

# School Assessment Report



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

# Final

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## Executive Summary

### School Name: Furr High School

Number of Buildings:	9
Gross Area (SF):	147,458
Replacement Value:	\$41,800,432
Condition Budget:	\$3,532,550
Total FCI:	8.45%
Total RSLI:	67%
Total CFI:	8.5%
Condition Score:	91.55
Suitability, Educational Score:	52.68
Suitability, Tech Read Score:	38.35
Suitability, Total Score:	49.81
School Score:	70.68



### Summary:

Furr High School campus is located at 520 Mercury Dr. in Houston TX, and consists of 9 main school buildings. The original campus was constructed in 1960 and has no additions. Ancillary buildings on campus include, 2-gyms, T-Buildings, concession/press box, storage building, etc. In addition to the buildings, the campus contains covered walkways, baseball field, football field, track, etc. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and other facilities on the campus.

## Condition Budget Summary

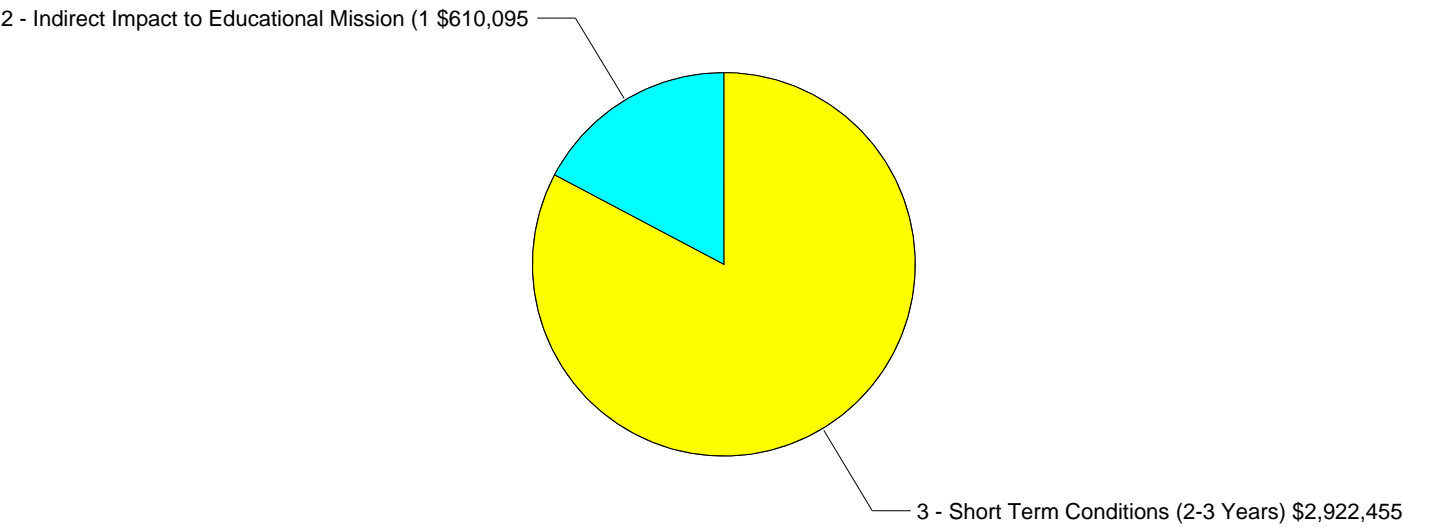
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based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

Unifomat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	38%	0.14%	\$7,096
B30 Roofing	70%	0.00%	\$0
C10 Interior Construction	70%	0.00%	\$0
C20 Stairs	17%	0.00%	\$0
C30 Interior Finishes	95%	0.00%	\$0
D10 Conveying	9%	0.00%	\$0
D20 Plumbing	60%	52.52%	\$1,711,301
D30 HVAC	91%	5.35%	\$257,319
D40 Fire Protection	81%	0.00%	\$0
D50 Electrical	98%	0.00%	\$0
E10 Equipment	94%	1.05%	\$4,880
E20 Furnishings	58%	31.32%	\$176,789

Unifomat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	43%	32.77%	\$902,775
G30 Site Mechanical Utilities	0%	105.00%	\$472,389
G40 Site Electrical Utilities	96%	0.00%	\$0
		<b>Total:</b>	<b>\$3,532,550</b>

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Auditorium Bld 8-B	11,263	8.3%	\$0	\$0	\$240,848	\$0	\$0	\$240,848
Auxiliary	12,905	13.7%	\$0	\$0	\$453,175	\$0	\$0	\$453,175
Gymnasium building 1 G								
Central Plant Bldg 5 E	1,261	1.6%	\$0	\$0	\$12,423	\$0	\$0	\$12,423
Classroom / Laboratory Building 7 C	11,176	2.4%	\$0	\$0	\$67,713	\$0	\$0	\$67,713
Main building 4 A	59,284	6.1%	\$0	\$610,095	\$318,693	\$0	\$0	\$928,788
Main Gymnasium	18,095	5.7%	\$0	\$0	\$264,652	\$0	\$0	\$264,652
Bldg 2 H								
Reach Classrooms building 3 F	10,094	2.3%	\$0	\$0	\$59,209	\$0	\$0	\$59,209
Site		38.9%	\$0	\$0	\$1,375,164	\$0	\$0	\$1,375,164
Student Dining building 6 D	20,250	2.4%	\$0	\$0	\$125,698	\$0	\$0	\$125,698
Woodshop Building 09 I	3,130	0.6%	\$0	\$0	\$4,880	\$0	\$0	\$4,880
<b>Total:</b>	<b>147,458</b>	<b>8.5%</b>	<b>\$0</b>	<b>\$610,095</b>	<b>\$2,922,455</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,532,550</b>



School Condition Budget: \$3,532,550

## Educational Suitability Summary

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

Final

Site

Site Summary

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



Site Acreage		Condition Budget:	\$1,375,164
Replacement Value:	\$3,533,462	Total FCI:	38.92%
		Total RSLI:	42%

**Site:**  
Furr High School original site was originally constructed in 1960. The site is occupied by 9 permanent structures and 14 temporary buildings. Campus site features include; paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, fencing, and practice fields, softball field, baseball field, and a soccer field. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features.

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## Deficiency Condition Budget Summary: Site

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

Unifomat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	43%	32.77%	\$902,775
G30 Site Mechanical Utilities	0%	105.00%	\$472,389
G40 Site Electrical Utilities	96%	0.00%	\$0
		<b>Total:</b>	<b>\$1,375,164</b>

Final



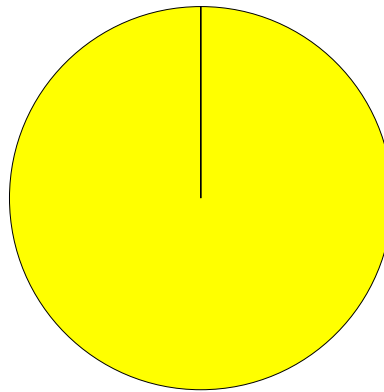
## Site Deficiencies Budget Detail

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

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	\$1.75	25	2010	2035	\$348,370	92%	0.00%	\$0
G2020	Parking Lots	\$2.50	25	2011	2036	\$497,671	96%	0.00%	\$0
G2020	Pedestrian Paving - sidewalks, etc	\$1.45	30	1960	1990	\$288,649	0%	110%	\$317,514
G2040	Baseball Field	\$0.36	30	2004	2034	\$71,665	73%	0.00%	\$0
G2040	Basketball / hard court play area	\$1.25	10	2004	2014	\$248,835	20%	0.00%	\$0
G2040	Canopy	\$1.95	30	1960	1990	\$388,183	0%	100%	\$388,183
G2040	Football Field Natural Turf	\$0.14	10	2004	2014	\$27,870	20%	0.00%	\$0
G2040	Site Development	\$1.15	30	1960	1990	\$228,929	0%	0.00%	\$0
G2040	Softball Field	\$0.36	10	2004	2014	\$71,665	20%	0.00%	\$0
G2040	Tennis Court (s)	\$0.90	10	1960	1970	\$179,161	0%	110%	\$197,078
G2040	Track Synthetic Surface - Resurface only	\$0.78	10	2011	2021	\$155,273	90%	0.00%	\$0
G2050	Landscaping	\$1.25	10	1998	2008	\$248,835	-	0.00%	\$0
G3010	Water Supply	\$0.86	50	1960	2010	\$171,199	0%	105%	\$179,759
G3020	Sanitary Sewer	\$0.75	50	1960	2010	\$149,301	0%	105%	\$156,766
G3030	Storm Sewer	\$0.65	50	1960	2010	\$129,394	0%	105%	\$135,864
G4020	Site Lighting	\$1.65	30	2011	2041	\$328,463	97%	0.00%	\$0
Total		\$17.75				\$3,533,462	42%	38.92%	\$1,375,164

## Site Deficiency Priority

### Site Deficiencies by Priority:

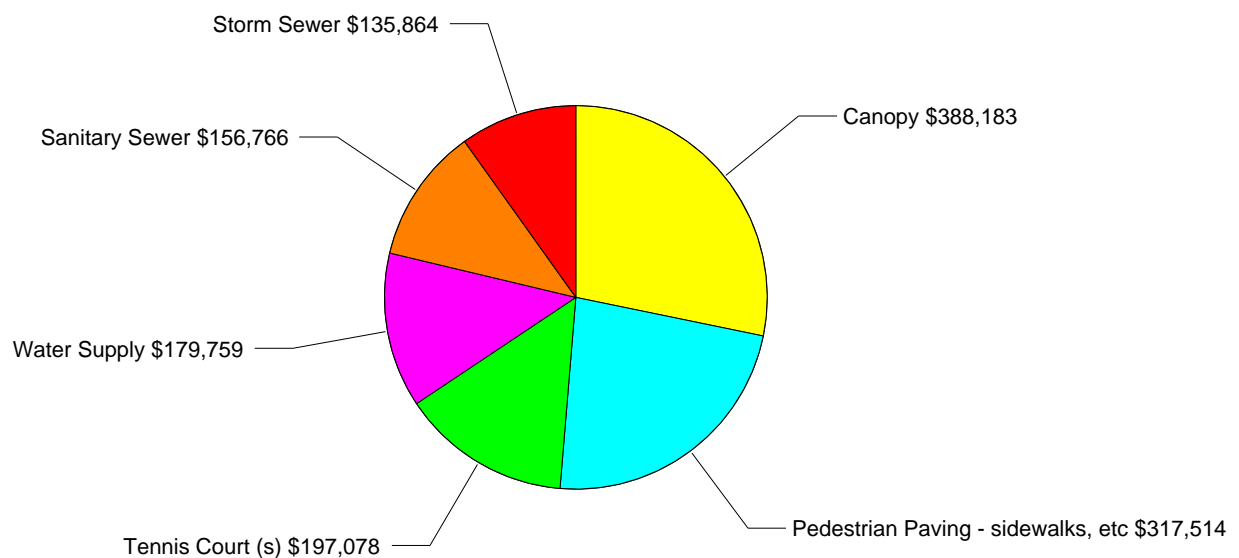


3 - Short Term Conditions (2-3 Years) \$1,375,164

**Site Condition Budget: \$1,375,164**

## Site Condition Deficiencies

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



**Site Condition Budget: \$1,375,164**

Final

## Site Deficiencies Budget Narrative

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

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**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 2010. It has a 25-year service life. Based on the assessment, it is expected to expire in 2035.

**Recommendation:** No action is required.

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**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 2011. It has a 25-year service life. Based on the assessment, it is expected to expire in 2036.

**Recommendation:** No action is required.

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**System:** G2020 - Pedestrian Paving - sidewalks, etc

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1960. It has a 30-year service life which expired in 1990.

**Recommendation:** The system should be replaced.

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**Deficiency**

**Location:** Site

**Distress:** Beyond Expected Life

**Category:** Deferred Maintenance

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

**Notes:** pedestrian paving damaged and beyond expected life

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$317,514

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**System:** G2040 - Baseball Field

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

**Recommendation:** No action is required.

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Final

System: G2040 - Basketball / hard court play area

Analysis: The system is in 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.

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System: G2040 - Canopy

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 1960. It has a 30-year service life which expired in 1990.

