

School Assessment Report



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

Final

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Executive Summary

School Name: Sterling High School

Number of Buildings:	5
Gross Area (SF):	209,740
Replacement Value:	\$58,139,034
Condition Budget:	\$23,724,039
Total FCI:	40.81%
Total RSLI:	15%
Total CFI:	40.8%
Condition Score:	59.19
Suitability, Educational Score:	60.27
Suitability, Tech Read Score:	50.8
Suitability, Total Score:	58.38
School Score:	58.78



Summary:

The Sterling High School was constructed in 1965. The site is occupied by 5 permanent structures and 7 Temporary classroom. Campus site features include; paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, fencing, track, practice baseball and practice football field. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features.

Condition Budget Summary

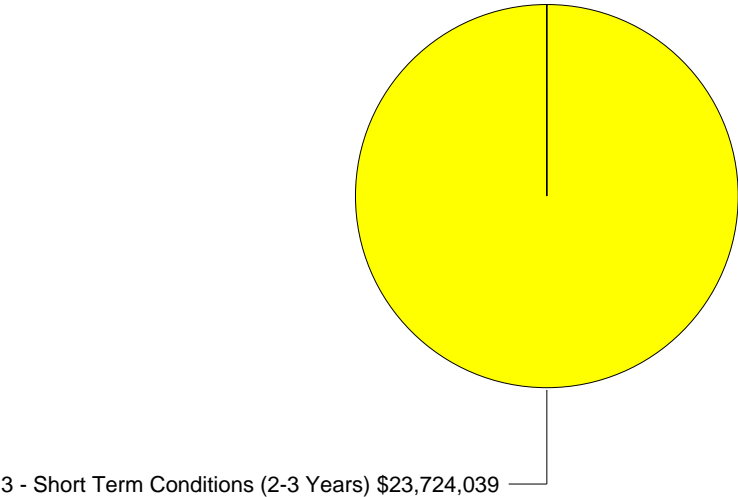
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based 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%	3.31%	\$131,113
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	2%	40.07%	\$2,632,306
B30 Roofing	20%	0.00%	\$0
C10 Interior Construction	30%	44.56%	\$1,566,234
C20 Stairs	44%	0.00%	\$0
C30 Interior Finishes	27%	33.28%	\$4,199,281
D10 Conveying	62%	0.00%	\$0
D20 Plumbing	5%	65.68%	\$2,103,718
D30 HVAC	27%	79.72%	\$5,025,239
D40 Fire Protection	43%	0.00%	\$0
D50 Electrical	10%	72.36%	\$5,022,598
E10 Equipment	14%	69.74%	\$144,480
E20 Furnishings	7%	81.20%	\$766,391
G20 Site Improvements	5%	70.99%	\$2,132,678
G30 Site Mechanical Utilities	6%	0.00%	\$0

Unifomat Classification	RSLI	SCI	Condition Budget
G40 Site Electrical Utilities	26%	0.00%	\$0
		Total:	\$23,724,039

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Building A	79,100	45.1%	\$0	\$0	\$9,110,771	\$0	\$0	\$9,110,771
Building B	64,232	44.3%	\$0	\$0	\$7,286,771	\$0	\$0	\$7,286,771
Building C	36,586	42.6%	\$0	\$0	\$4,012,928	\$0	\$0	\$4,012,928
Building D Main Office	18,562	22.6%	\$0	\$0	\$1,077,524	\$0	\$0	\$1,077,524
Building E Gymnasium Site	11,260	3.6%	\$0	\$0	\$103,367	\$0	\$0	\$103,367
Total:	209,740	40.8%	\$0	\$0	\$23,724,039	\$0	\$0	\$23,724,039



School Condition Budget: \$23,724,039

Final

Educational Suitability Summary

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

Final

Site

Site Summary

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



Site Acreage		Condition Budget:	\$2,132,678
Replacement Value:	\$4,419,956	Total FCI:	48.25%
		Total RSLI:	9%

Site:
The Sterling High School site was originally constructed in 1965. The site is occupied by 5 permanent structures and 7 T-Buildings. Campus site features include; paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, fencing, track, practice baseball and practice football field. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report 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	5%	70.99%	\$2,132,678
G30 Site Mechanical Utilities	6%	0.00%	\$0
G40 Site Electrical Utilities	26%	0.00%	\$0
		Total:	\$2,132,678

Final

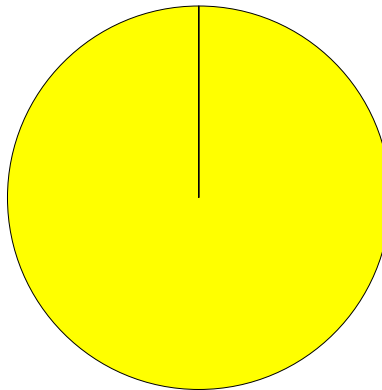
Site Deficiencies Budget Detail

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.

Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	\$1.56	25	1980	2005	\$441,712	0%	110%	\$485,884
G2020	Parking Lots	\$4.01	25	1980	2005	\$1,135,427	0%	100%	\$1,135,427
G2020	Pedestrian Paving - sidewalks, etc	\$0.76	30	1980	2010	\$215,193	0%	110%	\$236,713
G2040	Baseball Field	\$0.12	30			\$33,978	0%	0.00%	\$0
G2040	Basketball / hard court play area	\$0.42	10	1965	1975	\$118,923	0%	100%	\$118,923
G2040	Canopy	\$0.45	30	1965	1995	\$127,417	0%	100%	\$127,417
G2040	Football Field Natural Turf	\$0.10	10	2000	2010	\$28,315	0%	100%	\$28,315
G2040	Site Development	\$1.15	30	1980	2010	\$325,621	0%	0.00%	\$0
G2040	Track Synthetic Surface - Resurface only	\$0.55	10	2008	2018	\$155,732	60%	0.00%	\$0
G2050	Landscaping	\$1.49	10	2000	2010	\$421,892	-	0.00%	\$0
G3010	Water Supply	\$0.65	50	1965	2015	\$184,047	6%	0.00%	\$0
G3020	Sanitary Sewer	\$1.25	50	1965	2015	\$353,936	6%	0.00%	\$0
G3030	Storm Sewer	\$0.85	50	1965	2015	\$240,677	6%	0.00%	\$0
G4020	Site Lighting	\$2.25	30	1990	2020	\$637,085	27%	0.00%	\$0
Total		\$15.61				\$4,419,956	8%	48.25%	\$2,132,678

Site Deficiency Priority

Site Deficiencies by Priority:

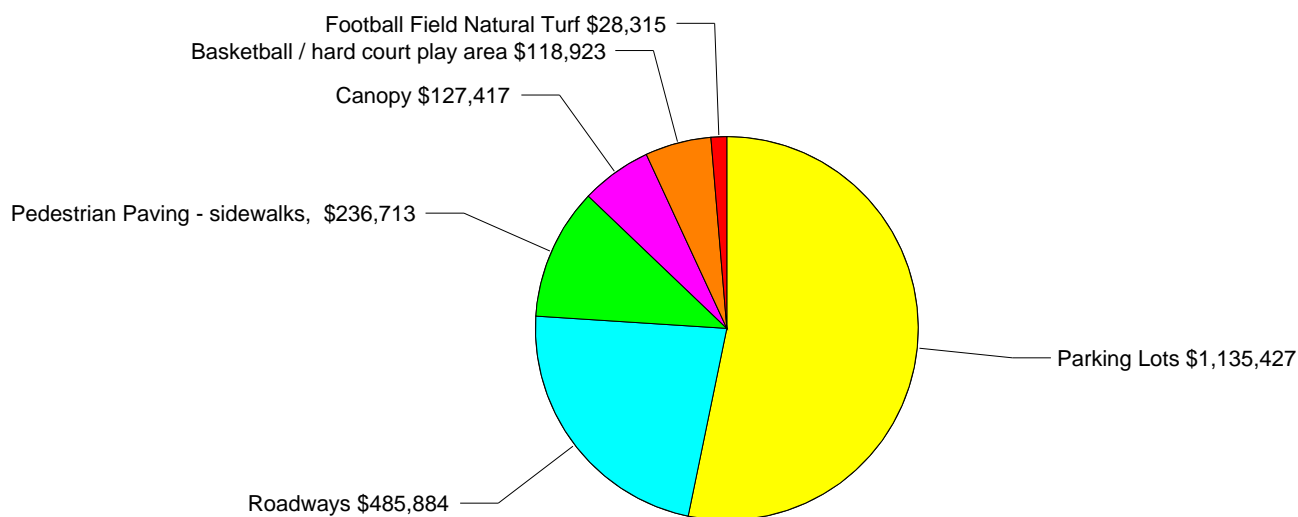


3 - Short Term Conditions (2-3 Years) \$2,132,678

Site Condition Budget: \$2,132,678

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: \$2,132,679

Final

Site Deficiencies Budget Narrative

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



System: G2010 - Roadways

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 25-year service life which expired in 2005.

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: Roadways System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$485,884



System: G2020 - Parking Lots

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 25-year service life which expired in 2005.

