	$0
		Total:	**$868,739**

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Main	21,659	17.0%	$0	$0	$868,739	$0	$0	$868,739
Play Pavilion	2,500	0.0%	$0	$0	$0	$0	$0	$0
Site		0.0%	$0	$0	$0	$0	$0	$0
Total:	24,159	15.1%	$0	$0	$868,739	$0	$0	$868,739



School Condition Budget: $868,739

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:	$0
Site Acreage		Total FCI:	0.00%
Replacement Value:	$541,077	Total RSLI:	38%

Site:
Wharton Dual Language Academy original site was originally constructed in 1929. The site is occupied by 2 permanent structures and 8 temporary buildings. Campus site features include; covered hard court, paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, fencing, practive baseball field, student ecosystem area, and outdoor seating 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	43%	0.00%	$0
G30 Site Mechanical Utilities	42%	0.00%	$0
G40 Site Electrical Utilities	9%	0.00%	$0
		Total:	**$0**

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	2000	2025	$50,879	52%	0.00%	$0
G2020	Parking Lots	$4.01	25	2000	2025	$130,785	52%	0.00%	$0
G2020	Pedestrian Paving - sidewalks, etc	$0.76	30	2000	2030	$24,787	60%	0.00%	$0
G2040	Canopy	$2.50	30	1985	2015	$81,537	10%	0.00%	$0
G2040	Site Development	$1.15	30	2000	2030	$37,507	60%	0.00%	$0
G2050	Landscaping	$1.49	10	2000	2010	$48,596	-	0.00%	$0
G3010	Water Supply	$0.45	50	1985	2035	$14,677	46%	0.00%	$0
G3020	Sanitary Sewer	$1.25	50	1985	2035	$40,768	46%	0.00%	$0
G3030	Storm Sewer	$0.89	50	1985	2035	$29,027	46%	0.00%	$0
G3060	Fuel Distribution	$0.26	30	1985	2015	$8,480	10%	0.00%	$0
G4020	Site Lighting	$2.27	30	1985	2015	$74,035	10%	0.00%	$0
Total		$16.59				$541,077	38%	0.00%	$0

Site Deficiency Priority

Site Deficiencies by Priority:
Site doesn't have any deficiencies to show in the pie chart.

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

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 2000. It has a 25-year service life. Based on the assessment, it is expected to expire in 2025.
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 2000. It has a 25-year service life. Based on the assessment, it is expected to expire in 2025.
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 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: G2040 - Canopy
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1985. It has a 30-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

System: 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 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: 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 2000. It has a 10-year service life which expired in 2010. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: 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 1985. It has a 50-year service life. Based on the assessment, it is expected to expire in 2035.
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 1985. It has a 50-year service life. Based on the assessment, it is expected to expire in 2035.
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 1985. It has a 50-year service life. Based on the assessment, it is expected to expire in 2035.
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 1985. It has a 30-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

System: 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 1985. It has a 30-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

Buildings

Building Name: Main

Year Built:	1929
Gross Area (SF):	21,659

The Wharton Dual Language Academy Main Building is a 1 story building. Originally built in 1929, renovations were complete in 1985 and minor renovations in 2000. The boys and girls restrooms received renovations in 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 Condition Budget Summary

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

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	2%	42.76%	$248,946
B30 Roofing	95%	0.00%	$0
C10 Interior Construction	29%	0.00%	$0
C30 Interior Finishes	6%	85.50%	$520,729
D20 Plumbing	66%	36.79%	$99,064
D30 HVAC	50%	0.00%	$0
D40 Fire Protection	25%	0.00%	$0
D50 Electrical	59%	0.00%	$0
E10 Equipment	39%	0.00%	$0
E20 Furnishings	40%	0.00%	$0
		Total:	**$868,739**