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: canopy beyond useful life replace.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$388,183

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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 2004. It has a 10-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

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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 1960. It has a 30-year service life which expired in 1990. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

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System: G2040 - Softball Field

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

Recommendation: No action is required.

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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 1960. It has a 10-year service life which expired in 1970.

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: Tennis Court is cracked, nets missing net supports damaged. System is beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$197,078

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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 2011. It has a 10-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

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System: G2050 - Landscaping

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1998. It has a 10-year service life which expired in 2008.

Recommendation: The system should be replaced.

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System: G3010 - Water Supply

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1960. It has a 50-year service life which expired in 2010.

Recommendation: The system should be replaced.

Final





**Deficiency**

Location: Site  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Short Term Conditions (2-3 Years)  
Notes: Building water supply lines beyond useful life.  
Replace  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$179,759



**System:** G3020 - Sanitary Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1960. It has a 50-year service life which expired in 2010.

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: underground sewer pipe beyond useful life replace.  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$156,766



**System:** G3030 - Storm Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1960. It has a 50-year service life which expired in 2010.

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: storm sewer system beyond useful life. replace  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$135,864

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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 2011. It has a 30-year service life. Based on the assessment, it is expected to expire in 2041.

Recommendation: No action is required.

Final

## Buildings

### Building Name: Auditorium Bld 8-B

Year Built: 1960  
Gross Area (SF): 11,263

The Furr High School Auditorium Building is a 1-story building. Originally built in 1960, there have been no additions and 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	44%	0.00%	\$0
B30 Roofing	67%	0.00%	\$0
C10 Interior Construction	73%	0.00%	\$0
C30 Interior Finishes	100%	0.00%	\$0
D20 Plumbing	66%	36.60%	\$64,059
D30 HVAC	86%	0.00%	\$0
D40 Fire Protection	100%	0.00%	\$0
D50 Electrical	94%	0.00%	\$0
E20 Furnishings	0%	110.00%	\$176,789
		<b>Total:</b>	<b>\$240,848</b>

### Building Condition Budget Detail

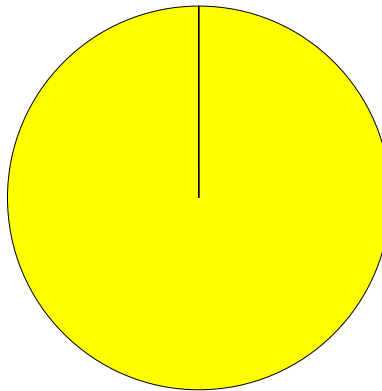
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$8.56	100	1960	2060	\$130,155	-	0.00%	\$0
A1030	Slab on Grade	\$7.38	100	1960	2060	\$112,213	-	0.00%	\$0
B1020	Roof Construction	\$13.86	100	1960	2060	\$210,742	-	0.00%	\$0
B2010	Exterior Walls	\$15.21	75	1960	2035	\$231,269	-	0.00%	\$0
B2020	Exterior Windows	\$10.23	30	2012	2042	\$155,548	100%	0.00%	\$0
B2030	Exterior Doors	\$0.88	30	2012	2042	\$13,380	100%	0.00%	\$0
B3010120	Single Ply Membrane	\$12.81	15	2007	2022	\$194,777	67%	0.00%	\$0
B3020	Roof Openings	\$0.57	30	2007	2037	\$8,667	83%	0.00%	\$0
C1010	Partitions	\$6.27	100	1960	2060	\$95,336	48%	0.00%	\$0
C1020	Interior Doors	\$4.11	40	2012	2052	\$62,493	100%	0.00%	\$0
C1030	Fittings	\$3.07	20	2012	2032	\$46,680	100%	0.00%	\$0
C3010	Wall Finishes	\$5.40	10	2012	2022	\$82,107	100%	0.00%	\$0
C3020	Floor Finishes	\$12.18	20	2012	2032	\$185,198	100%	0.00%	\$0
C3030	Ceiling Finishes	\$9.60	20	2012	2032	\$145,968	100%	0.00%	\$0
D2010	Plumbing Fixtures	\$7.68	30	2012	2042	\$116,775	100%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.76	30	1960	1990	\$11,556	0%	110%	\$12,711
D2030	Sanitary Waste	\$2.62	30	1960	1990	\$39,837	0%	110%	\$43,821
D2040	Rain Water Drainage	\$0.45	30	1960	1990	\$6,842	0%	110%	\$7,526



Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D3010	Energy Supply	\$4.12	30	1960	1990	\$62,645	-	0.00%	\$0
D3040	Distribution Systems	\$10.49	30	2012	2042	\$159,501	100%	0.00%	\$0
D3050	Terminal & Package Units	\$11.62	15	2012	2027	\$176,683	100%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.58	15	2012	2027	\$39,229	100%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.76	30	2012	2042	\$11,556	100%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.10	15	2012	2027	\$1,521	100%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.92	30	2012	2042	\$59,604	100%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$18.87	30	2012	2042	\$286,919	100%	0.00%	\$0
D5030310	Telephone Systems	\$1.05	15	2000	2015	\$15,965	20%	0.00%	\$0
D5030910	Fire Alarm System	\$1.31	10	2012	2022	\$19,919	100%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.70	15	2009	2024	\$10,644	80%	0.00%	\$0
D5030920	LAN System	\$0.70	15	2012	2027	\$10,644	100%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.70	15	2000	2015	\$10,644	20%	0.00%	\$0
D5090	Other Electrical Systems	\$0.89	20	2012	2032	\$13,532	100%	0.00%	\$0
E2010	Fixed Furnishings	\$10.57	20	1960	1980	\$160,717	0%	110%	\$176,789
Total		\$190.02				\$2,889,264	83%	8.34%	\$240,848

## Building Deficiency Priority

### Deficiencies by Priority:



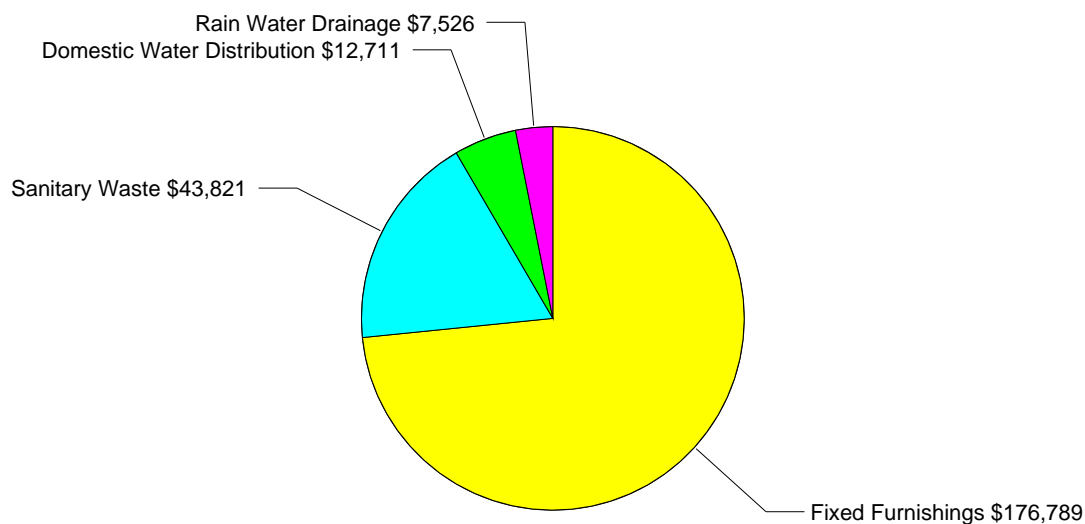
3 - Short Term Conditions (2-3 Years) \$240,848

**Auditorium Bld 8-B Condition Budget: \$240,848**

Final

## Building Condition Deficiencies

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



**Auditorium Bld 8-B Condition Budget: \$240,847**

Final

## Building Condition Deficiencies Narrative

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**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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 and is non-renewable.

**Recommendation:** No action is required.

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**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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 75-year service life. Based on the assessment, it is expected to expire in 2035 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.

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System: B3010120 - Single Ply Membrane

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

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System: B3020 - Roof Openings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

---

System: 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060.

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 2012. It has a 40-year service life. Based on the assessment, it is expected to expire in 2052.

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 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: 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.

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Final

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 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: 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.

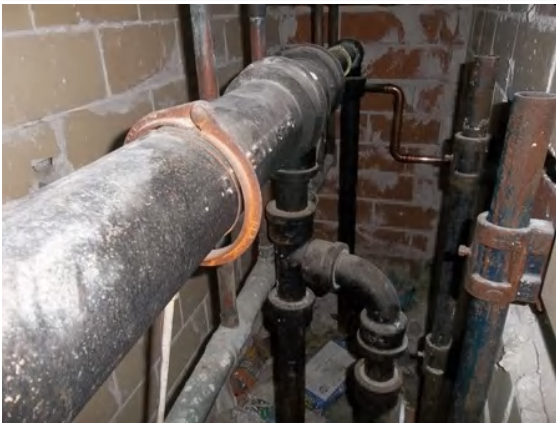
---

System: 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.

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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 1960. It has a 30-year service life which expired in 1990.

Recommendation: The system should be replaced.

---

**Deficiency**

Location: Auditorium Bld 8-B

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Domestic water distribution system beyond useful life. Replace.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$12,711

Final



System: D2030 - Sanitary Waste

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1960. It has a 30-year service life which expired in 1990.

Recommendation: The system should be replaced.

**Deficiency**

Location: Auditorium Bld 8-B

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: sanitary waste system beyond useful life. replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$43,821



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 1960. It has a 30-year service life which expired in 1990.

Recommendation: The system should be replaced.

**Deficiency**

Location: Auditorium Bld 8-B

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Rain water drainage system is damaged and beyond useful life. replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$7,526

System: D3010 - Energy Supply

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1960. It has a 30-year service life which expired in 1990 and is non-renewable.

Recommendation: The system should be replaced.

System: D3040 - Distribution Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 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: 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 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: 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 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: 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 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: 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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

---

Final



System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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.

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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 2012. It has a 10-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

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System: D5030910 - Security System, Camers, Access Control

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2009. It has a 15-year service life. Based on the assessment, it is expected to expire in 2024.

Recommendation: No action is required.

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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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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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.

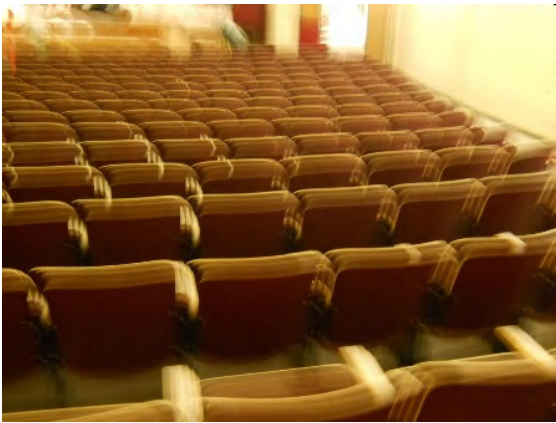
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System: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: E2010 - Fixed Furnishings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1960. It has a 20-year service life which expired in 1980.

Recommendation: The system should be replaced.