Recommendation: The system should be replaced.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Parking Lots System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,135,427

Final



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 1980. It has a 30-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: Pedestrian Paving - sidewalks System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$236,713

System: G2040 - Baseball Field

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

Recommendation: The system should be replaced.



System: G2040 - Basketball / hard court play area

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1965. It has a 10-year service life which expired in 1975.

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: Basketball / hard court play area System Beyond Useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$118,923

Final



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 1965. It has a 30-year service life which expired in 1995.

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 System Beyond Useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$127,417



System: G2040 - Football Field Natural Turf

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2000. It has a 10-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: Football Field Natural Turf Furnishings System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$28,315

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 1980. It has a 30-year service life which expired in 2010. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

Final

System: G2040 - Track Synthetic Surface - Resurface only

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2008. It has a 10-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.

System: G2050 - Landscaping

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2000. It has a 10-year service life which expired in 2010.

Recommendation: The system should be replaced.

System: G3010 - Water Supply

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1965. It has a 50-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: G3020 - Sanitary Sewer

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1965. It has a 50-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: G3030 - Storm Sewer

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1965. It has a 50-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: G4020 - Site Lighting

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

Recommendation: No action is required.

Final

Buildings

Building Name: Building A

Year Built: 1965
Gross Area (SF): 79,100

The Sterling High School Main Building A is a 1-story building. Originally built in 1965, there have been additions in 1992, with renovations in 1980, 1992, 1998 and 2002. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building 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%	9.46%	\$131,113
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	46.39%	\$1,063,045
B30 Roofing	20%	0.00%	\$0
C10 Interior Construction	19%	49.49%	\$578,668
C20 Stairs	37%	0.00%	\$0
C30 Interior Finishes	32%	22.13%	\$1,114,729
D20 Plumbing	16%	40.89%	\$435,790
D30 HVAC	3%	103.33%	\$3,837,533
D40 Fire Protection	53%	0.00%	\$0
D50 Electrical	18%	76.26%	\$1,805,414
E10 Equipment	14%	69.74%	\$144,480
E20 Furnishings	49%	0.00%	\$0
		Total:	\$9,110,771

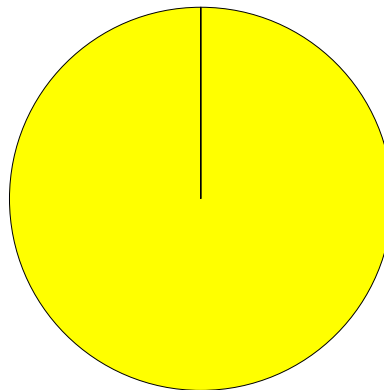
Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$6.96	100	1965	2065	\$743,224	-	13.32%	\$98,977
A1030	Slab on Grade	\$6.02	100	1965	2065	\$642,846	-	5.00%	\$32,136
B1020	Roof Construction	\$11.29	100	1965	2065	\$1,205,603	-	0.00%	\$0
B2010	Exterior Walls	\$12.41	75	1965	2040	\$1,325,202	-	0.00%	\$0
B2020	Exterior Windows	\$8.34	30	1965	1995	\$890,587	0%	110%	\$979,646
B2030	Exterior Doors	\$0.71	30	1965	1995	\$75,817	0%	110%	\$83,399
B3010105	Built-Up	\$10.73	25	1992	2017	\$1,145,803	20%	0.00%	\$0
B3020	Roof Openings	\$0.47	30	1992	2022	\$50,189	33%	0.00%	\$0
C1010	Partitions	\$5.11	75	1965	2040	\$545,671	37%	0.00%	\$0
C1020	Interior Doors	\$3.35	20	1965	1985	\$357,730	0%	80.00%	\$286,184
C1030	Fittings	\$2.49	15	1965	1980	\$265,895	0%	110%	\$292,484
C2010	Stair Construction	\$2.99	75	1965	2040	\$319,287	37%	0.00%	\$0
C3010	Wall Finishes	\$4.41	10	1998	2008	\$470,922	0%	110%	\$518,014
C3020210	Carpet	\$2.49	7	1998	2005	\$265,895	0%	110%	\$292,484
C3020210	Ceramic Tile	\$4.98	30	1998	2028	\$531,789	53%	0.00%	\$0
C3020210	Terrazzo	\$21.62	75	1965	2040	\$2,308,692	37%	0.00%	\$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C3020410	VCT	\$2.59	12	1998	2010	\$276,573	0%	110%	\$304,230
C3020410	Wood	\$3.26	30	2002	2032	\$348,119	67%	0.00%	\$0
C3030	Ceiling Finishes	\$7.82	20	1998	2018	\$835,059	30%	0.00%	\$0
D2010	Plumbing Fixtures	\$6.27	30	1990	2020	\$669,542	27%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.63	30	1965	1995	\$67,275	0%	110%	\$74,002
D2030	Sanitary Waste	\$2.14	30	1965	1995	\$228,520	0%	110%	\$251,372
D2040	Rain Water Drainage	\$0.36	30	1965	1995	\$38,443	0%	110%	\$42,287
D2090	Other Plumbing Systems- Nat Gas	\$0.58	20	1965	1985	\$61,935	0%	110%	\$68,129
D3020	Heat Generating Systems	\$3.24	30	1965	1995	\$345,983	0%	110%	\$380,582
D3030	Cooling Generating Systems	\$10.79	20	1965	1985	\$1,152,210	0%	110%	\$1,267,431
D3040	Distribution Systems	\$8.56	30	1965	1995	\$914,080	0%	110%	\$1,005,488
D3050	Terminal & Package Units	\$9.47	15	1965	1980	\$1,011,254	0%	110%	\$1,112,379
D3060	Controls & Instrumentation	\$2.11	15	2005	2020	\$225,316	53%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.61	30	1965	1995	\$65,139	0%	110%	\$71,653
D4030	Fire Protection Specialties	\$0.09	15	2005	2020	\$9,611	53%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.20	30	2005	2035	\$341,712	77%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$15.37	30	1965	1995	\$1,641,285	0%	110%	\$1,805,414
D5030310	Telephone Systems	\$0.85	15	2000	2015	\$90,767	20%	0.00%	\$0
D5030910	Fire Alarm System	\$1.07	10	2005	2015	\$114,260	30%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.56	15	2005	2020	\$59,800	53%	0.00%	\$0
D5030920	LAN System	\$0.56	15	2012	2027	\$59,800	100%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.56	15	2005	2020	\$59,800	53%	0.00%	\$0
E1020	Institutional Equipment	\$1.23	20	1990	2010	\$131,346	0%	110%	\$144,480
E1090	Other Equipment	\$0.71	20	2000	2020	\$75,817	40%	0.00%	\$0
E2010	Fixed Furnishings	\$2.31	20	2002	2022	\$246,673	50%	0.00%	\$0
Total		\$189.31				\$20,215,468	19%	45.07%	\$9,110,771

Building Deficiency Priority

Deficiencies by Priority:

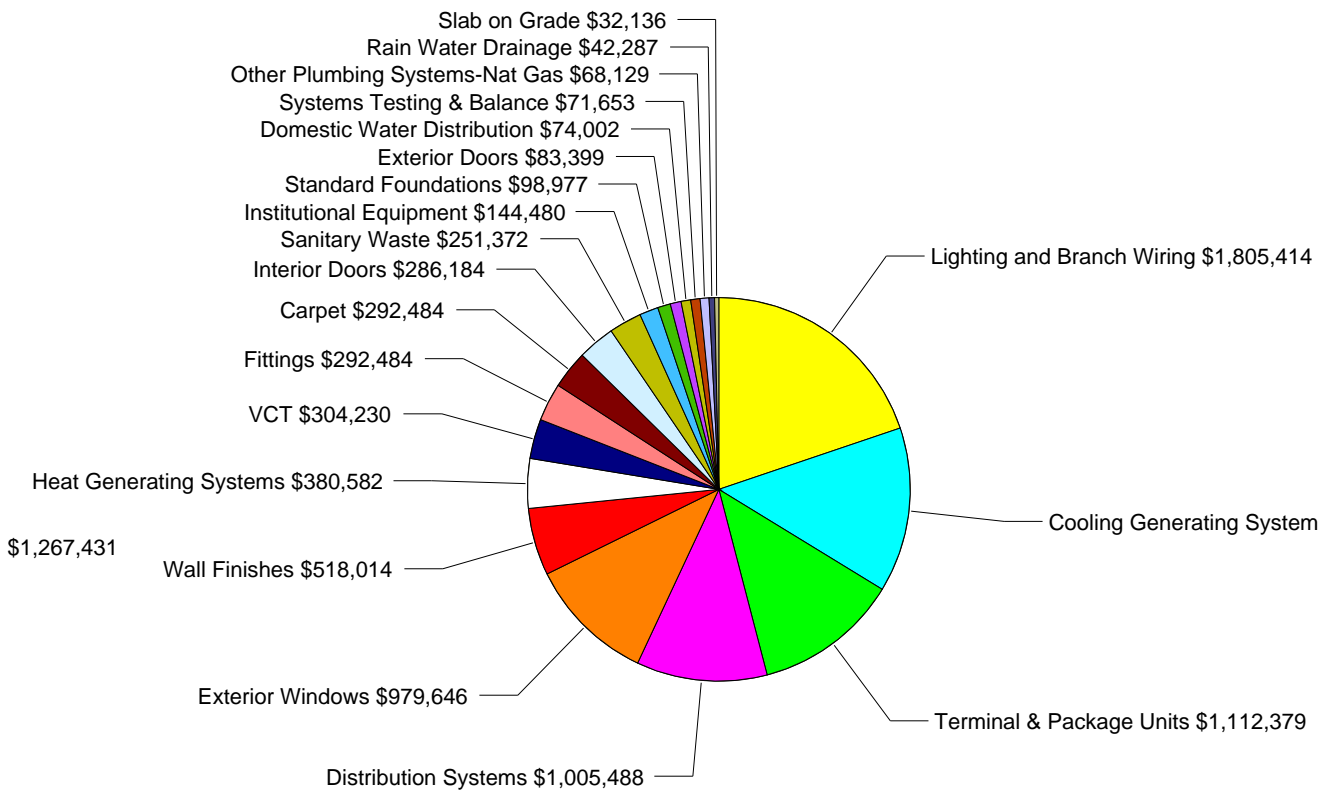


3 - Short Term Conditions (2-3 Years) \$9,110,771

Building A Condition Budget: \$9,110,771

Building Condition Deficiencies

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



Building A Condition Budget: \$9,110,771

Final

Building Condition Deficiencies Narrative



System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1965. It has a 100-year service life. However, in the assessment, it was found to be currently deficient and is non-renewable.

Recommendation: The system should be replaced.

Deficiency

Location: Building A

Material: Foundations

Distress: Failing

Category: Functional Deficiency

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

Notes: Foundation failing under bearing wall in classroom wing.

Correction: Professional Service - Investigate Foundation

Qty: 3-Ea.

Condition Budget: \$98,977



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 1965. It has a 100-year service life. However, in the assessment, it was found to be currently deficient and is non-renewable.

Recommendation: The system should be replaced.

Deficiency

Location: Building A

Material: Slab on Grade

Distress: Failing

Category: Functional Deficiency

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

Notes: concrete slab on grade is sinking sub grade is damaged as well.

Correction: Replace concrete slab as required

Qty: 2,500-S.F.

Condition Budget: \$32,136

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 1965. It has a 100-year service life. Based on the assessment, it is expected to expire in 2065 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 1965. It has a 75-year service life. Based on the assessment, it is expected to expire in 2040 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 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Building A

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Exterior Windows System beyond useful life.

Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$979,646



System: B2030 - Exterior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Building A

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Exterior Doors System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$83,399

Final

System: B3010 - Roof Coverings

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

Recommendation: The system should be replaced.

System: B3010105 - Built-Up

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1992. It has a 25-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: B3020 - Roof Openings

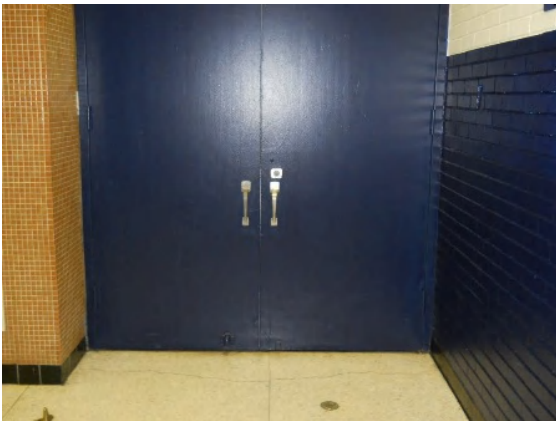
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1992. It has a 30-year service life. Based on the assessment, it is expected to expire in 2022.

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 1965. It has a 75-year service life. Based on the assessment, it is expected to expire in 2040.

Recommendation: No action is required.



System: C1020 - Interior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1965. It has a 20-year service life which expired in 1985.

Recommendation: The system should be replaced.

Deficiency

Location: Building A

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Interior Doors System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$286,184

Final



System: C1030 - Fittings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1965. It has a 15-year service life which expired in 1980.

Recommendation: The system should be replaced.

Deficiency

Location: Building A

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Fittings System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$292,484

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 1965. It has a 75-year service life. Based on the assessment, it is expected to expire in 2040.

Recommendation: No action is required.



System: C3010 - Wall Finishes

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

Recommendation: The system should be replaced.

Deficiency

Location: Building A

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Wall Finishes System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$518,014

System: C3020 - Floor Finishes

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

Recommendation: The system should be replaced.



System: C3020210 - Carpet

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1998. It has a 7-year service life which expired in 2005.

Recommendation: The system should be replaced.

Deficiency

Location: Building A

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Carpet System Beyond Useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$292,484

System: C3020210 - Ceramic Tile

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.

Recommendation: No action is required.

System: C3020210 - Terrazzo

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1965. It has a 75-year service life. Based on the assessment, it is expected to expire in 2040.

Recommendation: No action is required.

System: C3020410 - VCT

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1998. It has a 12-year service life which expired in 2010.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: VCT System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$304,230

System: C3020410 - Wood

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.

Recommendation: No action is required.

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

Recommendation: No action is required.

System: 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 1990. It has a 30-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: 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 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building A

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Domestic water Distribution Systems beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$74,002



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 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Building A

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: \$251,372

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 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building A

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Rain Water Drainage System beyond useful life.
Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$42,287



System: D2090 - Other Plumbing Systems-Nat Gas

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1965. It has a 20-year service life which expired in 1985.

Recommendation: The system should be replaced.

Deficiency

Location: Building A

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Other Plumbing Systems-Nat Gas beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

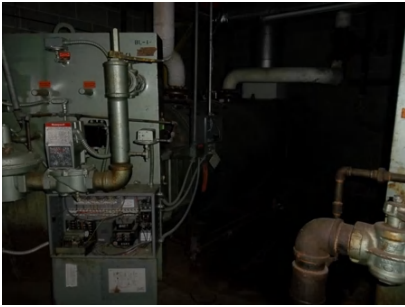
Condition Budget: \$68,129

System: D3020 - Heat Generating Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Heat Generating System beyond useful life.
Replace

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$380,582



System: D3030 - Cooling Generating Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1965. It has a 20-year service life which expired in 1985.

Recommendation: The system should be replaced.

Deficiency

Location: Building A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Cooling Generating Systems beyond useful life.
Replace

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$1,267,431

System: D3040 - Distribution Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Distribution Systems beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$1,005,488



System: D3050 - Terminal & Package Units

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 1965. It has a 15-year service life which expired in 1980.

Recommendation: The system should be replaced.

Deficiency

Location: Building A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Terminal & Package Units System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$1,112,379

System: D3060 - Controls & Instrumentation

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

Recommendation: No action is required.

System: D3070 - Systems Testing & Balance

Analysis: The system 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 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Systems Testing & Balance, Beyond useful life.
Rebalance system after system is renewed
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$71,653

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 15-year service life. Based on the assessment, it is expected to expire in 2020.

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 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.



System: D5020 - Lighting and Branch Wiring

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 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Building A
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Lighting and Branch Wiring System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$1,805,414

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

Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control

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

Recommendation: No action is required.

System: D5030920 - LAN System

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

Recommendation: No action is required.

System: E1020 - Institutional Equipment

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1990. It has a 20-year service life which expired in 2010.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building A

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Institutional Equipment System beyond useful life.
Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$144,480

System: E1090 - Other Equipment

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: E2010 - Fixed Furnishings

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

Recommendation: No action is required.

Final

Building Name: Building B

Year Built: 1965
 Gross Area (SF): 64,232

The Sterling High School classroom Building B is a 2-story building. Originally built in 1965, there have been no additions, with renovations in 1980, 1985, 2001 and 2005. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	46.39%	\$950,984
B30 Roofing	7%	0.00%	\$0
C10 Interior Construction	18%	49.56%	\$518,285
C20 Stairs	37%	0.00%	\$0
C30 Interior Finishes	21%	43.57%	\$1,556,675
D10 Conveying	79%	0.00%	\$0
D20 Plumbing	0%	110.00%	\$1,011,076
D30 HVAC	9%	90.98%	\$1,058,768
D40 Fire Protection	53%	0.00%	\$0
D50 Electrical	9%	92.11%	\$1,949,660
E20 Furnishings	0%	110.00%	\$241,323
		Total:	\$7,286,771