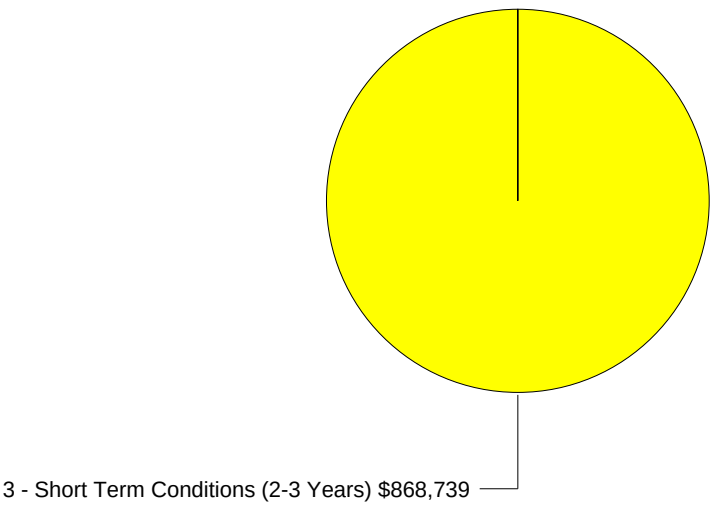
Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$6.45	100	1929	2029	$188,596	-	0.00%	$0
A1030	Slab on Grade	$5.57	100	1929	2029	$162,865	-	0.00%	$0
B1020	Roof Construction	$10.40	100	1929	2029	$304,092	-	0.00%	$0
B2010	Exterior Walls	$11.51	75	1929	2004	$336,548	-	0.00%	$0
B2020	Exterior Windows	$7.74	30	1929	1959	$226,315	0%	110%	$248,946
B2030	Exterior Doors	$0.66	30	2000	2030	$19,298	60%	0.00%	$0
B3010105	Built-Up	$7.79	20	2011	2031	$227,777	95%	0.00%	$0
B3010140	Shingle & Tile	$2.48	20	2011	2031	$72,514	95%	0.00%	$0
C1010	Partitions	$4.75	40	1929	1969	$138,888	-	0.00%	$0
C1020	Interior Doors	$3.12	40	2004	2044	$91,228	80%	0.00%	$0
C1030	Fittings	$2.33	20	2000	2020	$68,128	40%	0.00%	$0
C3010	Wall Finishes	$4.10	10	2004	2014	$119,883	20%	0.00%	$0
C3020410	Ceramic Tile	$0.54	30	2012	2042	$15,789	100%	0.00%	$0
C3020410	Terrazzo	$2.75	50	1929	1979	$80,409	0%	110%	$88,450
C3020410	VCT Floor Covering	$3.10	15	1980	1995	$90,643	0%	110%	$99,707
C3020410	Wood Floor Covering	$3.07	30	1929	1959	$89,766	0%	110%	$98,742

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C3030	Ceiling Finishes	$7.27	20	1980	2000	$212,572	0%	110%	$233,829
D2010	Plumbing Fixtures	$5.80	30	2012	2042	$169,590	100%	0.00%	$0
D2020	Domestic Water Distribution	$0.55	30	1929	1959	$16,082	0%	110%	$17,690
D2030	Sanitary Waste	$1.99	30	1929	1959	$58,187	0%	110%	$64,006
D2040	Rain Water Drainage	$0.33	30	2011	2041	$9,649	97%	0.00%	$0
D2090	Other Plumbing Systems-Nat Gas	$0.54	20	1985	2005	$15,789	0%	110%	$17,368
D3020	Heat Generating Systems	$4.45	30	2009	2039	$130,116	90%	0.00%	$0
D3030	Cooling Generating Systems	$14.30	20	2009	2029	$418,127	85%	0.00%	$0
D3040	Distribution Systems	$7.93	30	1985	2015	$231,870	10%	0.00%	$0
D3050	Terminal & Package Units	$23.42	15	1995	2010	$684,793	0%	0.00%	$0
D3060	Controls & Instrumentation	$1.96	15	2009	2024	$57,310	80%	0.00%	$0
D3070	Systems Testing & Balance	$0.54	15	2009	2024	$15,789	80%	0.00%	$0
D4030	Fire Protection Specialties	$0.08	15	2010	2025	$2,339	87%	0.00%	$0
D4090	Other Fire Protection Systems	$0.81	15	2000	2015	$23,684	20%	0.00%	$0
D5010	Electrical Service/Distribution	$2.98	30	2009	2039	$87,134	90%	0.00%	$0
D5020	Lighting and Branch Wiring	$15.10	30	2000	2030	$441,519	60%	0.00%	$0
D5030310	Telephone Systems	$0.80	15	2000	2015	$23,392	20%	0.00%	$0
D5030910	Fire Alarm System	$1.00	10	2000	2010	$29,240	0%	0.00%	$0
D5030910	Security System, Cameras, Access Control	$0.52	15	2000	2015	$15,205	20%	0.00%	$0
D5030920	LAN System	$0.52	15	2000	2015	$15,205	20%	0.00%	$0
D5030920	Public Address / Clock System	$0.52	15	2000	2015	$15,205	20%	0.00%	$0
E1020	Institutional Equipment	$2.14	20	2000	2020	$62,573	40%	0.00%	$0
E1090	Other Equipment	$2.39	20	2000	2020	$69,883	40%	0.00%	$0
E2010	Fixed Furnishings	$2.11	20	2000	2020	$61,696	40%	0.00%	$0
Total		$174.41				$5,099,687	40%	17.04%	$868,739