**Deficiency**

Location: Auditorium Bld 8-B

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: seating damaged and/or beyond useful life

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$176,789

Final

## Building Name: Auxiliary Gymnasium building 1 G

Year Built: 1960  
Gross Area (SF): 12,905

The Furr High School Auxiliary Gymnasium Building is a 1-story building. Originally built in 1960, there have been no additions but the building has been renovation 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 Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	42%	0.00%	\$0
B30 Roofing	100%	0.00%	\$0
C10 Interior Construction	62%	0.00%	\$0
C20 Stairs	30%	0.00%	\$0
C30 Interior Finishes	100%	0.00%	\$0
D20 Plumbing	54%	49.52%	\$195,855
D30 HVAC	43%	48.19%	\$257,319
D40 Fire Protection	30%	0.00%	\$0
D50 Electrical	100%	0.00%	\$0
E10 Equipment	100%	0.00%	\$0
		<b>Total:</b>	<b>\$453,175</b>

### Building Deficiency Condition Budget Detail

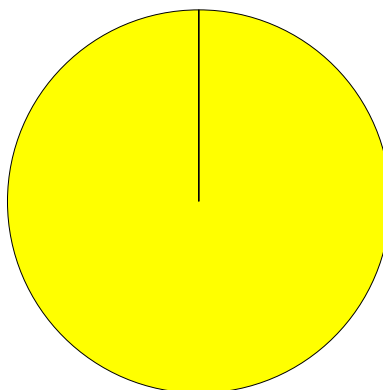
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$12.47	100	1960	2060	\$217,249	-	0.00%	\$0
B1010	Floor Construction	\$10.01	100	1960	2060	\$174,392	-	0.00%	\$0
B1020	Roof Construction	\$6.81	75	1960	2035	\$118,642	-	0.00%	\$0
B2010	Exterior Walls	\$12.47	75	1960	2035	\$217,249	-	0.00%	\$0
B2020	Exterior Windows	\$5.67	30	2012	2042	\$98,781	100%	0.00%	\$0
B2030	Exterior Doors	\$3.41	30	2012	2042	\$59,408	100%	0.00%	\$0
B3010	Roof Coverings	\$8.78	20	2007	2027	\$152,963	-	0.00%	\$0
B3020	Roof Openings	\$0.26	30	2012	2042	\$4,530	100%	0.00%	\$0
C1010	Partitions	\$13.43	100	1960	2060	\$233,974	48%	0.00%	\$0
C1030	Fittings	\$5.30	30	2012	2042	\$92,335	100%	0.00%	\$0
C2010	Stair Construction	\$2.27	75	1960	2035	\$39,547	31%	0.00%	\$0
C3010	Wall Finishes	\$6.81	20	2012	2032	\$118,642	100%	0.00%	\$0
C3020	Floor Finishes	\$7.94	20	2012	2032	\$138,329	100%	0.00%	\$0
C3030	Ceiling Finishes	\$5.67	20	2012	2032	\$98,781	100%	0.00%	\$0
D2010	Plumbing Fixtures	\$10.21	30	2012	2042	\$177,876	100%	0.00%	\$0
D2020	Domestic Water Distribution	\$4.54	30	1960	1990	\$79,095	0%	110%	\$87,004
D2030	Sanitary Waste	\$3.41	30	1960	1990	\$59,408	0%	110%	\$65,349
D2040	Rain Water Drainage	\$2.27	40	1960	2000	\$39,547	0%	110%	\$43,502
D2090	Other Plumbing Systems	\$2.27	30	2012	2042	\$39,547	100%	0.00%	\$0
D3040	Distribution Systems	\$15.88	20	2008	2028	\$276,657	80%	0.00%	\$0
D3060	Controls & Instrumentation	\$3.41	15	1960	1975	\$59,408	0%	100%	\$59,408
D3070	System Test & Balance	\$2.27	10	1960	1970	\$39,547	0%	100%	\$39,547
D3090	Other HVAC Systems/Equip	\$9.09	20	1960	1980	\$158,364	0%	100%	\$158,364
D4030	Fire Protection Specialties	\$0.20	10	2005	2015	\$3,484	30%	0.00%	\$0

Final

Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5010	Electrical Service/Distribution	\$6.81	30	2012	2042	\$118,642	100%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$22.27	30	2012	2042	\$387,982	100%	0.00%	\$0
D5030	Communications and Security	\$2.27	15	2012	2027	\$39,547	100%	0.00%	\$0
D5090	Other Electrical Systems	\$2.27	20	2012	2032	\$39,547	100%	0.00%	\$0
E1090	Other Equipment	\$1.70	20	2012	2032	\$29,617	100%	0.00%	\$0
Total		\$190.17				\$3,313,094	73%	13.68%	\$453,175

## Building Deficiency Priority

### Deficiencies by Priority:

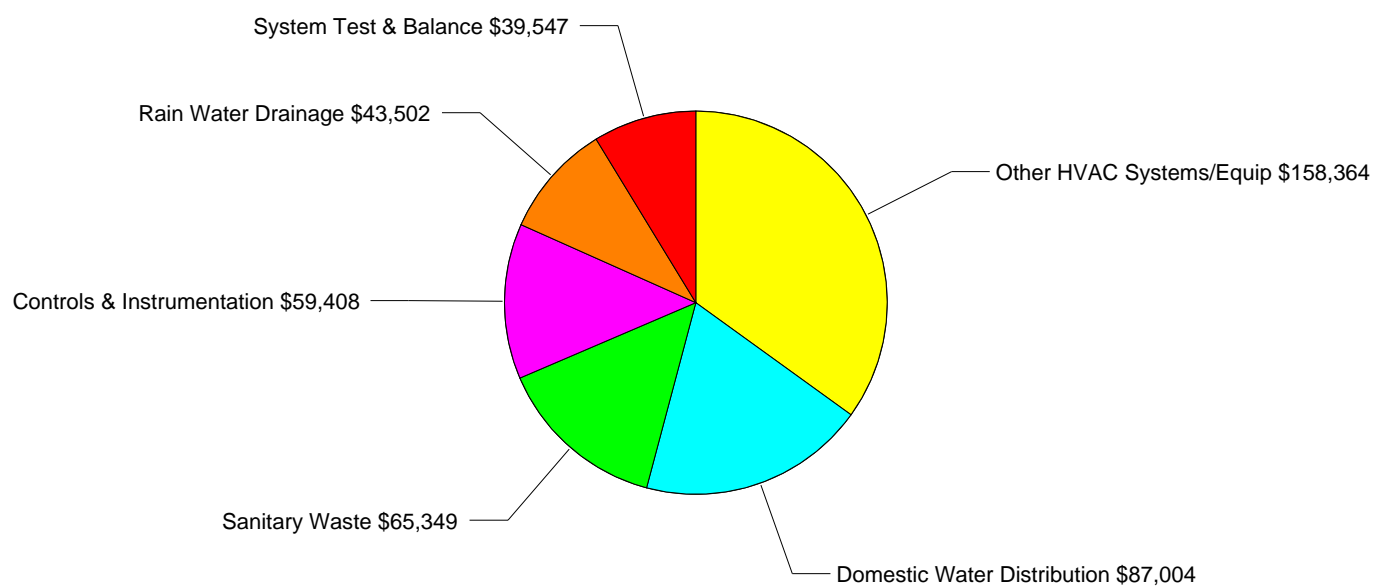


3 - Short Term Conditions (2-3 Years) \$453,175

**Auxiliary Gymnasium building 1 G Condition Budget: \$453,175**

Final

## Building Deficiencies Budget Detail



**Auxiliary Gymnasium building 1 G Condition Budget: \$453,174**

Final

## Building Deficiencies Budget Narrative

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**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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 75-year service life. Based on the assessment, it is expected to expire in 2035 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 1960. It has a 75-year service life. Based on the assessment, it is expected to expire in 2035 and is non-renewable.

**Recommendation:** No action is required.

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**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.

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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 2007. It has a 20-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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System: B3020 - Roof Openings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

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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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060.

Recommendation: No action is required.

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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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

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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 1960. It has a 75-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

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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 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

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Final

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 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

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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.

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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.

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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 1960. It has a 30-year service life which expired in 1990.

Recommendation: The system should be replaced.

---

**Deficiency**

Location: Auxiliary Gymnasium building 1 G

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Domestic water distribution system beyond useful life. Replace.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$87,004

Final





**System:** D2030 - Sanitary Waste

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1960. It has a 30-year service life which expired in 1990.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Auxiliary Gymnasium building 1 G

**Distress:** Beyond Expected Life

**Category:** Deferred Maintenance

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

**Notes:** sanitary waste system beyond useful life. replace

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$65,349



**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 1960. It has a 40-year service life which expired in 2000.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Auxiliary Gymnasium building 1 G

**Distress:** Beyond Expected Life

**Category:** Deferred Maintenance

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

**Notes:** Rain water drainage system is damaged and beyond useful life.

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$43,502

**System:** D2090 - Other Plumbing Systems

**Analysis:** The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

**Recommendation:** No action is required.

Final



System: D3040 - Distribution Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2008. It has a 20-year service life. Based on the assessment, it is expected to expire in 2028.

Recommendation: No action is required.



System: D3060 - Controls & Instrumentation

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 1960. It has a 15-year service life which expired in 1975.

Recommendation: The system should be replaced.

**Deficiency**

Location: Auxiliary Gymnasium building 1 G

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$59,408



System: D3070 - System Test & Balance

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 1960. It has a 10-year service life which expired in 1970.

Recommendation: The system should be replaced.

**Deficiency**

Location: Auxiliary Gymnasium building 1 G

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

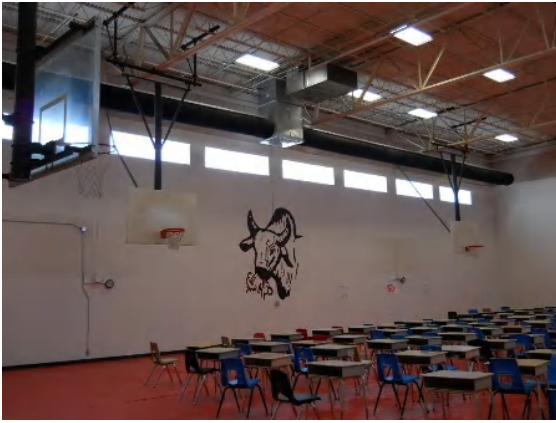
Notes: Test and balance system beyond useful life.  
rebalance

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$39,547

Final



System: D3090 - Other HVAC Systems/Equip

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 1960. It has a 20-year service life which expired in 1980.

Recommendation: The system should be replaced.

**Deficiency**

Location: Auxiliary Gymnasium building 1 G

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: soft duct beyond expected life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$158,364

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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 2005. It has a 10-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

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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 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: 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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

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System: D5030 - Communications and Security

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

Final

**Building Name: Central Plant Bldg 5 E**

Year Built: 1960  
Gross Area (SF): 1,261

The Furr High School Central Plant Building is a 1-story building. Originally built in 1960, there have been no additions, with 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 Deficiency Condition Budget Summary**

Uniformat Classification	RSLI	SCI	Condition Budget
B20 Exterior Enclosure	4%	11.44%	\$7,096
B30 Roofing	75%	0.00%	\$0
C10 Interior Construction	94%	0.00%	\$0
C30 Interior Finishes	73%	0.00%	\$0
D20 Plumbing	0%	105.00%	\$5,327
D30 HVAC	99%	0.00%	\$0
D50 Electrical	99%	0.00%	\$0
		<b>Total:</b>	<b>\$12,423</b>

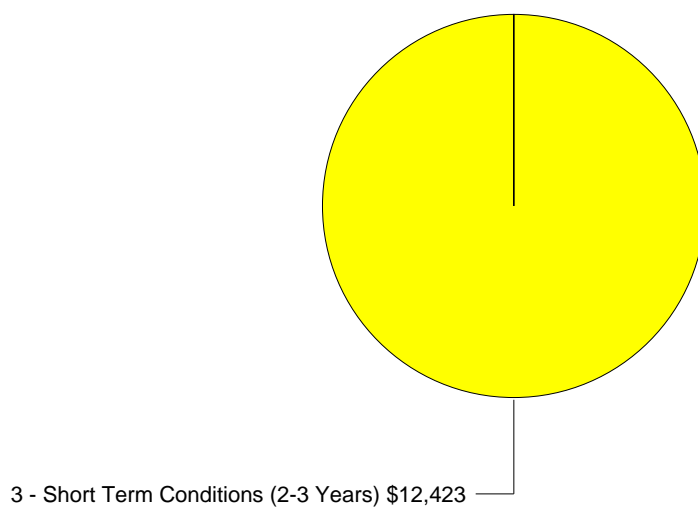
**Building Deficiency Condition Budget Detail**