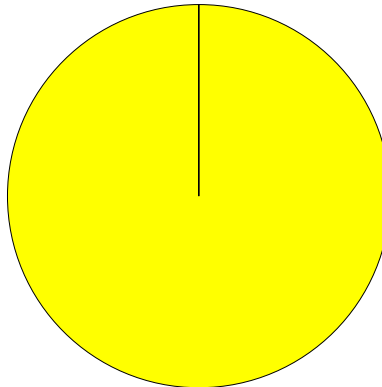
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$7.67	100	1965	2065	\$665,090	-	0.00%	\$0
A1030	Slab on Grade	\$6.63	100	1965	2065	\$574,909	-	0.00%	\$0
B1010	Floor Construction	\$16.47	100	1965	2065	\$1,428,166	-	0.00%	\$0
B1020	Roof Construction	\$12.44	100	1965	2065	\$1,078,712	-	0.00%	\$0
B2010	Exterior Walls	\$13.67	75	1965	2040	\$1,185,369	-	0.00%	\$0
B2020	Exterior Windows	\$9.18	30	1965	1995	\$796,027	0%	110%	\$875,630
B2030	Exterior Doors	\$0.79	30	1965	1995	\$68,503	0%	110%	\$75,354
B3010105	Built-Up	\$11.81	25	1992	2017	\$1,024,083	20%	0.00%	\$0
B3020	Roof Openings	\$0.51	30	1992	2022	\$44,224	33%	0.00%	\$0
C1010	Partitions	\$5.62	75	1965	2040	\$487,328	37%	0.00%	\$0
C1020	Interior Doors	\$3.69	40	1965	2005	\$319,972	0%	80.00%	\$255,977
C1030	Fittings	\$2.75	20	1965	1985	\$238,461	0%	110%	\$262,307
C2010	Stair Construction	\$3.30	75	1965	2040	\$286,154	37%	0.00%	\$0
C3010	Wall Finishes	\$4.84	10	1985	1995	\$419,692	0%	110%	\$461,661
C3020210	Ceramic Tile	\$1.06	30	1985	2015	\$91,916	10%	0.00%	\$0
C3020210	Terrazzo	\$23.82	75	1965	2040	\$2,065,508	37%	0.00%	\$0
C3020410	VCT	\$2.86	12	1985	1997	\$248,000	0%	110%	\$272,800
C3030	Ceiling Finishes	\$8.62	20	1985	2005	\$747,468	0%	110%	\$822,215
D1010	Elevators and Lifts	\$2.78	35	2005	2040	\$241,063	80%	0.00%	\$0
D2010	Plumbing Fixtures	\$6.90	30	1965	1995	\$598,321	0%	110%	\$658,153
D2020	Domestic Water Distribution	\$0.70	30	1965	1995	\$60,699	0%	110%	\$66,769
D2030	Sanitary Waste	\$2.36	30	1965	1995	\$204,643	0%	110%	\$225,107
	Other Plumbing Systems-								
D2090	Nat Gas	\$0.64	20	1965	1985	\$55,496	0%	110%	\$61,046
D3050	Terminal & Package Units	\$10.43	15	1965	1980	\$904,419	0%	110%	\$994,861

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D3060	Controls & Instrumentation	\$2.32	15	2005	2020	\$201,175	53%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.67	30	1965	1995	\$58,098	0%	110%	\$63,908
D4030	Fire Protection Specialties	\$0.09	15	2005	2020	\$7,804	53%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.52	30	1965	1995	\$305,230	0%	110%	\$335,754
D5020	Lighting and Branch Wiring	\$16.92	30	1965	1995	\$1,467,187	0%	110%	\$1,613,906
D5030310	Telephone Systems	\$0.94	15	2005	2020	\$81,510	53%	0.00%	\$0
D5030910	Fire Alarm System	\$1.17	10	2007	2017	\$101,454	50%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.62	15	2005	2020	\$53,762	53%	0.00%	\$0
D5030920	LAN System	\$0.62	15	2012	2027	\$53,762	100%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.62	15	2005	2020	\$53,762	53%	0.00%	\$0
E2010	Fixed Furnishings	\$2.53	20	1965	1985	\$219,384	0%	110%	\$241,323
Total		\$213.30				\$16,437,354	13%	44.33%	\$7,286,771

Building Deficiency Priority

Deficiencies by Priority:

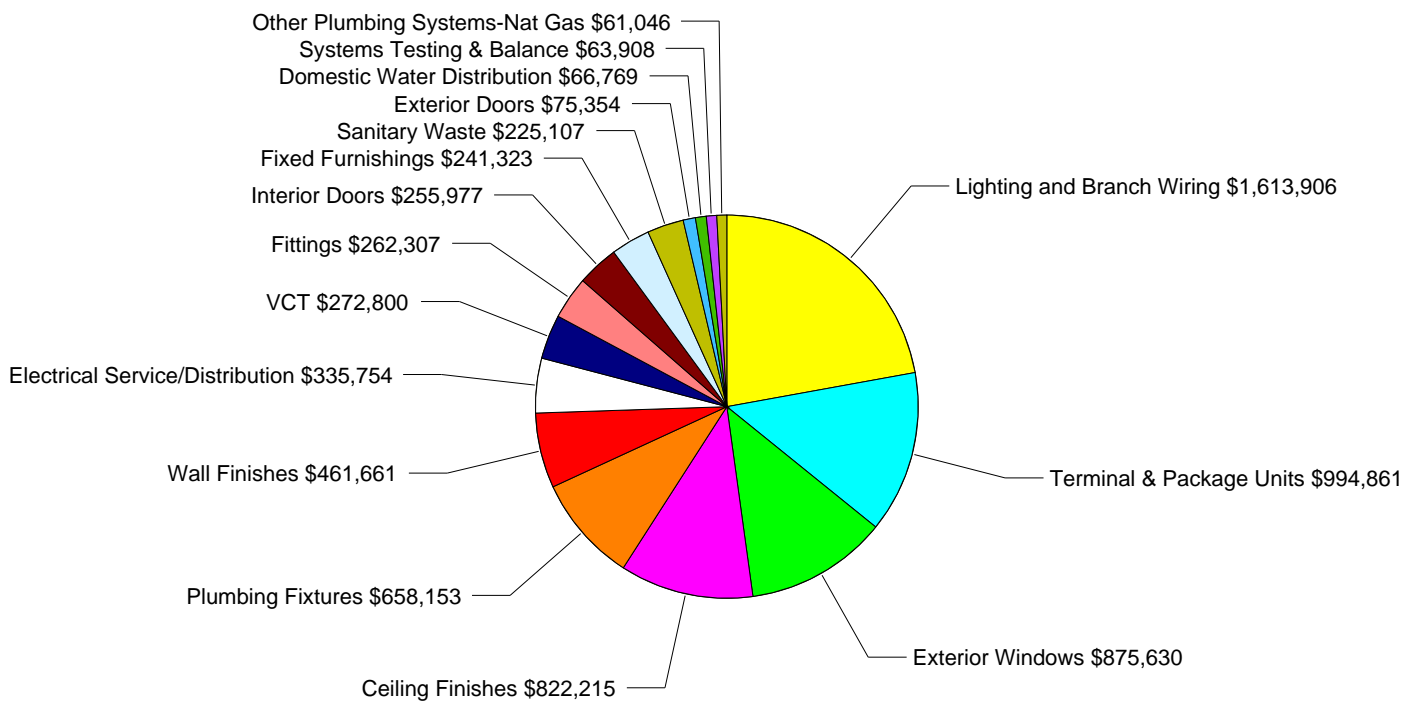


3 - Short Term Conditions (2-3 Years) \$7,286,771

Building B Condition Budget: \$7,286,771

Final

Building Deficiencies Budget Detail



Building B Condition Budget: \$7,286,771

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 1965. It has a 100-year service life. Based on the assessment, it is expected to expire in 2065 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 1965. It has a 100-year service life. Based on the assessment, it is expected to expire in 2065 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 1965. It has a 100-year service life. Based on the assessment, it is expected to expire in 2065 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 1965. It has a 100-year service life. Based on the assessment, it is expected to expire in 2065 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 1965. It has a 75-year service life. Based on the assessment, it is expected to expire in 2040 and is non-renewable.

Recommendation: No action is required.

Final



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 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Building B

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Exterior Windows System beyond useful life.
Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$875,630



System: B2030 - Exterior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Building B

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Exterior Doors System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$75,354

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.

Final

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 1992. It has a 25-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: B3010120 - Single Ply Membrane

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 1965. It has a 15-year service life which expired in 1980.

Recommendation: The system should be replaced.

System: B3010130 - Preformed Metal Roofing

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 1965. It has a 25-year service life which expired in 1990.

Recommendation: The system should be replaced.

System: B3010140 - Shingle & Tile

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1965. It has a 20-year service life which expired in 1985.

Recommendation: The system should be replaced.

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 1992. It has a 30-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

Final

System: C1010 - Partitions

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1965. It has a 75-year service life. Based on the assessment, it is expected to expire in 2040.

Recommendation: No action is required.



System: C1020 - Interior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1965. It has a 40-year service life which expired in 2005.

Recommendation: The system should be replaced.

Deficiency

Location: Building B

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Interior Doors System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$255,977



System: C1030 - Fittings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1965. It has a 20-year service life which expired in 1985.

Recommendation: The system should be replaced.

Deficiency

Location: Building B

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Fittings System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$262,307

Final

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 1965. It has a 75-year service life. Based on the assessment, it is expected to expire in 2040.

Recommendation: No action is required.