Building Deficiency Priority

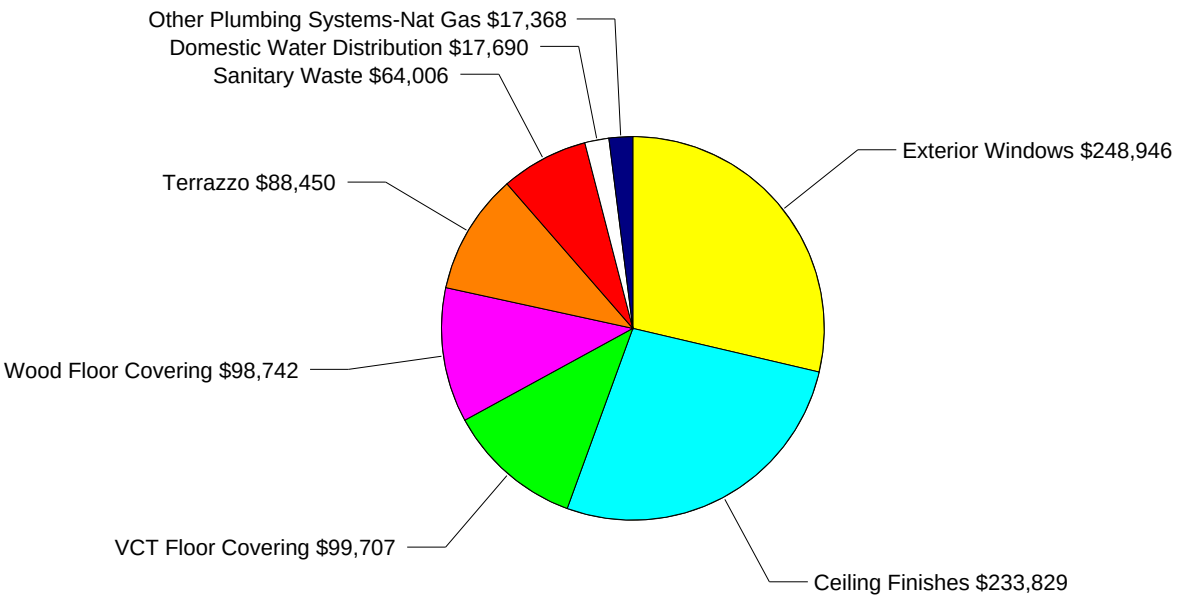
Deficiencies by Priority:



Main Condition Budget: $868,739

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: $868,738

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 1929. It has a 100-year service life. Based on the assessment, it is expected to expire in 2029 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 1929. It has a 100-year service life. Based on the assessment, it is expected to expire in 2029 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 1929. It has a 100-year service life. Based on the assessment, it is expected to expire in 2029 and is non-renewable.
Recommendation: No action is required.

System: B2010 - Exterior Walls
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1929. It has a 75-year service life which expired in 2004 and is non-renewable.
Recommendation: The system should be replaced.

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 1929. It has a 30-year service life which expired in 1959.
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: System is beyond useful life and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $248,946

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 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: 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 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: B3010140 - Shingle & Tile
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 1929. It has a 40-year service life which expired in 1969 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 2004. It has a 40-year service life. Based on the assessment, it is expected to expire in 2044.
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 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: 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 2004. It has a 10-year service life. Based on the assessment, it is expected to expire in 2014.
Recommendation: No action is required.