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$7.86	100	1960	2060	\$13,380	-	0.00%	\$0
A1030	Slab on Grade	\$15.92	100	1960	2060	\$27,101	-	0.00%	\$0
B1020	Roof Construction	\$15.84	100	1960	2060	\$26,965	-	0.00%	\$0
B2010	Exterior Walls	\$30.79	75	1960	2035	\$52,415	-	0.00%	\$0
B2020	Exterior Windows	\$3.97	30	1960	1990	\$6,758	0%	105%	\$7,096
B2030	Exterior Doors	\$1.67	30	2012	2042	\$2,843	100%	0.00%	\$0
B3010	Roof Coverings	\$14.26	20	2007	2027	\$24,276	75%	0.00%	\$0
B3020	Roof Openings	\$1.63	30	2007	2037	\$2,775	83%	0.00%	\$0
C1010	Partitions	\$1.01	100	1960	2060	\$1,719	48%	0.00%	\$0
C1020	Interior Doors	\$8.52	40	2012	2052	\$14,504	100%	0.00%	\$0
C1030	Fittings	\$0.71	20	2012	2032	\$1,209	100%	0.00%	\$0
C3010	Wall Finishes	\$1.99	10	2012	2022	\$3,388	100%	0.00%	\$0
C3020	Floor Finishes	\$2.05	100	1960	2060	\$3,490	48%	0.00%	\$0
D2030	Sanitary Waste	\$2.98	30	1960	1990	\$5,073	0%	105%	\$5,327
D3030	Cooling Generating Systems	\$113	30	2012	2042	\$192,229	100%	0.00%	\$0
D3060	Controls & Instrumentation	\$29.12	20	2012	2032	\$49,572	100%	0.00%	\$0
D3090	Other HVAC Systems/Equip	\$1.42	20	2012	2032	\$2,417	100%	0.00%	\$0
	Electrical								
D5010	Service/Distribution	\$184	30	2012	2042	\$312,568	100%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$6.99	30	2012	2042	\$11,899	100%	0.00%	\$0
	Communications and								
D5030	Security	\$0.89	10	2005	2015	\$1,515	30%	0.00%	\$0
D5090	Other Electrical Systems	\$3.75	20	2012	2032	\$6,384	100%	0.00%	\$0
Total		\$447.90				\$762,483	96%	1.63%	\$12,423

Final

## Building Deficiency Priority

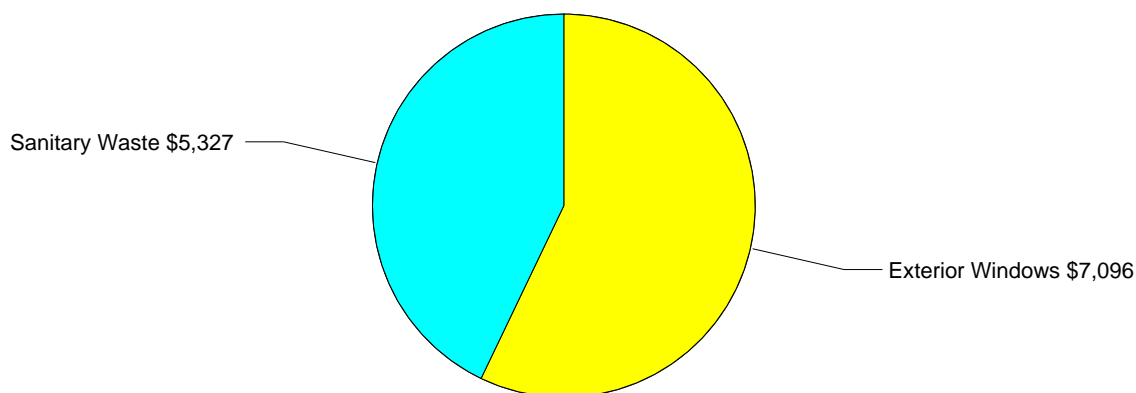
### Deficiencies by Priority:



**Central Plant Bldg 5 E Condition Budget: \$12,423**

Final

## Building Deficiencies Budget Detail



**Central Plant Bldg 5 E Condition Budget: \$12,423**

Final

## Building Deficiencies Budget Narrative

---

**System:** A1010 - Standard Foundations

**Analysis:** The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 75-year service life. Based on the assessment, it is expected to expire in 2035 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 1960. It has a 30-year service life which expired in 1990.

**Recommendation:** The system should be replaced.

---

Final



**Deficiency**

Location: Central Plant Bldg 5 E  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Short Term Conditions (2-3 Years)  
Notes: Louvers damaged and no longer functional.  
Replace

Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$7,096

---

**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 2007. It has a 20-year service life. Based on the assessment, it is expected to expire in 2027.

**Recommendation:** No action is required.

---

**System:** B3020 - Roof Openings

**Analysis:** The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

**Recommendation:** No action is required.

---

**System:** 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060.

**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 2012. It has a 40-year service life. Based on the assessment, it is expected to expire in 2052.

**Recommendation:** No action is required.

Final



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 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: 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.

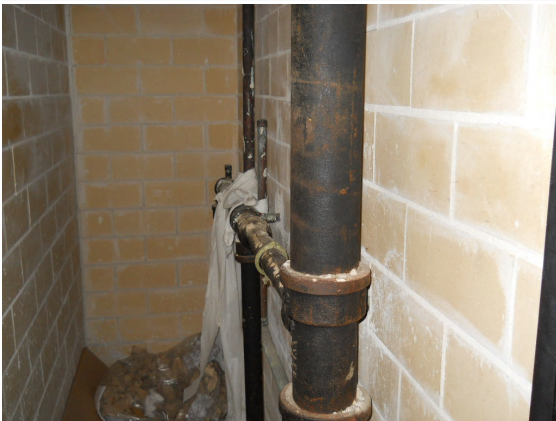
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System: C3020 - Floor Finishes

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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060.

Recommendation: No action is required.

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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 1960. It has a 30-year service life which expired in 1990.

Recommendation: The system should be replaced.

---

**Deficiency**

Location: Central Plant Bldg 5 E

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: sanitary waste system beyond useful life. replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$5,327

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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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

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Final

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

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System: D3090 - Other HVAC Systems/Equip

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

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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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

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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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

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System: D5030 - Communications and Security

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 10-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

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System: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

---

Final

## Building Name: Classroom / Laboratory Building 7 C

Year Built: 1960  
Gross Area (SF): 11,176

The Furr High School Classroom/Laboratory Building is a 1-story building. Originally built in 1960, there have been no additions, with 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 Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	44%	0.00%	\$0
B30 Roofing	68%	0.00%	\$0
C10 Interior Construction	73%	0.00%	\$0
C30 Interior Finishes	100%	0.00%	\$0
D20 Plumbing	66%	36.64%	\$67,713
D30 HVAC	100%	0.00%	\$0
D40 Fire Protection	99%	0.00%	\$0
D50 Electrical	96%	0.00%	\$0
E20 Furnishings	100%	0.00%	\$0
		<b>Total:</b>	<b>\$67,713</b>

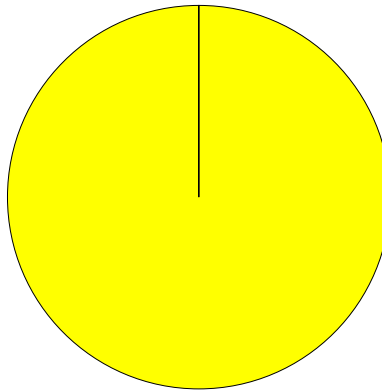
### Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$9.08	100	1960	2060	\$136,995	-	0.00%	\$0
A1030	Slab on Grade	\$7.84	100	1960	2060	\$118,287	-	0.00%	\$0
B1020	Roof Construction	\$14.72	100	1960	2060	\$222,089	-	0.00%	\$0
B2010	Exterior Walls	\$16.17	75	1960	2035	\$243,966	-	0.00%	\$0
B2020	Exterior Windows	\$10.86	30	2012	2042	\$163,851	100%	0.00%	\$0
B2030	Exterior Doors	\$0.93	30	2012	2042	\$14,031	100%	0.00%	\$0
B3010120	Single Ply Membrane	\$13.27	15	2007	2022	\$200,212	67%	0.00%	\$0
B3020	Roof Openings	\$0.61	30	2012	2042	\$9,203	100%	0.00%	\$0
C1010	Partitions	\$6.66	100	1960	2060	\$100,483	48%	0.00%	\$0
C1020	Interior Doors	\$4.37	40	2012	2052	\$65,933	100%	0.00%	\$0
C1030	Fittings	\$3.26	20	2012	2032	\$49,186	100%	0.00%	\$0
C3010	Wall Finishes	\$5.74	10	2012	2022	\$86,603	100%	0.00%	\$0
C3020	Floor Finishes	\$12.92	20	2012	2032	\$194,932	100%	0.00%	\$0
C3030	Ceiling Finishes	\$10.19	20	2012	2032	\$153,743	100%	0.00%	\$0
D2010	Plumbing Fixtures	\$8.17	30	2012	2042	\$123,266	100%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.82	30	1960	1990	\$12,372	0%	110%	\$13,609
D2030	Sanitary Waste	\$2.79	30	1960	1990	\$42,094	0%	110%	\$46,304
D2040	Rain Water Drainage	\$0.47	30	1960	1990	\$7,091	0%	110%	\$7,800
D3040	Distribution Systems	\$11.15	30	2012	2042	\$168,227	100%	0.00%	\$0
D3050	Terminal & Package Units	\$12.34	15	2012	2027	\$186,181	100%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.75	15	2012	2027	\$41,491	100%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.81	30	2012	2042	\$12,221	100%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.11	15	2012	2027	\$1,660	100%	0.00%	\$0
D4090	Other Fire Protection Systems	\$1.11	15	2012	2027	\$16,747	100%	0.00%	\$0
D5010	Electrical Service/Distribution	\$4.16	30	2012	2042	\$62,764	100%	0.00%	\$0

Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5020	Lighting and Branch Wiring	\$20.04	30	2012	2042	\$302,356	100%	0.00%	\$0
D5030310	Telephone Systems	\$1.11	15	2000	2015	\$16,747	20%	0.00%	\$0
D5030910	Fire Alarm System	\$1.39	10	2012	2022	\$20,972	100%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.73	15	2005	2020	\$11,014	53%	0.00%	\$0
D5030920	LAN System	\$0.73	15	2012	2027	\$11,014	100%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.73	15	2012	2027	\$11,014	100%	0.00%	\$0
D5090	Other Electrical Systems	\$0.94	20	2012	2032	\$14,182	100%	0.00%	\$0
E2010	Fixed Furnishings	\$3.00	20	2012	2032	\$45,263	100%	0.00%	\$0
Total		\$189.97				\$2,866,191	91%	2.36%	\$67,713

## Building Deficiency Priority

### Deficiencies by Priority:

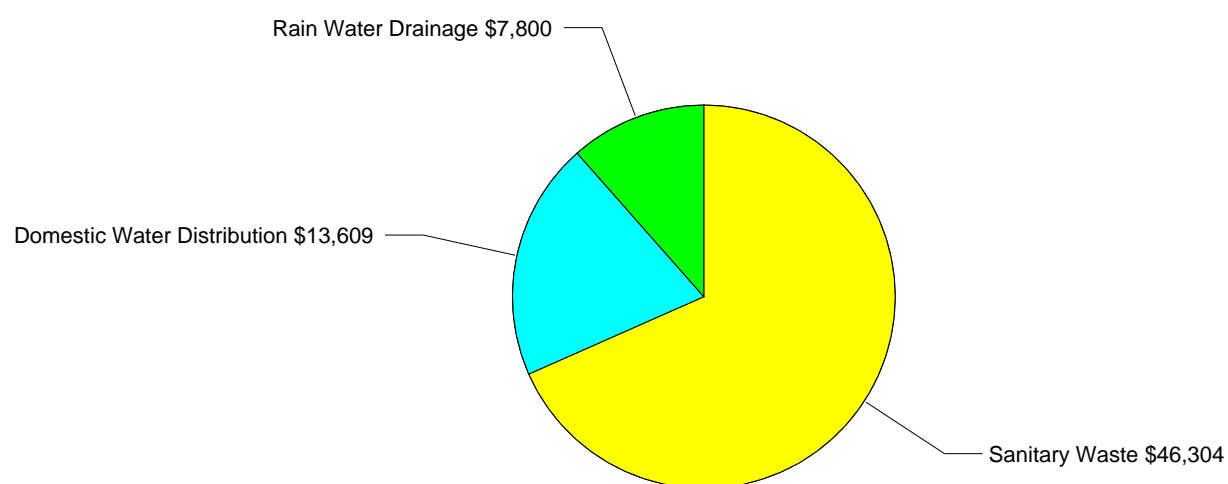


3 - Short Term Conditions (2-3 Years) \$67,713

**Classroom / Laboratory Building 7 C Condition Budget: \$67,713**

Final

## Building Deficiencies Budget Detail



**Classroom / Laboratory Building 7 C Condition Budget: \$67,713**

Final

## Building Deficiencies Budget Narrative

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**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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 and is non-renewable.