System: C3010 - Wall Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1985. It has a 10-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Building B

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Wall Finishes System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$461,661

System: C3020 - Floor Finishes

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

Recommendation: The system should be replaced.

System: C3020210 - Ceramic Tile

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1985. It has a 30-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: C3020210 - Terrazzo

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1965. It has a 75-year service life. Based on the assessment, it is expected to expire in 2040.

Recommendation: No action is required.

Final



System: C3020410 - VCT

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1985. It has a 12-year service life which expired in 1997.

Recommendation: The system should be replaced.

Deficiency

Location: Building B

Distress: Beyond Expected Life

Category: Deferred Maintenance

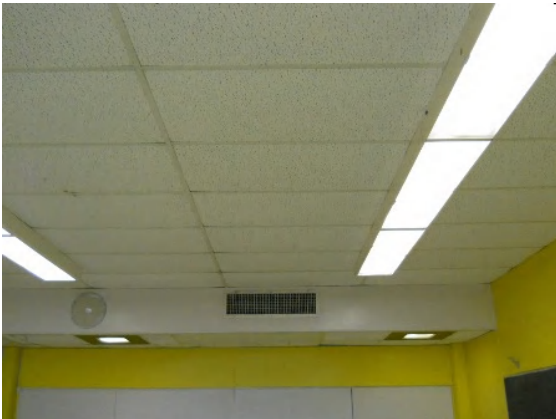
Priority: 3 - Short Term Conditions (2-3 Years)

Notes: VCT System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$272,800



System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1985. It has a 20-year service life which expired in 2005.

Recommendation: The system should be replaced.

Deficiency

Location: Building B

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Ceiling Finishes System Beyond Useful life.
Replace

Correction: Renew System

Qty: 1-Ea.

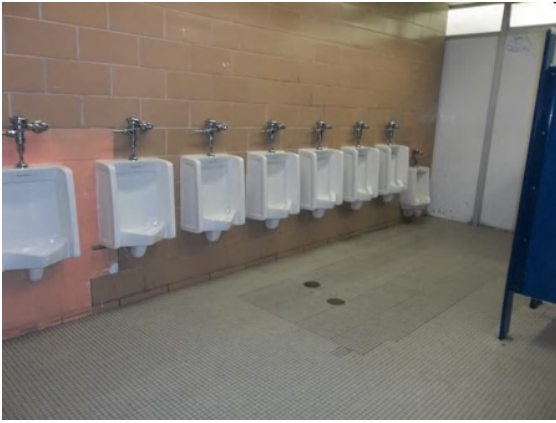
Condition Budget: \$822,215

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 2005. It has a 35-year service life. Based on the assessment, it is expected to expire in 2040.

Recommendation: No action is required.

Final



System: D2010 - Plumbing Fixtures

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Building B

Distress: Beyond Expected Life

Category: Deferred Maintenance

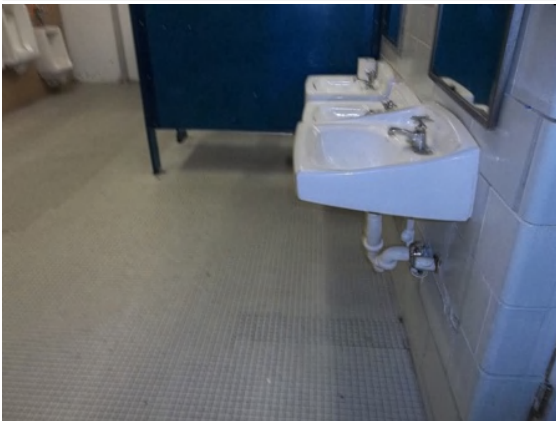
Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Plumbing Fixtures beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$658,153



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 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Building B

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Domestic water Distribution Systems beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

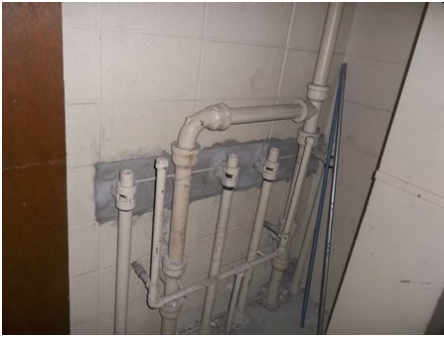
Condition Budget: \$66,769

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 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building 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: \$225,107



System: D2090 - Other Plumbing Systems-Nat Gas

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1965. It has a 20-year service life which expired in 1985.

Recommendation: The system should be replaced.

Deficiency

Location: Building B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Other Plumbing Systems-Nat Gas beyond useful life. Replace

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$61,046

System: D3050 - Terminal & Package Units

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 1965. It has a 15-year service life which expired in 1980.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Terminal & Package Units System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$994,861

System: D3060 - Controls & Instrumentation

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

Recommendation: No action is required.



System: D3070 - Systems Testing & Balance

Analysis: The system 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 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Building B
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Systems Testing & Balance, Beyond useful life. Rebalance system after system is renewed
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$63,908

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 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

Final



System: D5010 - Electrical Service/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 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Building B

Distress: Beyond Expected Life

Category: Deferred Maintenance

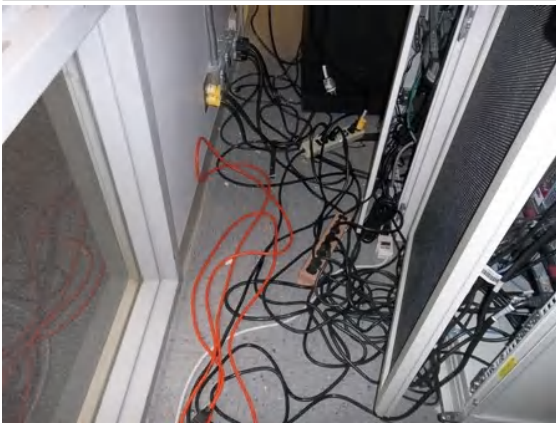
Priority: 3 - Short Term Conditions (2-3 Years)

Notes: Electrical Service/ Distribution Systems beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$335,754



System: D5020 - Lighting and Branch Wiring

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 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Building B

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Lighting and Branch Wiring System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,613,906

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.

Final

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 2007. It has a 10-year service life. Based on the assessment, it is expected to expire in 2017.

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 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: 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 1965. It has a 20-year service life which expired in 1985.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building B

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Fixed Furnishings System beyond useful life.
Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$241,323

Final

Building Name: Building C

Year Built: 1965
Gross Area (SF): 36,586

The Sterling High School classroom Building C is a 1-story building. Originally built in 1965, there have been no additions, with renovations in 1985, 2001, 2002, 2006. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	46.41%	\$618,278
B30 Roofing	20%	0.00%	\$0
C10 Interior Construction	18%	49.54%	\$336,946
C30 Interior Finishes	28%	29.95%	\$633,490
D20 Plumbing	0%	110.00%	\$656,852
D30 HVAC	68%	5.98%	\$41,834
D40 Fire Protection	53%	0.00%	\$0
D50 Electrical	8%	92.18%	\$1,267,524
E20 Furnishings	0%	110.00%	\$458,004
		Total:	\$4,012,928

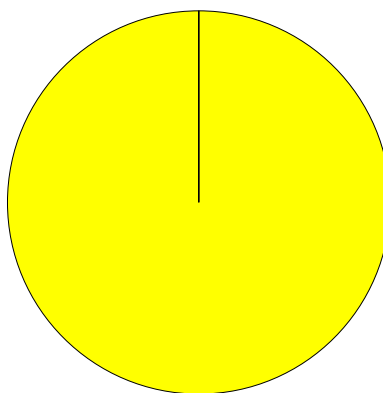
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$8.75	100	1965	2065	\$432,172	-	0.00%	\$0
A1030	Slab on Grade	\$7.57	100	1965	2065	\$373,891	-	0.00%	\$0
B1020	Roof Construction	\$14.19	100	1965	2065	\$700,860	-	0.00%	\$0
B2010	Exterior Walls	\$15.59	75	1965	2040	\$770,007	-	0.00%	\$0
B2020	Exterior Windows	\$10.48	30	1965	1995	\$517,619	0%	110%	\$569,381
B2030	Exterior Doors	\$0.90	30	1965	1995	\$44,452	0%	110%	\$48,897
B3010105	Built-Up	\$13.48	25	1992	2017	\$665,792	20%	0.00%	\$0
B3020	Roof Openings	\$0.31	30	1992	2022	\$15,311	33%	0.00%	\$0
C1010	Partitions	\$6.42	75	1965	2040	\$317,091	37%	0.00%	\$0
C1020	Interior Doors	\$4.21	20	1965	1985	\$207,937	0%	80.00%	\$166,349
C1030	Fittings	\$3.14	15	1965	1980	\$155,088	0%	110%	\$170,597
C3010	Wall Finishes	\$5.53	10	1998	2008	\$273,133	0%	110%	\$300,446
C3020210	Terrazzo	\$27.17	75	1965	2040	\$1,341,956	37%	0.00%	\$0
C3020410	VCT	\$6.13	12	1985	1997	\$302,767	0%	110%	\$333,044
C3030	Ceiling Finishes	\$4.00	20	2002	2022	\$197,564	50%	0.00%	\$0
D2010	Plumbing Fixtures	\$7.88	30	1965	1995	\$389,202	0%	110%	\$428,122
D2020	Domestic Water Distribution	\$0.79	30	1965	1995	\$39,019	0%	110%	\$42,921
D2030	Sanitary Waste	\$2.69	30	1965	1995	\$132,862	0%	110%	\$146,148
D2090	Other Plumbing Systems-Nat Gas	\$0.73	20	1965	1985	\$36,056	0%	110%	\$39,661
D3040	Distribution Systems	\$10.74	30	2005	2035	\$530,460	77%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.65	15	2005	2020	\$130,886	53%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.77	30	1965	1995	\$38,031	0%	110%	\$41,834
D4030	Fire Protection Specialties	\$0.11	15	2005	2020	\$5,433	53%	0.00%	\$0
D5010	Electrical Service/Distribution	\$4.02	30	1965	1995	\$198,552	0%	110%	\$218,407
D5020	Lighting and Branch Wiring	\$19.31	30	1980	2010	\$953,742	0%	110%	\$1,049,116