System: C3020 - Floor Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1929. It has a 20-year service life which expired in 1949.
Recommendation: The system should be replaced.

System: C3020410 - Ceramic Tile
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: C3020410 - Terrazzo
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1929. It has a 50-year service life which expired in 1979.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The terrazzo flooring is cracked and uneven.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $88,450

System: C3020410 - VCT Floor Covering
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 15-year service life which expired in 1995.
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: System is beyond useful life and requires replacement. Cracked, shifting, buckling throughout.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $99,707

System: C3020410 - Wood Floor Covering
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 1929. It has a 30-year service life which expired in 1959.
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: System is beyond useful life and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $98,742

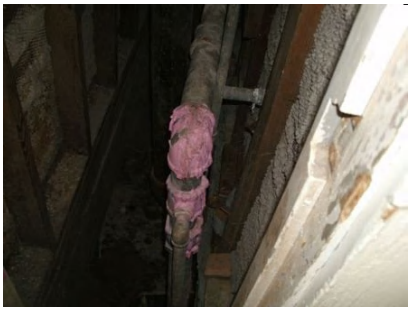
System: C3030 - Ceiling Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure 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
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Ceiling is cracked, rippled, or peeling throughout the facility.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $233,829

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 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: 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 1929. It has a 30-year service life which expired in 1959.
Recommendation: The system should be replaced.



Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The original galvanized domestic water piping is beyond it's expected life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $17,690

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 1929. It has a 30-year service life which expired in 1959.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The sanitary sewer system is failing, has foul oders in sections of the building, appears to have a failing lift station in the crawl space, and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $64,006

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 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: 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 1985. It has a 20-year service life which expired in 2005.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The natural gas service is beyond it's expected useful life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $17,368

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 2009. It has a 30-year service life. Based on the assessment, it is expected to expire in 2039.
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 2009. It has a 20-year service life. Based on the assessment, it is expected to expire in 2029.
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 1985. It has a 30-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

System: 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 1995. It has a 15-year service life which expired in 2010. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: 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 2009. It has a 15-year service life. Based on the assessment, it is expected to expire in 2024.
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 2009. It has a 15-year service life. Based on the assessment, it is expected to expire in 2024.
Recommendation: No action is required.

System: D4030 - Fire Protection Specialties
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2010. It has a 15-year service life. Based on the assessment, it is expected to expire in 2025.
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 2009. It has a 30-year service life. Based on the assessment, it is expected to expire in 2039.
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 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: 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 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: 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 2000. It has a 10-year service life which expired in 2010. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: D5030910 - Security System, Cameras, Access Control
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

System: D5030920 - LAN System
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

System: D5030920 - Public Address / Clock System
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

System: 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 is in 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.

Building Name: Play Pavilion

Year Built:	2007
Gross Area (SF):	2,500

The Wharton Dual Language Academy's permanent pavilion was built in 2007 to cover the hard court playing area. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B30 Roofing	52%	0.00%	$0
C30 Interior Finishes	40%	0.00%	$0
		Total:	**$0**

Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$6.00	100	2000	2100	$20,250	-	0.00%	$0
A1030	Slab on Grade	$5.33	100	2000	2100	$17,989	-	0.00%	$0
B1020	Roof Construction	$9.95	100	2000	2100	$33,581	-	0.00%	$0
B3010130	Preformed Metal Roofing	$10.00	25	2000	2025	$33,750	52%	0.00%	$0
C3030	Ceiling Paint	$2.75	20	2000	2020	$9,281	40%	0.00%	$0
Total		$34.03				$114,851	49%	0.00%	$0

Building Deficiency Priority

Deficiencies by Priority:

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

Building Deficiencies Budget Detail

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

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 2000. It has a 100-year service life. Based on the assessment, it is expected to expire in 2100 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 2000. It has a 100-year service life. Based on the assessment, it is expected to expire in 2100 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 2000. It has a 100-year service life. Based on the assessment, it is expected to expire in 2100 and is non-renewable.
Recommendation: No action is required.

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

System: B3010130 - Preformed Metal Roofing
Analysis: The system is in 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 25-year service life. Based on the assessment, it is expected to expire in 2025.
Recommendation: No action is required.

System: C3030 - Ceiling Paint
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

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.