**Recommendation:** No action is required.

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**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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 75-year service life. Based on the assessment, it is expected to expire in 2035 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.

---

Final

System: B3010 - Roof Coverings

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

Recommendation: The system should be replaced.

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System: B3010120 - Single Ply Membrane

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

---

System: B3020 - Roof Openings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060.

Recommendation: No action is required.

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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 2012. It has a 40-year service life. Based on the assessment, it is expected to expire in 2052.

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 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

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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.

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Final



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 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

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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.

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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.

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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 1960. It has a 30-year service life which expired in 1990.

Recommendation: The system should be replaced.

---

**Deficiency**

Location: Classroom / Laboratory Building 7 C

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Domestic water distribution system beyond useful life. Replace.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$13,609

Final



System: D2030 - Sanitary Waste

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1960. It has a 30-year service life which expired in 1990.

Recommendation: The system should be replaced.

**Deficiency**

Location: Classroom / Laboratory Building 7 C

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: sanitary waste system beyond useful life. replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$46,304



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 1960. It has a 30-year service life which expired in 1990.

Recommendation: The system should be replaced.

**Deficiency**

Location: Classroom / Laboratory Building 7 C

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Rain water drainage system is damaged and beyond useful life.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$7,800

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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

Final

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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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 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: 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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

---

Final

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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.

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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 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, Camers, Access Control

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

---

System: D5030920 - LAN System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 - 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 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: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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.

Final

**Building Name: Main building 4 A**

Year Built: 1960  
Gross Area (SF): 59,284

The Furr High School Main Building is a 3-story building, originally built in 1960. There have been no additions to the building. Renovations were completed in 2008, and a current 2012 project is underway. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

**Building Deficiency Condition Budget Summary**

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	44%	0.00%	\$0
B30 Roofing	52%	0.00%	\$0
C10 Interior Construction	59%	0.00%	\$0
C20 Stairs	10%	0.00%	\$0
C30 Interior Finishes	100%	0.00%	\$0
D10 Conveying	99%	0.00%	\$0
D20 Plumbing	41%	64.15%	\$928,788
D30 HVAC	81%	0.00%	\$0
D40 Fire Protection	66%	0.00%	\$0
D50 Electrical	97%	0.00%	\$0
E10 Equipment	99%	0.00%	\$0
E20 Furnishings	100%	0.00%	\$0
		<b>Total:</b>	<b>\$928,788</b>

**Building Deficiency Condition Budget Detail**

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$8.37	100	1960	2060	\$669,880	-	0.00%	\$0
A1030	Slab on Grade	\$7.23	100	1960	2060	\$578,641	-	0.00%	\$0
B1010	Floor Construction	\$17.97	100	1960	2060	\$1,438,200	-	0.00%	\$0
B1020	Roof Construction	\$13.57	100	1960	2060	\$1,086,053	-	0.00%	\$0
B2010	Exterior Walls	\$14.92	75	1960	2035	\$1,194,098	-	0.00%	\$0
B2020	Exterior Windows	\$10.03	30	2012	2042	\$802,735	100%	0.00%	\$0
B2030	Exterior Doors	\$0.86	30	2012	2042	\$68,829	100%	0.00%	\$0
B3010120	Single Ply Membrane	\$3.47	15	2004	2019	\$277,716	47%	0.00%	\$0
B3020	Roof Openings	\$0.57	30	2008	2038	\$45,619	87%	0.00%	\$0
C1010	Partitions	\$6.14	40	1960	2000	\$491,405	0%	0.00%	\$0
C1020	Interior Doors	\$4.02	40	2012	2052	\$321,734	100%	0.00%	\$0
C1030	Fittings	\$3.00	20	2012	2032	\$240,100	100%	0.00%	\$0
C2010	Stair Construction	\$3.58	75	1960	2035	\$286,520	31%	0.00%	\$0
C3010	Wall Finishes	\$5.28	10	2012	2022	\$422,576	100%	0.00%	\$0
C3020	Floor Finishes	\$11.92	20	2012	2032	\$953,998	100%	0.00%	\$0
C3030	Ceiling Finishes	\$9.40	20	2012	2032	\$752,314	100%	0.00%	\$0
D1010	Elevators and Lifts	\$3.02	35	2012	2047	\$241,701	100%	0.00%	\$0
D2010	Plumbing Fixtures	\$7.54	30	2012	2042	\$603,452	100%	0.00%	\$0
D2020	Domestic Water Distribution	\$3.19	30	1960	1990	\$255,307	0%	110%	\$280,837
D2030	Sanitary Waste	\$6.93	30	1960	1990	\$554,631	0%	110%	\$610,095
D2040	Rain Water Drainage	\$0.43	30	1960	1990	\$34,414	0%	110%	\$37,856
D3040	Distribution Systems	\$10.29	30	2008	2038	\$823,544	87%	0.00%	\$0
D3050	Terminal & Package Units	\$5.15	15	2006	2021	\$412,172	60%	0.00%	\$0

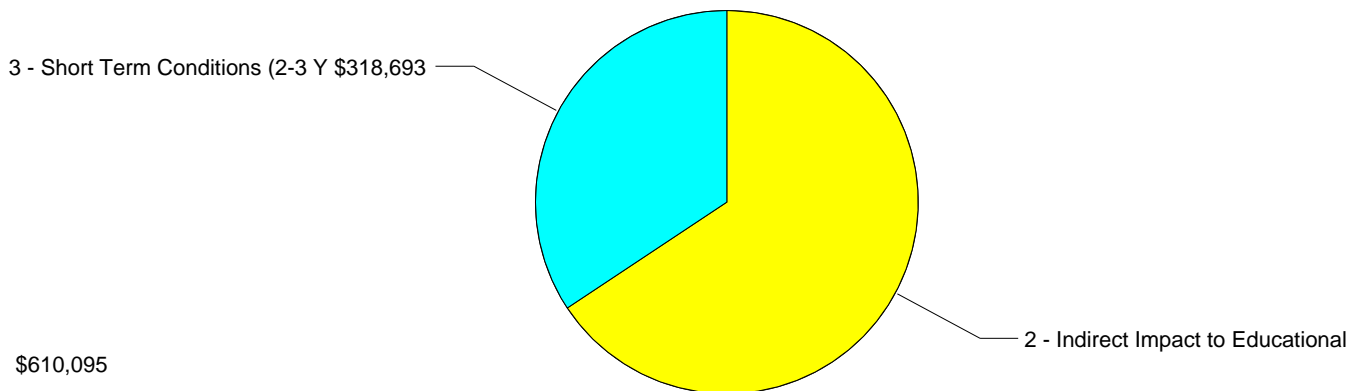
Final



Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D3060	Controls & Instrumentation	\$2.53	15	2012	2027	\$202,485	100%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.74	30	2012	2042	\$59,225	100%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.10	15	2007	2022	\$8,003	67%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.85	30	2012	2042	\$308,129	100%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$18.47	30	2012	2042	\$1,478,217	100%	0.00%	\$0
D5030310	Telephone Systems	\$1.03	15	2000	2015	\$82,434	20%	0.00%	\$0
D5030910	Fire Alarm System	\$1.28	10	2012	2022	\$102,443	100%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.67	15	2012	2027	\$53,622	100%	0.00%	\$0
D5030920	LAN System	\$0.67	15	2012	2027	\$53,622	100%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.67	15	2012	2027	\$53,622	100%	0.00%	\$0
E1020	Institutional Equipment	\$0.34	20	2012	2032	\$27,211	100%	0.00%	\$0
E2010	Fixed Furnishings	\$2.75	20	2012	2032	\$220,092	100%	0.00%	\$0
Total		\$189.98				\$15,204,745	80%	6.11%	\$928,788

## Building Deficiency Priority

### Deficiencies by Priority:

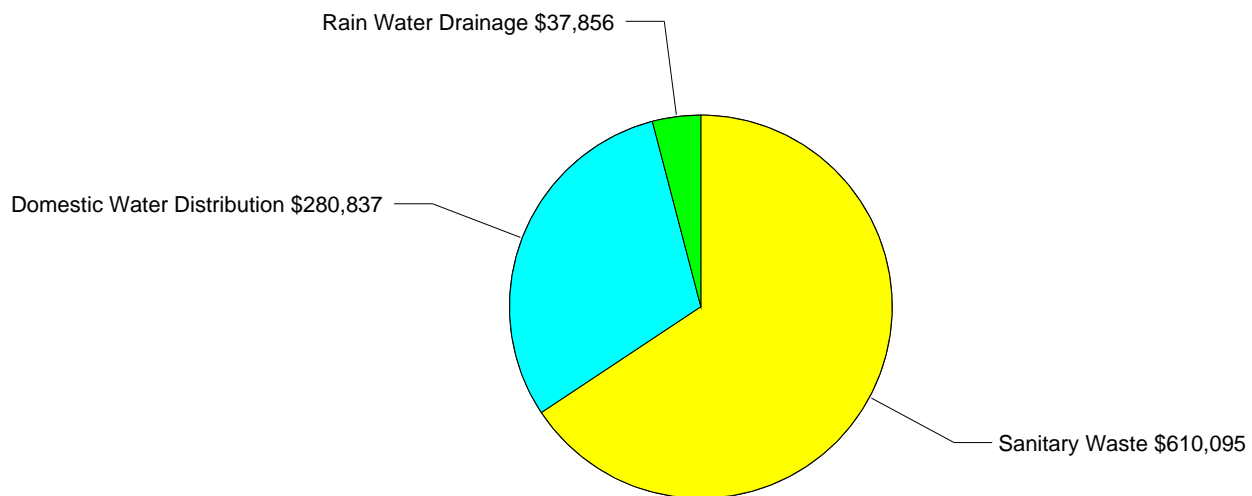


**Main building 4 A Condition Budget: \$928,788**

Final



## Building Deficiencies Budget Detail



**Main building 4 A Condition Budget: \$928,788**

Final

## Building Deficiencies Budget Narrative

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**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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 75-year service life. Based on the assessment, it is expected to expire in 2035 and is non-renewable.

**Recommendation:** No action is required.

---

Final

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: B3010120 - Single Ply Membrane

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

Recommendation: No action is required.

---

System: B3020 - Roof Openings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.

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 1960. It has a 40-year service life which expired in 2000. However, based on the 2009 assessment, the service life has been extended to 2020.

Recommendation: No action is required.

---

Final

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 40-year service life. Based on the assessment, it is expected to expire in 2052.

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 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: 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 1960. It has a 75-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 2012. It has a 10-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

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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 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

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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.

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Final

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 2012. It has a 35-year service life. Based on the assessment, it is expected to expire in 2047.

Recommendation: No action is required.

---

System: D2010 - Plumbing Fixtures

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

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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 1960. It has a 30-year service life which expired in 1990.

Recommendation: The system should be replaced.

---

**Deficiency**

Location: Main building 4 A

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Domestic water distribution system beyond useful life. Replace.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$280,837

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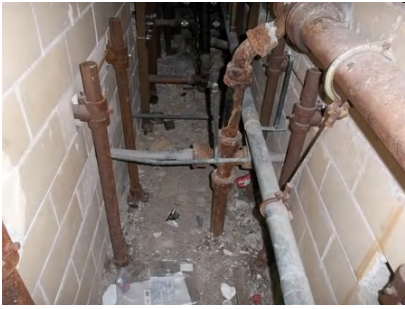
System: D2030 - Sanitary Waste

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 1960. It has a 30-year service life which expired in 1990.

Recommendation: The system should be replaced.

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Final



**Deficiency**

Location: Main building 4 A  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 2 - Indirect Impact to Educational Mission (1 Year)  
Notes: SS is beyond expected service life, reported sewer back up

Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$610,095



**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 1960. It has a 30-year service life which expired in 1990.

Recommendation: The system should be replaced.

**Deficiency**

Location: Main building 4 A  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Short Term Conditions (2-3 Years)  
Notes: Rain water drainage system is damaged and beyond useful life.

Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$37,856

**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 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.

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 2006. It has a 15-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

Final

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

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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 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

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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 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: 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 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: D5030 - Communications and Security

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

Recommendation: The system should be replaced.

---

System: D5030310 - Telephone Systems

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

Recommendation: No action is required.

Final



System: 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, Camers, Access Control

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 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 - 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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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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 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: 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.

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Final

## Building Name: Main Gymnasium Bldg 2 H

Year Built: 1960  
Gross Area (SF): 18,095

The Furr High School Main Gymnasium Building is a 1-story building. Originally built in 1960, there have been no additions, with renovations in started 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 Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	42%	0.00%	\$0
B30 Roofing	100%	0.00%	\$0
C10 Interior Construction	61%	0.00%	\$0
C30 Interior Finishes	100%	0.00%	\$0
D20 Plumbing	49%	56.96%	\$264,652
D30 HVAC	90%	0.00%	\$0
D40 Fire Protection	100%	0.00%	\$0
D50 Electrical	96%	0.00%	\$0
E10 Equipment	100%	0.00%	\$0
		<b>Total:</b>	<b>\$264,652</b>

### Building Deficiency Condition Budget Detail

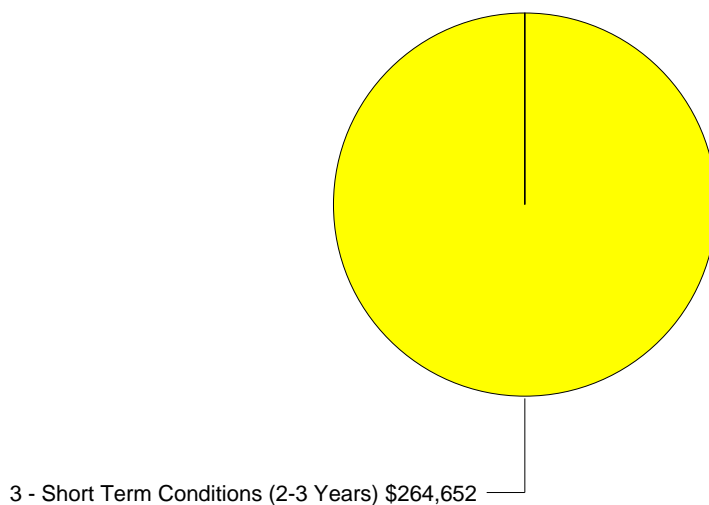
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$11.62	100	1960	2060	\$283,856	-	0.00%	\$0
B1010	Floor Construction	\$9.51	100	1960	2060	\$232,313	-	0.00%	\$0
B1020	Roof Construction	\$6.34	75	1960	2035	\$154,875	-	0.00%	\$0
B2010	Exterior Walls	\$11.62	75	1960	2035	\$283,856	-	0.00%	\$0
B2020	Exterior Windows	\$5.28	30	2012	2042	\$128,981	100%	0.00%	\$0
B2030	Exterior Doors	\$3.17	30	2012	2042	\$77,438	100%	0.00%	\$0
B3010	Roof Coverings	\$8.18	20	2007	2027	\$199,823	-	0.00%	\$0
B3020	Roof Openings	\$0.23	30	2012	2042	\$5,618	100%	0.00%	\$0
C1010	Partitions	\$14.09	100	1960	2060	\$344,194	48%	0.00%	\$0
C1030	Fittings	\$4.93	30	2012	2042	\$120,431	100%	0.00%	\$0
C3010	Wall Finishes	\$6.34	20	2012	2032	\$154,875	100%	0.00%	\$0
C3020	Floor Finishes	\$7.39	20	2012	2032	\$180,525	100%	0.00%	\$0
C3030	Ceiling Finishes	\$5.28	20	2012	2032	\$128,981	100%	0.00%	\$0
D2010	Plumbing Fixtures	\$9.51	30	2012	2042	\$232,313	100%	3.92%	\$9,108
D2020	Domestic Water Distribution	\$4.23	30	1960	1990	\$103,331	0%	110%	\$113,665
D2030	Sanitary Waste	\$3.17	30	1960	1990	\$77,438	0%	110%	\$85,181
D2040	Rain Water Drainage	\$2.11	40	1960	2000	\$51,544	0%	110%	\$56,698
D3020	Heat Generating Systems	\$3.28	30	2012	2042	\$80,125	100%	0.00%	\$0
D3040	Distribution Systems	\$14.80	20	2008	2028	\$361,538	80%	0.00%	\$0
D3060	Controls & Instrumentation	\$3.17	15	2012	2027	\$77,438	100%	0.00%	\$0
D3070	System Test & Balance	\$2.11	10	2012	2022	\$51,544	100%	0.00%	\$0
D3090	Other HVAC Systems/Equip	\$8.46	20	2012	2032	\$206,663	100%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.19	10	2012	2022	\$4,641	100%	0.00%	\$0
D5010	Electrical Service/Distribution	\$6.34	30	2012	2042	\$154,875	100%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$20.74	30	2012	2042	\$506,642	100%	0.00%	\$0

Final

Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5030	Communications and Security	\$2.11	15	2005	2020	\$51,544	53%	0.00%	\$0
D5090	Other Electrical Systems	\$2.11	20	2012	2032	\$51,544	100%	0.00%	\$0
E1020	Institutional Equipment	\$13.74	30	2012	2042	\$335,644	100%	0.00%	\$0
Total		\$190.05				\$4,642,589	85%	5.70%	\$264,652

## Building Deficiency Priority

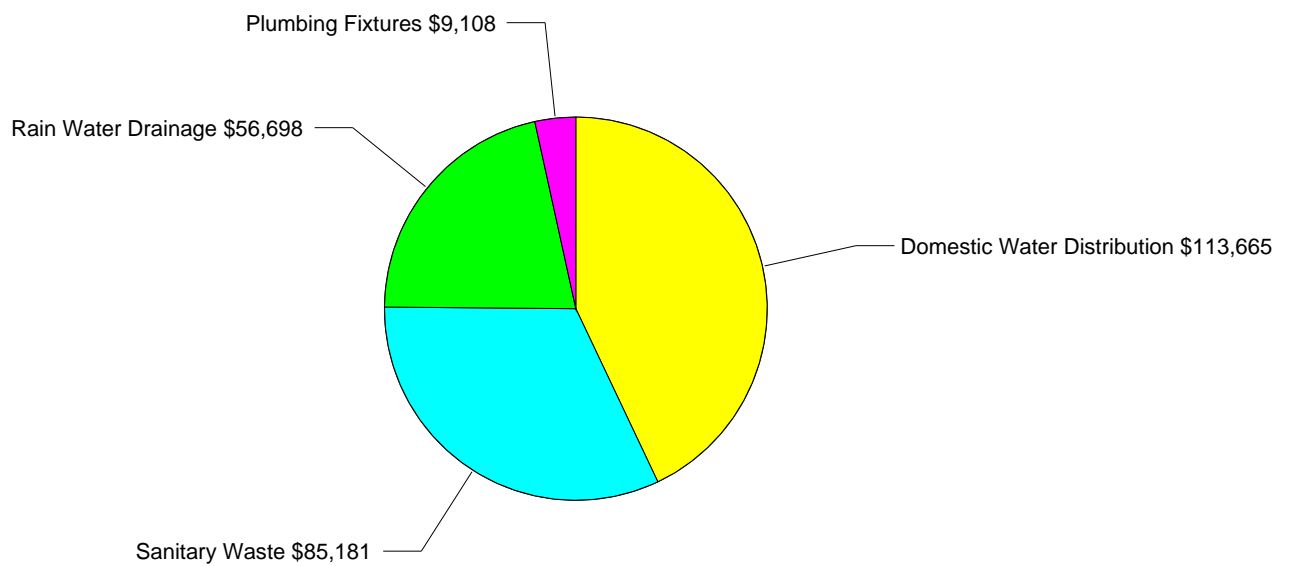
### Deficiencies by Priority:



**Main Gymnasium Bldg 2 H Condition Budget: \$264,652**

Final

## Building Deficiencies Budget Detail



**Main Gymnasium Bldg 2 H Condition Budget: \$264,652**

Final

## Building Deficiencies Budget Narrative

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**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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 and is non-renewable.

**Recommendation:** No action is required.

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**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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 and is non-renewable.

**Recommendation:** No action is required.

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**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 1960. It has a 75-year service life. Based on the assessment, it is expected to expire in 2035 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 1960. It has a 75-year service life. Based on the assessment, it is expected to expire in 2035 and is non-renewable.

**Recommendation:** No action is required.

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**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.

---

Final

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 2007. It has a 20-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

---

System: B3020 - Roof Openings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060.

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 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: 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 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

---

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 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

Final

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: 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. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

**Deficiency**

Location: Main Gymnasium Bldg 2 H

Material: Plumbing Fixtures

Distress: Beyond Useful Life

Category: Deferred Maintenance

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

Notes: Janitors Sinks are beyond useful life and need to be replaced. Sinks are located at two locations in the first floor.

Correction: Replace Custodial sinks

Qty: 2-Ea.

Condition Budget: \$9,108



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 1960. It has a 30-year service life which expired in 1990.

Recommendation: The system should be replaced.

**Deficiency**

Location: Main Gymnasium Bldg 2 H

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Domestic water distribution system beyond useful life. Replace.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$113,665

Final





**System:** D2030 - Sanitary Waste

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1960. It has a 30-year service life which expired in 1990.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Main Gymnasium Bldg 2 H

**Distress:** Beyond Expected Life

**Category:** Deferred Maintenance

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

**Notes:** sanitary waste system beyond useful life. replace

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$85,181



**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 1960. It has a 40-year service life which expired in 2000.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Main Gymnasium Bldg 2 H

**Distress:** Beyond Expected Life

**Category:** Deferred Maintenance

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

**Notes:** Rain water drainage system is damaged and beyond useful life.

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$56,698

**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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

**Recommendation:** No action is required.

Final

System: D3040 - Distribution Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2008. It has a 20-year service life. Based on the assessment, it is expected to expire in 2028.

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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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System: D3070 - System Test & Balance

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: D3090 - Other HVAC Systems/Equip

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

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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 2012. It has a 10-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

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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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

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Final

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: D5030 - Communications and Security

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

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System: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

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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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

Final

## Building Name: Reach Classrooms building 3 F

Year Built: 1960  
Gross Area (SF): 10,094

The Furr High School reach Classroom Building is a 1-story building. Originally built in 1960, there have been no additions, with renovations beginning 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 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	68%	0.00%	\$0
C10 Interior Construction	73%	0.00%	\$0
C30 Interior Finishes	100%	0.00%	\$0
D20 Plumbing	66%	36.60%	\$59,209
D30 HVAC	99%	0.00%	\$0
D40 Fire Protection	27%	0.00%	\$0
D50 Electrical	96%	0.00%	\$0
E10 Equipment	99%	0.00%	\$0
E20 Furnishings	99%	0.00%	\$0
		<b>Total:</b>	<b>\$59,209</b>