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5030310	Telephone Systems	\$1.07	15	2005	2020	\$52,848	53%	0.00%	\$0
D5030910	Fire Alarm System	\$1.34	10	2005	2015	\$66,184	30%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.70	15	2012	2027	\$34,574	100%	0.00%	\$0
D5030920	LAN System	\$0.70	15	2005	2020	\$34,574	53%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.70	15	2005	2020	\$34,574	53%	0.00%	\$0
E2010	Fixed Furnishings	\$8.43	20	1965	1985	\$416,367	0%	110%	\$458,004
Total		\$190.50				\$9,409,005	20%	42.65%	\$4,012,928

Building Deficiency Priority

Deficiencies by Priority:

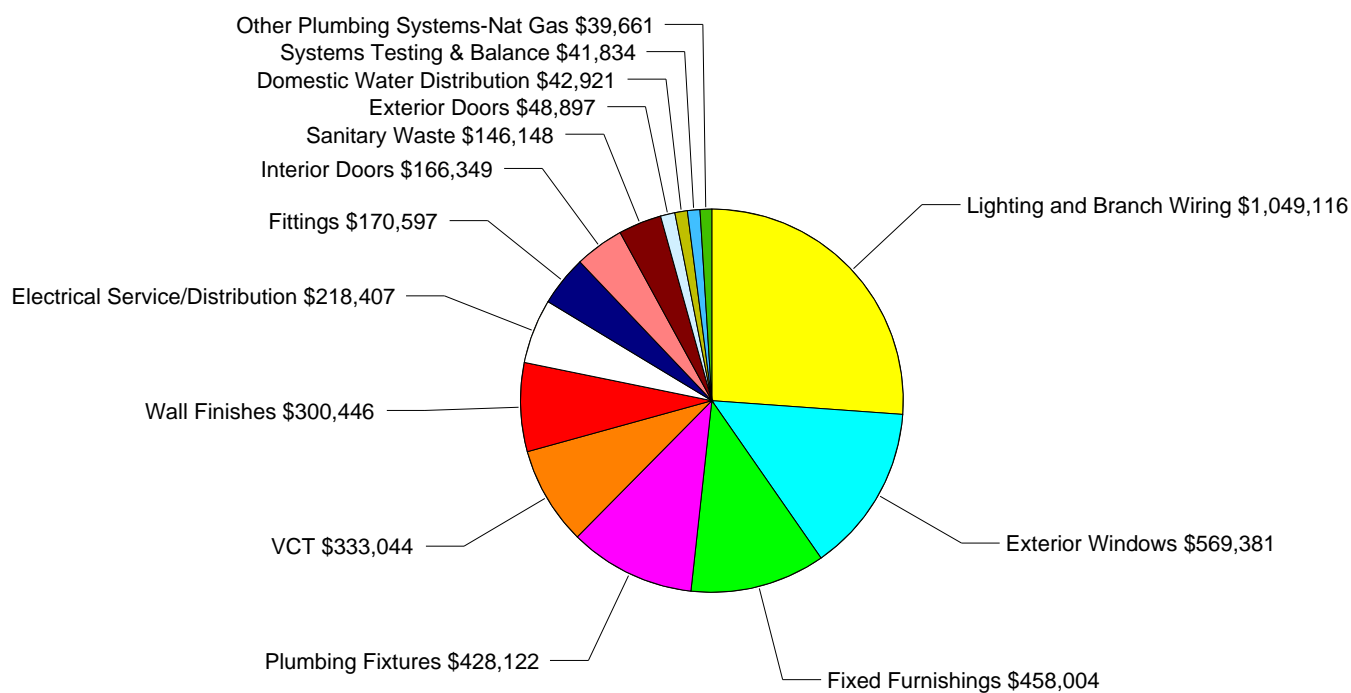


3 - Short Term Conditions (2-3 Years) \$4,012,928

Building C Condition Budget: \$4,012,928

Final

Building Deficiencies Budget Detail



Building C Condition Budget: \$4,012,927

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 1965. It has a 100-year service life. Based on the assessment, it is expected to expire in 2065 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 1965. It has a 100-year service life. Based on the assessment, it is expected to expire in 2065 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 1965. It has a 100-year service life. Based on the assessment, it is expected to expire in 2065 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 1965. It has a 75-year service life. Based on the assessment, it is expected to expire in 2040 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 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Exterior Windows System beyond useful life.
Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$569,381



System: B2030 - Exterior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Building C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Exterior Doors System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$48,897

System: B3010 - Roof Coverings

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

Recommendation: The system should be replaced.

System: B3010105 - Built-Up

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1992. It has a 25-year service life. Based on the assessment, it is expected to expire in 2017.

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 1992. It has a 30-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

Final

System: C1010 - Partitions

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1965. It has a 75-year service life. Based on the assessment, it is expected to expire in 2040.

Recommendation: No action is required.



System: C1020 - Interior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1965. It has a 20-year service life which expired in 1985.

Recommendation: The system should be replaced.

Deficiency

Location: Building C

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Interior Doors System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$166,349



System: C1030 - Fittings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1965. It has a 15-year service life which expired in 1980.

Recommendation: The system should be replaced.

Deficiency

Location: Building C

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Fittings System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$170,597

Final



System: C3010 - Wall Finishes

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

Recommendation: The system should be replaced.

Deficiency

Location: Building C

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Wall Finishes System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$300,446

System: C3020 - Floor Finishes

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

Recommendation: The system should be replaced.

System: C3020210 - Terrazzo

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1965. It has a 75-year service life. Based on the assessment, it is expected to expire in 2040.

Recommendation: No action is required.

System: C3020410 - VCT

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1985. It has a 12-year service life which expired in 1997.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: VCT System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$333,044

System: C3030 - Ceiling Finishes

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

Recommendation: No action is required.



System: D2010 - Plumbing Fixtures

Analysis: The system 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 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Building C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Plumbing Fixtures beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$428,122

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 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building C

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Domestic water Distribution Systems beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$42,921



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 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Building 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: \$146,148

System: D2090 - Other Plumbing Systems-Nat Gas

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1965. It has a 20-year service life which expired in 1985.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Other Plumbing Systems-Nat Gas beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$39,661

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 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: D3060 - Controls & Instrumentation

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

Recommendation: No action is required.



System: D3070 - Systems Testing & Balance

Analysis: The system 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 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Building C
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Systems Testing & Balance, Beyond useful life. Rebalance system after system is renewed
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$41,834

Final

System: D4030 - Fire Protection Specialties

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: D5010 - Electrical Service/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 1965. It has a 30-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Building C

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Electrical Service/ Distribution Systems beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$218,407



System: D5020 - Lighting and Branch Wiring

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.

Recommendation: The system should be replaced.

Deficiency

Location: Building C

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Lighting and Branch Wiring System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,049,116

Final

System: D5030 - Communications and Security

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

Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems

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

Recommendation: No action is required.

System: D5030910 - Fire Alarm System

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

Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control

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

Recommendation: No action is required.

System: D5030920 - Public Address / Clock System

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

Recommendation: No action is required.

Final



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 1965. It has a 20-year service life which expired in 1985.

Recommendation: The system should be replaced.