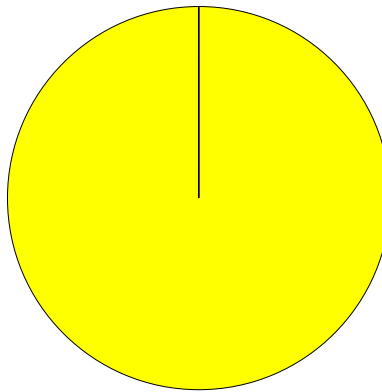
### Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$8.81	100	1960	2060	\$120,053	-	0.00%	\$0
A1030	Slab on Grade	\$7.61	100	1960	2060	\$103,701	-	0.00%	\$0
A2010	Basement Excavation	\$0.24	100	1960	2060	\$3,270	-	0.00%	\$0
A2020	Basement Walls	\$3.49	100	1960	2060	\$47,558	-	0.00%	\$0
B1020	Roof Construction	\$14.28	100	1960	2060	\$194,592	-	0.00%	\$0
B2010	Exterior Walls	\$15.68	75	1960	2035	\$213,670	-	0.00%	\$0
B2020	Exterior Windows	\$10.53	30	2012	2042	\$143,491	100%	0.00%	\$0
B2030	Exterior Doors	\$0.91	30	2012	2042	\$12,400	100%	0.00%	\$0
B3010120	Single Ply Membrane	\$13.56	15	2007	2022	\$184,781	67%	0.00%	\$0
B3020	Roof Openings	\$0.59	30	2012	2042	\$8,040	100%	0.00%	\$0
C1010	Partitions	\$6.45	100	1960	2060	\$87,894	48%	0.00%	\$0
C1020	Interior Doors	\$4.23	40	2012	2052	\$57,642	100%	0.00%	\$0
C1030	Fittings	\$3.15	20	2012	2032	\$42,925	100%	0.00%	\$0
C3010	Wall Finishes	\$5.56	10	2012	2022	\$75,766	100%	0.00%	\$0
C3020	Floor Finishes	\$12.54	20	2012	2032	\$170,881	100%	0.00%	\$0
C3030	Ceiling Finishes	\$9.89	20	2012	2032	\$134,770	100%	0.00%	\$0
D2010	Plumbing Fixtures	\$7.92	30	2012	2042	\$107,925	100%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.79	30	1960	1990	\$10,765	0%	110%	\$11,842
D2030	Sanitary Waste	\$2.71	30	1960	1990	\$36,929	0%	110%	\$40,622
D2040	Rain Water Drainage	\$0.45	30	1960	1990	\$6,132	0%	110%	\$6,745
D3040	Distribution Systems	\$10.81	30	2012	2042	\$147,307	100%	0.00%	\$0
D3050	Terminal & Package Units	\$11.97	15	2012	2027	\$163,114	100%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.66	15	2012	2027	\$36,248	100%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.78	30	2012	2042	\$10,629	100%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.11	15	2012	2027	\$1,499	100%	0.00%	\$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D4090	Other Fire Protection Systems	\$1.07	15	2000	2015	\$14,581	20%	0.00%	\$0
D5010	Electrical Service/Distribution	\$4.04	30	2012	2042	\$55,053	100%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$19.42	30	2012	2042	\$264,634	100%	0.00%	\$0
D5030310	Telephone Systems	\$1.07	15	2000	2015	\$14,581	20%	0.00%	\$0
D5030910	Fire Alarm System	\$1.35	10	2012	2022	\$18,396	100%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.70	15	2005	2020	\$9,539	53%	0.00%	\$0
D5030920	LAN System	\$0.70	15	2012	2027	\$9,539	100%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.70	15	2012	2027	\$9,539	100%	0.00%	\$0
D5090	Other Electrical Systems	\$0.91	20	2012	2032	\$12,400	100%	0.00%	\$0
E1020	Institutional Equipment	\$1.57	20	2012	2032	\$21,394	100%	0.00%	\$0
E2010	Fixed Furnishings	\$2.92	20	2012	2032	\$39,791	100%	0.00%	\$0
Total		\$190.17				\$2,591,428	90%	2.28%	\$59,209

## Building Deficiency Priority

### Deficiencies by Priority:

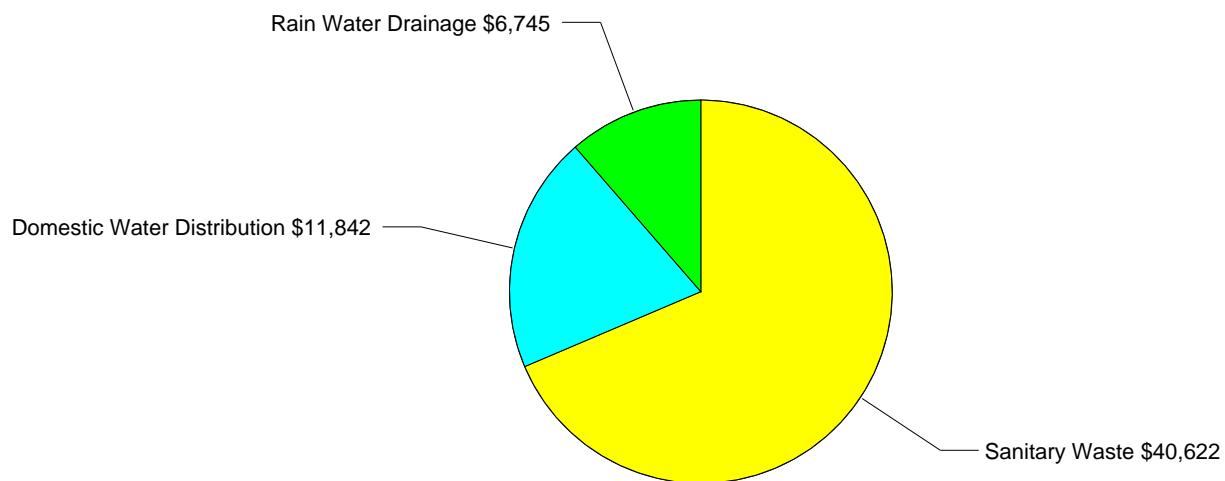


3 - Short Term Conditions (2-3 Years) \$59,209

**Reach Classrooms building 3 F Condition Budget: \$59,209**

Final

## Building Deficiencies Budget Detail



**Reach Classrooms building 3 F Condition Budget: \$59,209**

Final

## Building Deficiencies Budget Narrative

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**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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 and is non-renewable.

**Recommendation:** No action is required.

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**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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 and is non-renewable.

**Recommendation:** No action is required.

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**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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 and is non-renewable.

**Recommendation:** No action is required.

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Final



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 1960. It has a 75-year service life. Based on the assessment, it is expected to expire in 2035 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.

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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.

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System: B3010120 - Single Ply Membrane

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

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System: B3020 - Roof Openings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060.

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 2012. It has a 40-year service life. Based on the assessment, it is expected to expire in 2052.

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 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: 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 is in 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: 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: 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.

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Final



**System:** D2020 - Domestic Water Distribution

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1960. It has a 30-year service life which expired in 1990.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Reach Classrooms building 3 F

**Distress:** Beyond Expected Life

**Category:** Deferred Maintenance

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

**Notes:** Domestic water distribution system beyond useful life. Replace.

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$11,842



**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 1960. It has a 30-year service life which expired in 1990.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Reach Classrooms building 3 F

**Distress:** Beyond Expected Life

**Category:** Deferred Maintenance

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

**Notes:** sanitary waste system beyond useful life. replace

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$40,622

**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 1960. It has a 30-year service life which expired in 1990.

**Recommendation:** The system should be replaced.



**Deficiency**

Location: Reach Classrooms building 3 F  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Short Term Conditions (2-3 Years)  
Notes: Rain water drainage system is damaged and beyond useful life.  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$6,745

---

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 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: 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 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: 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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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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 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: 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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

---

Final

System: D4090 - Other Fire Protection Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 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: 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 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: D5030 - Communications and Security

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

Recommendation: The system should be replaced.

---

System: D5030310 - Telephone Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 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, Camers, Access Control

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

---

System: D5030920 - LAN System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 - 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 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: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 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: 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.

---

Final



## Building Name: Student Dining building 6 D

Year Built: 1960  
Gross Area (SF): 20,250

The Furr High School Student Dining Building is a 1-story building. Originally built in 1960, there have been no additions, with renovations that began 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 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	68%	0.00%	\$0
C10 Interior Construction	72%	0.00%	\$0
C30 Interior Finishes	100%	0.00%	\$0
D20 Plumbing	68%	34.44%	\$125,698
D30 HVAC	89%	0.00%	\$0
D40 Fire Protection	100%	0.00%	\$0
D50 Electrical	97%	0.00%	\$0
E10 Equipment	99%	0.00%	\$0
E20 Furnishings	100%	0.00%	\$0
		<b>Total:</b>	<b>\$125,698</b>

### Building Deficiency Condition Budget Detail

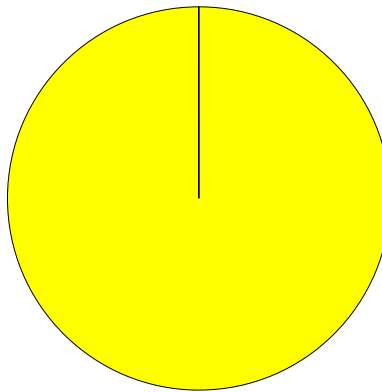
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$9.32	100	1960	2060	\$254,786	-	0.00%	\$0
A1030	Slab on Grade	\$8.06	100	1960	2060	\$220,340	-	0.00%	\$0
A2010	Basement Excavation	\$0.26	100	1960	2060	\$7,108	-	0.00%	\$0
A2020	Basement Walls	\$3.70	100	1960	2060	\$101,149	-	0.00%	\$0
B1020	Roof Construction	\$15.12	100	1960	2060	\$413,343	-	0.00%	\$0
B2010	Exterior Walls	\$16.61	75	1960	2035	\$454,076	-	0.00%	\$0
B2020	Exterior Windows	\$11.16	30	2012	2042	\$305,087	100%	0.00%	\$0
B2030	Exterior Doors	\$0.95	30	2012	2042	\$25,971	100%	0.00%	\$0
B3010120	Single Ply Membrane	\$14.36	15	2007	2022	\$392,567	67%	0.00%	\$0
B3020	Roof Openings	\$0.63	30	2012	2042	\$17,223	100%	0.00%	\$0
C1010	Partitions	\$7.31	100	1960	2060	\$199,837	48%	0.00%	\$0
C1020	Interior Doors	\$4.48	40	2012	2052	\$122,472	100%	0.00%	\$0
C1030	Fittings	\$3.35	20	2012	2032	\$91,581	100%	0.00%	\$0
C3010	Wall Finishes	\$5.90	10	2012	2022	\$161,291	100%	0.00%	\$0
C3020	Floor Finishes	\$13.27	20	2012	2032	\$362,769	100%	0.00%	\$0
C3030	Ceiling Finishes	\$10.47	20	2012	2032	\$286,224	100%	0.00%	\$0
D2010	Plumbing Fixtures	\$8.39	30	2012	2042	\$229,362	100%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.84	30	1960	1990	\$22,964	0%	110%	\$25,260
D2030	Sanitary Waste	\$2.86	30	1960	1990	\$78,185	0%	110%	\$86,004
D2040	Rain Water Drainage	\$0.48	30	1960	1990	\$13,122	0%	110%	\$14,434
D2090	Other Plumbing Systems- Nat Gas	\$0.78	20	2012	2032	\$21,323	100%	0.00%	\$0
D3040	Distribution Systems	\$11.44	30	2008	2038	\$312,741	87%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.82	15	2012	2027	\$77,092	100%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.82	30	2012	2042	\$22,417	100%	0.00%	\$0



Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D4030	Fire Protection Specialties	\$0.11	15	2012	2027	\$3,007	100%	0.00%	\$0
D4090	Other Fire Protection Systems	\$1.14	15	2012	2027	\$31,165	100%	0.00%	\$0
D5010	Electrical Service/Distribution	\$4.28	30	2012	2042	\$117,005	100%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$20.57	30	2012	2042	\$562,332	100%	0.00%	\$0
D5030310	Telephone Systems	\$1.14	15	2005	2020	\$31,165	53%	0.00%	\$0
D5030910	Fire Alarm System	\$1.43	10	2012	2022	\$39,093	100%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.75	15	2005	2020	\$20,503	53%	0.00%	\$0
D5030920	LAN System	\$0.75	15	2012	2027	\$20,503	100%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.75	15	2012	2027	\$20,503	100%	0.00%	\$0
D5090	Other Electrical Systems	\$0.97	20	2012	2032	\$26,517	100%	0.00%	\$0
E1020	Institutional Equipment	\$1.66	20	2012	2032	\$45,380	100%	0.00%	\$0
E2010	Fixed Furnishings	\$3.08	20	2012	2032	\$84,200	100%	0.00%	\$0
Total		\$190.01				\$5,194,398	89%	2.42%	\$125,698

## Building Deficiency Priority

### Deficiencies by Priority:

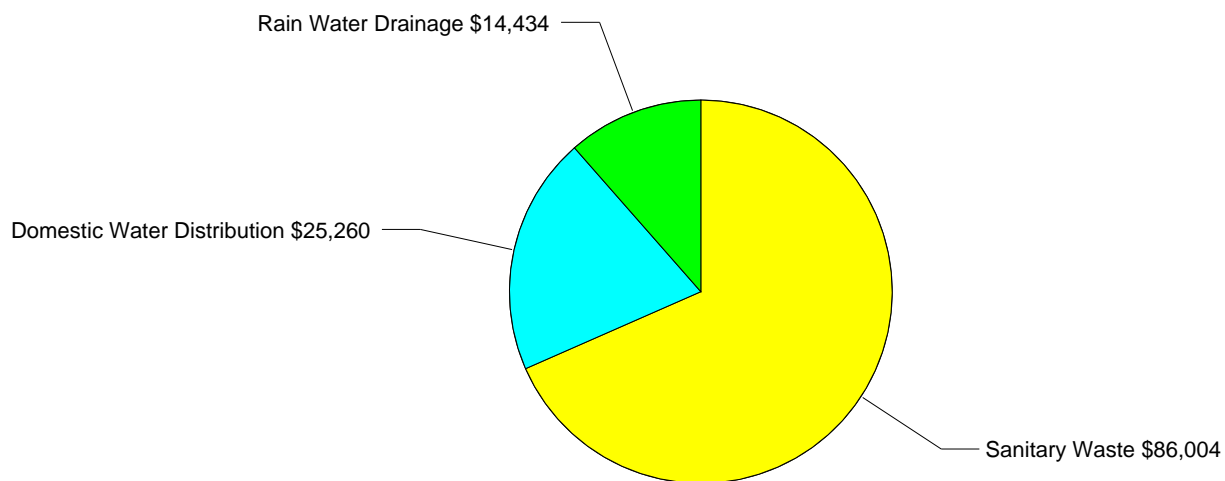


3 - Short Term Conditions (2-3 Years) \$125,698

**Student Dining building 6 D Condition Budget: \$125,698**

Final

## Building Deficiencies Budget Detail



**Student Dining building 6 D Condition Budget: \$125,698**

Final

## Building Deficiencies Budget Narrative

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**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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 and is non-renewable.