Deficiency

Location: Building C

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Fixed Furnishings System beyond useful life.
Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$458,004

Final

Building Name: Building D Main Office

Year Built: 1983
Gross Area (SF): 18,562

The Sterling High School Main Administration Building D is a 2-story building. Originally built in 1992, there have been no additions, with renovations in 2001 and 2005. 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	14%	0.00%	\$0
B30 Roofing	85%	0.00%	\$0
C10 Interior Construction	37%	49.54%	\$132,335
C20 Stairs	61%	0.00%	\$0
C30 Interior Finishes	33%	51.71%	\$796,340
D10 Conveying	42%	0.00%	\$0
D20 Plumbing	3%	0.00%	\$0
D30 HVAC	9%	24.58%	\$87,104
D50 Electrical	11%	0.00%	\$0
E20 Furnishings	0%	110.00%	\$61,745
		Total:	\$1,077,524

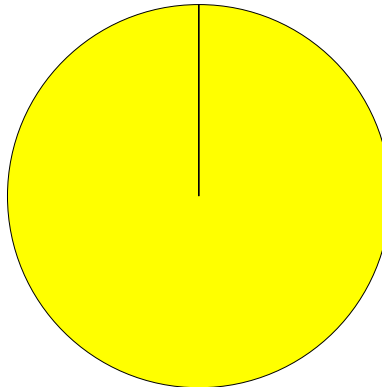
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$6.78	100	1983	2083	\$169,898	-	0.00%	\$0
A1030	Slab on Grade	\$5.86	100	1983	2083	\$146,844	-	0.00%	\$0
B1010	Floor Construction	\$14.55	100	1983	2083	\$364,604	-	0.00%	\$0
B1020	Roof Construction	\$10.99	100	1983	2083	\$275,395	-	0.00%	\$0
B2010	Exterior Walls	\$12.08	75	1992	2067	\$302,709	-	0.00%	\$0
B2020	Exterior Windows	\$8.11	30	1992	2022	\$203,226	33%	0.00%	\$0
B2030	Exterior Doors	\$0.70	30	1992	2022	\$17,541	33%	0.00%	\$0
B3010130	Preformed Metal Roofing	\$6.45	50	2005	2055	\$161,629	86%	0.00%	\$0
B3020	Roof Openings	\$0.45	30	2005	2035	\$11,276	77%	0.00%	\$0
C1010	Partitions	\$4.97	75	1992	2067	\$124,542	73%	0.00%	\$0
C1020	Interior Doors	\$3.26	20	1992	2012	\$81,691	0%	80.00%	\$65,353
C1030	Fittings	\$2.43	15	1992	2007	\$60,893	0%	110%	\$66,982
C2010	Stair Construction	\$2.91	75	1983	2058	\$72,921	61%	0.00%	\$0
C3010	Wall Finishes	\$4.29	10	1992	2002	\$107,502	0%	110%	\$118,252
C3020210	Carpet	\$4.77	7	1992	1999	\$119,530	0%	110%	\$131,483
C3020210	Ceramic Tile	\$11.53	30	1992	2022	\$288,927	33%	0.00%	\$0
C3020210	Terrazzo	\$21.04	50	1992	2042	\$527,235	60%	0.00%	\$0
C3020410	VCT	\$2.52		1992	1992	\$63,148	-	110%	\$69,463
C3020410	Wood	\$9.70		1992	1992	\$243,069	-	110%	\$267,376
C3030	Ceiling Finishes	\$7.61	20	1992	2012	\$190,697	0%	110%	\$209,766
D1010	Elevators and Lifts	\$2.46	35	1992	2027	\$61,644	43%	0.00%	\$0
D2010	Plumbing Fixtures	\$6.10	30	1983	2013	\$152,858	3%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.61	30	1983	2013	\$15,286	3%	0.00%	\$0
D2030	Sanitary Waste	\$2.08	30	1983	2013	\$52,122	3%	0.00%	\$0
D2040	Rain Water Drainage	\$0.35	30	1983	2013	\$8,771	3%	0.00%	\$0
D3020	Heat Generating Systems	\$3.16	20	1983	2003	\$79,185	0%	110%	\$87,104

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D3040	Distribution Systems	\$8.32	30	1983	2013	\$208,488	3%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.06	15	2005	2020	\$51,621	53%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.60	30	1983	2013	\$15,035	3%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.11	30	1983	2013	\$77,933	3%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$14.96	30	1983	2013	\$374,878	3%	0.00%	\$0
D5030310	Telephone Systems	\$0.83	15	2005	2020	\$20,799	53%	0.00%	\$0
D5030910	Fire Alarm System	\$1.04	10	2005	2015	\$26,061	30%	0.00%	\$0
D5030910	Security System, Camers, Access Control	\$0.54	15	2005	2020	\$13,532	53%	0.00%	\$0
D5030920	LAN System	\$0.54	15	2012	2027	\$13,532	100%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.54	15	2005	2020	\$13,532	53%	0.00%	\$0
E2010	Fixed Furnishings	\$2.24	20	1992	2012	\$56,131	0%	110%	\$61,745
Total		\$190.54				\$4,774,685	28%	22.57%	\$1,077,524

Building Deficiency Priority

Deficiencies by Priority:

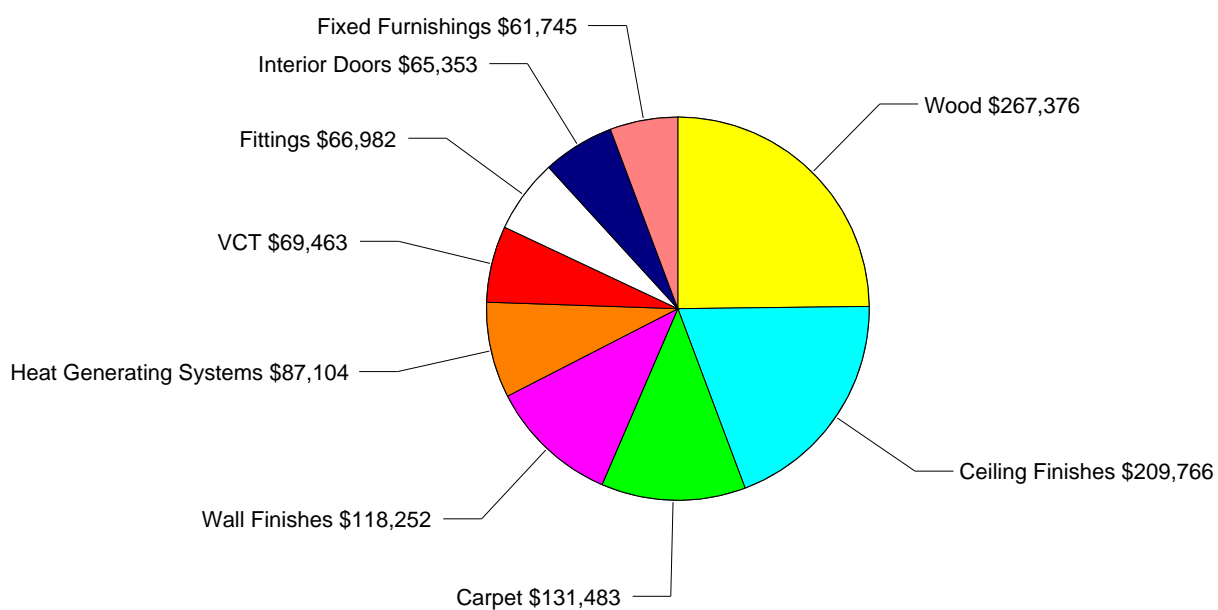


3 - Short Term Conditions (2-3 Years) \$1,077,524

Building D Main Office Condition Budget: \$1,077,524

Final

Building Deficiencies Budget Detail



Building D Main Office Condition Budget: \$1,077,524

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 1983. It has a 100-year service life. Based on the assessment, it is expected to expire in 2083 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 1983. It has a 100-year service life. Based on the assessment, it is expected to expire in 2083 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 1983. It has a 100-year service life. Based on the assessment, it is expected to expire in 2083 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 1983. It has a 100-year service life. Based on the assessment, it is expected to expire in 2083 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 1992. It has a 75-year service life. Based on the assessment, it is expected to expire in 2067 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 1992. It has a 30-year service life. Based on the assessment, it is expected to expire in 2022.

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 1992. It has a 30-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: B3010 - Roof Coverings

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

Recommendation: The system should be replaced.

System: B3010130 - Preformed Metal Roofing

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 50-year service life. Based on the assessment, it is expected to expire in 2055.

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 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: 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 1992. It has a 75-year service life. Based on the assessment, it is expected to expire in 2067.

Recommendation: No action is required.

Final



System: C1020 - Interior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1992. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Deficiency

Location: Building D Main Office

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Interior Doors System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$65,353



System: C1030 - Fittings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1992. It has a 15-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Building D Main Office

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Fittings System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$66,982

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 1983. It has a 75-year service life. Based on the assessment, it is expected to expire in 2058.

Recommendation: No action is required.

Final



System: C3010 - Wall Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1992. It has a 10-year service life which expired in 2002.

Recommendation: The system should be replaced.

Deficiency

Location: Building D Main Office

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Wall Finishes System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$118,252

System: C3020 - Floor Finishes

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

Recommendation: The system should be replaced.



System: C3020210 - Carpet

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1992. It has a 7-year service life which expired in 1999.

Recommendation: The system should be replaced.

Deficiency

Location: Building D Main Office

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Carpet System Beyond Uesful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$131,483

Final

System: C3020210 - Ceramic Tile

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1992. It has a 30-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

System: C3020210 - Terrazzo

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1992. It has a 50-year service life. Based on the assessment, it is expected to expire in 2042.

Recommendation: No action is required.



System: C3020410 - VCT

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1992. It has a 0-year service life which expired in 1992.

Recommendation: The system should be replaced.

Deficiency

Location: Building D Main Office

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: VCT System beyond useful life. Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$69,463

System: C3020410 - Wood

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1992. It has a 0-year service life which expired in 1992.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building D Main Office
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Wood System beyond useful life. Replace
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$267,376



System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1992. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Deficiency

Location: Building D Main Office
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Ceiling Finishes System Beyond Uesful life.
Replace

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$209,766

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 1992. It has a 35-year service life. Based on the assessment, it is expected to expire in 2027.

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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

Final

System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

System: D2030 - Sanitary Waste

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

System: D2040 - Rain Water Drainage

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.



System: D3020 - Heat Generating Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1983. It has a 20-year service life which expired in 2003.

Recommendation: The system should be replaced.

Deficiency

Location: Building D Main Office

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$87,104

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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

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 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D3070 - Systems Testing & Balance

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

System: D5030 - Communications and Security

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

Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems

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

Recommendation: No action is required.

System: D5030910 - Fire Alarm System

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

Recommendation: No action is required.

Final

System: D5030910 - Security System, Camers, Access Control

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 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: 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 1992. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Deficiency

Location: Building D Main Office

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Fixed Furnishings System beyond useful life.
Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$61,745

Final

Building Name: Building E Gymnasium

Year Built: 1983
Gross Area (SF): 11,260

The Sterling High School Main Gymnasium Building is a 1-story building. Originally built in 1983, there have been no additions in, with renovations in 1995, 1998, 2001, 2005 and 2006 . This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	1%	0.00%	\$0
B30 Roofing	76%	0.00%	\$0
C10 Interior Construction	46%	0.00%	\$0
C30 Interior Finishes	16%	27.79%	\$98,046
D20 Plumbing	5%	0.00%	\$0
D30 HVAC	59%	0.00%	\$0
D40 Fire Protection	30%	0.00%	\$0
D50 Electrical	6%	0.00%	\$0
E20 Furnishings	-	100.00%	\$5,320
		Total:	\$103,367

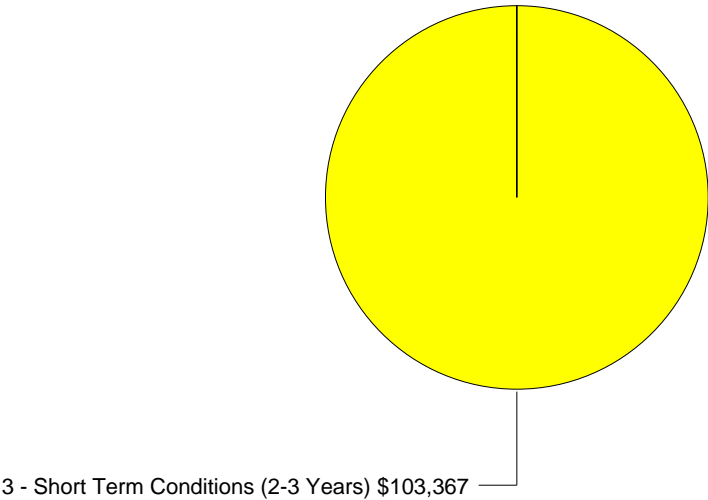
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$14.19	100	1983	2083	\$215,702	-	0.00%	\$0
B1020	Roof Construction	\$7.74	75	1983	2058	\$117,656	-	0.00%	\$0
B2010	Exterior Walls	\$14.19	75	1983	2058	\$215,702	-	0.00%	\$0
B2020	Exterior Windows	\$6.45	30	1983	2013	\$98,046	3%	0.00%	\$0
B2030	Exterior Doors	\$3.87	30	1983	2013	\$58,828	3%	0.00%	\$0
B3010	Roof Coverings	\$9.98	20	2005	2025	\$151,706	-	0.00%	\$0
B3020	Roof Openings	\$0.29	30	2005	2035	\$4,408	77%	0.00%	\$0
C1010	Partitions	\$17.20	75	1983	2058	\$261,457	61%	0.00%	\$0
C1030	Fittings	\$6.02	30	1983	2013	\$91,510	3%	0.00%	\$0
C3010	Wall Finishes	\$7.74	20	1995	2015	\$117,656	15%	0.00%	\$0
C3020	Floor Finishes	\$9.02	20	1998	2018	\$137,113	30%	0.00%	\$0
C3030	Ceiling Finishes	\$6.45	20	1983	2003	\$98,046	0%	100%	\$98,046
D2010	Plumbing Fixtures	\$11.61	30	1983	2013	\$176,484	3%	0.00%	\$0
D2020	Domestic Water Distribution	\$5.16	30	1983	2013	\$78,437	3%	0.00%	\$0
D2030	Sanitary Waste	\$3.87	30	1983	2013	\$58,828	3%	0.00%	\$0
D2040	Rain Water Drainage	\$2.57	40	1983	2023	\$39,067	28%	0.00%	\$0
D2090	Other Plumbing Systems	\$2.57	30	1983	2013	\$39,067	3%	0.00%	\$0
D3040	Distribution Systems	\$18.06	20	2005	2025	\$274,530	65%	0.00%	\$0
D3060	Controls & Instrumentation	\$3.87	15	2005	2020	\$58,828	53%	0.00%	\$0
D3070	System Test & Balance	\$2.57	10	2005	2015	\$39,067	30%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.23	10	2005	2015	\$3,496	30%	0.00%	\$0
D5010	Electrical Service/Distribution	\$7.74	30	1983	2013	\$117,656	3%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$25.32	30	1983	2013	\$384,889	3%	0.00%	\$0
D5030	Communications and Security	\$2.57	15	2005	2020	\$39,067	53%	0.00%	\$0
E2010	Fixed Furnishings	\$0.35		1983	1983	\$5,320	-	100%	\$5,320

Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
Total		\$189.63				\$2,882,566	24%	3.59%	\$103,367

Building Deficiency Priority

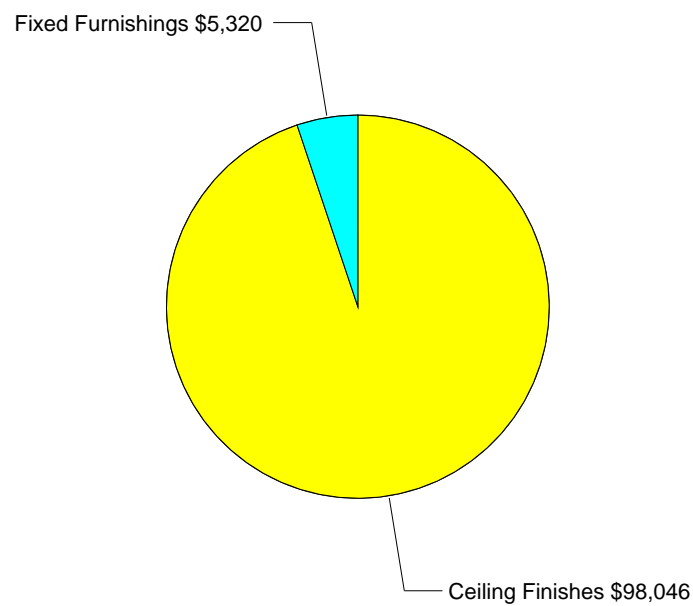
Deficiencies by Priority:



Building E Gymnasium Condition Budget: \$103,367

Final

Building Deficiencies Budget Detail



Building E Gymnasium Condition Budget: \$103,366

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 1983. It has a 100-year service life. Based on the assessment, it is expected to expire in 2083 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 1983. It has a 75-year service life. Based on the assessment, it is expected to expire in 2058 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 1983. It has a 75-year service life. Based on the assessment, it is expected to expire in 2058 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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

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 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: 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 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: 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 1983. It has a 75-year service life. Based on the assessment, it is expected to expire in 2058.

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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

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

Recommendation: No action is required.

System: C3020 - Floor Finishes

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

Recommendation: No action is required.

System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1983. It has a 20-year service life which expired in 2003.

Recommendation: The system should be replaced.

Final



Deficiency

Location: Building E Gymnasium
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Ceiling Finishes System Beyond Useful life.
Replace

Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$98,046

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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

System: D2030 - Sanitary Waste

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

System: D2040 - Rain Water Drainage

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 40-year service life. Based on the assessment, it is expected to expire in 2023.

Recommendation: No action is required.

System: D2090 - Other Plumbing Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

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 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: D3060 - Controls & Instrumentation

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

Recommendation: No action is required.

System: D3070 - 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 2005. It has a 10-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: 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.

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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

Final

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.



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 1983. It has a 0-year service life which expired in 1983.

Recommendation: The system should be replaced.

Deficiency

Location: Building E Gymnasium

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Fixed Furnishings System beyond useful life.
Replace

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$5,320

Final

Appendix 1 - Assessment Criteria**Assessment Criteria**

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

Final

Glossary

Abandoned Building	A facility owned by a district that is not occupied and not maintained. See Vacant.
Building	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.

Final

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

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

Final