**Recommendation:** No action is required.

---

Final

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 1960. It has a 75-year service life. Based on the assessment, it is expected to expire in 2035 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.

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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.

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System: B3010120 - Single Ply Membrane

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 15-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

---

System: B3020 - Roof Openings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060.

Recommendation: No action is required.

---

Final

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 40-year service life. Based on the assessment, it is expected to expire in 2052.

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 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

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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.

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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 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

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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.

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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.

---

Final



**System:** D2020 - Domestic Water Distribution

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1960. It has a 30-year service life which expired in 1990.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Student Dining building 6 D

**Distress:** Beyond Expected Life

**Category:** Deferred Maintenance

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

**Notes:** Domestic water distribution system beyond useful life. Replace.

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$25,260



**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 1960. It has a 30-year service life which expired in 1990.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Student Dining building 6 D

**Distress:** Beyond Expected Life

**Category:** Deferred Maintenance

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

**Notes:** sanitary waste system beyond useful life. replace

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$86,004

**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 1960. It has a 30-year service life which expired in 1990.

**Recommendation:** The system should be replaced.



**Deficiency**

Location: Student Dining building 6 D  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Short Term Conditions (2-3 Years)  
Notes: Rain water drainage system is damaged and beyond useful life.  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$14,434

---

System: D2090 - Other Plumbing Systems-Nat Gas

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

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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 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.

Recommendation: No action is required.

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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 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: 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 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: 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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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Final



System: D4090 - Other Fire Protection Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 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: 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 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: D5030 - Communications and Security

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

Recommendation: The system should be replaced.

---

System: D5030310 - Telephone Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

---

System: D5030910 - Fire Alarm System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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, Camers, Access Control

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

---

System: D5030920 - LAN System

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 - 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 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: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 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: 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.

---

Final

**Building Name: Woodshop Building 09 I**

Year Built: 1960  
Gross Area (SF): 3,130

The Furr High School Woodshop Building is a 1-story building. Originally built in 1960, there have been no additions, with 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 Deficiency Condition Budget Summary**

Uniformat Classification	RSI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	44%	0.00%	\$0
B30 Roofing	80%	0.00%	\$0
C10 Interior Construction	73%	0.00%	\$0
C30 Interior Finishes	76%	0.00%	\$0
D10 Conveying	0%	0.00%	\$0
D20 Plumbing	99%	0.00%	\$0
D30 HVAC	100%	0.00%	\$0
D40 Fire Protection	99%	0.00%	\$0
D50 Electrical	99%	0.00%	\$0
E10 Equipment	0%	110.00%	\$4,880
E20 Furnishings	100%	0.00%	\$0
		<b>Total:</b>	<b>\$4,880</b>

**Building Deficiency Condition Budget Detail**

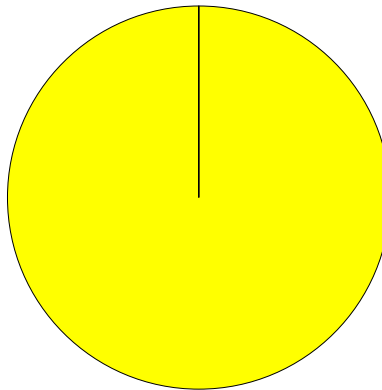
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSI	SCI	Condition Budget
A1010	Standard Foundations	\$10.29	100	1960	2060	\$43,480	-	0.00%	\$0
A1030	Slab on Grade	\$8.90	100	1960	2060	\$37,607	-	0.00%	\$0
B1020	Roof Construction	\$16.69	100	1960	2060	\$70,524	-	0.00%	\$0
B2010	Exterior Walls	\$18.33	75	1960	2035	\$77,453	-	0.00%	\$0
B2020	Exterior Windows	\$12.31	30	2012	2042	\$52,016	100%	0.00%	\$0
B2030	Exterior Doors	\$1.05	30	2012	2042	\$4,437	100%	0.00%	\$0
B3010105	Built-Up	\$15.85	25	2007	2032	\$66,974	80%	0.00%	\$0
B3020	Roof Openings	\$0.69	30	2007	2037	\$2,916	83%	0.00%	\$0
C1010	Partitions	\$7.54	100	1960	2060	\$31,860	48%	0.00%	\$0
C1020	Interior Doors	\$4.95	40	2012	2052	\$20,916	100%	0.00%	\$0
C1030	Fittings	\$3.70	20	2012	2032	\$15,634	100%	0.00%	\$0
C3010	Wall Finishes	\$6.50	10	2012	2022	\$27,466	100%	0.00%	\$0
C3020	Floor Finishes	\$14.65	100	1960	2060	\$61,904	48%	0.00%	\$0
C3030	Ceiling Finishes	\$11.56	20	2012	2032	\$48,847	100%	0.00%	\$0
D1020	Escalators and Moving Walks	\$29.64	25	1960	1985	\$1,200	0%	0.00%	\$0
D2010	Plumbing Fixtures	\$9.26	30	2012	2042	\$39,128	100%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.93	30	2012	2042	\$3,930	100%	0.00%	\$0
D2030	Sanitary Waste	\$3.16	30	2012	2042	\$13,353	100%	0.00%	\$0
D2040	Rain Water Drainage	\$0.53	30	2012	2042	\$2,240	100%	0.00%	\$0
D3040	Distribution Systems	\$12.63	30	2012	2042	\$53,368	100%	0.00%	\$0
D3050	Terminal & Package Units	\$13.99	15	2012	2027	\$59,115	100%	0.00%	\$0
D3060	Controls & Instrumentation	\$3.11	15	2012	2027	\$13,141	100%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.91	30	2012	2042	\$3,845	100%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.12	15	2012	2027	\$507	100%	0.00%	\$0

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Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D4090	Other Fire Protection Systems	\$1.25	15	2012	2027	\$5,282	100%	0.00%	\$0
D5030310	Telephone Systems	\$1.25	15	2012	2027	\$5,282	100%	0.00%	\$0
D5030910	Fire Alarm System	\$1.57	10	2012	2022	\$6,634	100%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.82	15	2012	2027	\$3,465	100%	0.00%	\$0
D5030920	LAN System	\$0.82	15	2012	2027	\$3,465	100%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.82	15	2012	2027	\$3,465	100%	0.00%	\$0
D5090	Other Electrical Systems	\$1.07	20	2012	2032	\$4,521	100%	0.00%	\$0
E1090	Other Equipment	\$1.05	20	1960	1980	\$4,437	0%	110%	\$4,880
E2010	Fixed Furnishings	\$3.40	20	2012	2032	\$14,367	100%	0.00%	\$0
Total		\$219.34				\$802,778	72%	0.61%	\$4,880

## Building Deficiency Priority

### Deficiencies by Priority:

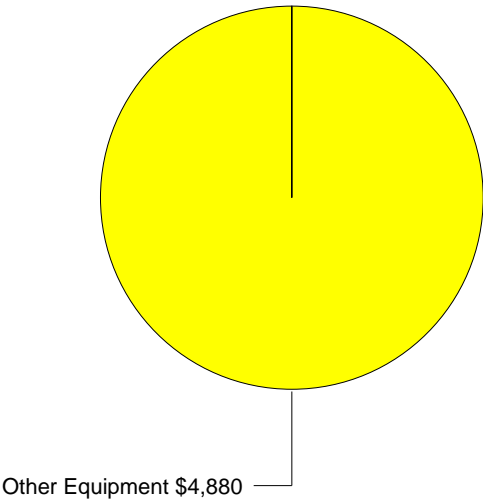


3 - Short Term Conditions (2-3 Years) \$4,880

**Woodshop Building 09 I Condition Budget: \$4,880**

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Building Deficiencies Budget Detail



Woodshop Building 09 I Condition Budget: \$4,880

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## Building Deficiencies Budget Narrative

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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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 and is non-renewable.

Recommendation: No action is required.

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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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 and is non-renewable.

Recommendation: No action is required.

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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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 and is non-renewable.

Recommendation: No action is required.

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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 1960. It has a 75-year service life. Based on the assessment, it is expected to expire in 2035 and is non-renewable.

Recommendation: No action is required.

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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.

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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.

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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.

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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 2007. It has a 25-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

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System: B3020 - Roof Openings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 30-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

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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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060.

Recommendation: No action is required.

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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 2012. It has a 40-year service life. Based on the assessment, it is expected to expire in 2052.

Recommendation: No action is required.

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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 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

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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.

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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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060.

Recommendation: No action is required.

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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.

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System: D1020 - Escalators and Moving Walks

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 1960. It has a 25-year service life which expired in 1985.

Recommendation: The system should be replaced.

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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.

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System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

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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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

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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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

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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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

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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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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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 2012. It has a 30-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.

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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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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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.

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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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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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.

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System: D5030910 - Security System, Camers, Access Control

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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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 2012. It has a 15-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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System: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: E1090 - Other Equipment

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1960. It has a 20-year service life which expired in 1980.

Recommendation: The system should be replaced.

**Deficiency**

Location: Woodshop Building 09 I

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: sawdust vacuum system inoperative. Repair or replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$4,880

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.

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**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	

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## Glossary

Abandoned Building	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 corrective actions due to packaging the work.
Condition Score	Condition Score is a factor used in the calculation of School Score expressed as
Correction	Correction refers to an assessor's recommended deficiency repair or replacement action. For any system or element deficiency, there can be multiple and alternative solutions for its repair or replacement. A Correction is user defined and tied to a material defined in a Unifomat II element, or system it is intended to address. It excludes other peripheral costs that may also be included in the packaging of repair, replacement or renewal improvements that may also be triggered by the deficiency correction.
Criteria	Criteria refers to the set of requirements, guidelines or standards that are assessed and rated to develop a score.
Current Period	The Current Period is the current year plus a user defined number of forward years.
Current Replacement Value (CRV)	Current Replacement Value (CRV), also known as Replacement Value represents the hypothetical total cost of rebuilding or replacing an existing facility in current dollars to an optimal state-of-the-art condition under current codes and construction standards and techniques.
Deferred maintenance	Deferred maintenance is condition work (excluding suitability and technology readiness needs) deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
Deficiency	A deficiency is a repair item that is damaged, missing, inadequate or insufficient for an intended purpose.
Distress	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 Unifomat.
Extended Facility Condition Index (EFCI)	Extended Facility Condition Index (EFCI) is calculated as the condition needs for the current year plus facility system renewal for user defined forward years (the Current Period) divided by Current Replacement Value.
Facility	A facility refers to site(s), building(s), or building addition(s), or combinations thereof that provide a particular service or support of an educational purpose.

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



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

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