

School Assessment Report



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

Preliminary

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Executive Summary

School Name: Bellaire High School

Number of Buildings:	8
Gross Area (SF):	425,274
Replacement Value:	\$113,372,188
Condition Budget:	\$22,470,028
Total FCI:	19.82%
Total RSLI:	34%
Total CFI:	19.8%
Condition Score:	80.18
Suitability, Educational Score:	69.25
Suitability, Tech Read Score:	84.2
Suitability, Total Score:	72.24
School Score:	76.21



Summary:

Bellaire High School campus is located at 5100 Maple Street in Bellaire TX, and consists of one 3-story main school building, 2 mechanical buildings, 1 vocational building, 1 locker room building, and a new Science wing currently under construction and scheduled to open in the Fall of 2012. The original campus was constructed in 1955 and an addition was made to the main building in 1981. Ancillary buildings on campus include T-Buildings. In addition to the buildings, the campus contains covered walkways, baseball field, football field, track, natatorium in the main building. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and other facilities on the campus.

Condition Budget Summary

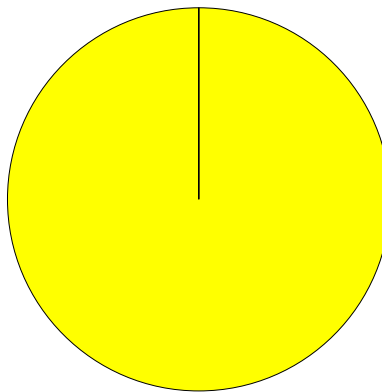
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based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

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	15%	3.59%	\$429,449
B30 Roofing	18%	24.76%	\$1,876,742
C10 Interior Construction	32%	0.23%	\$13,482
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	26%	35.59%	\$3,766,901
D10 Conveying	42%	0.00%	\$0
D20 Plumbing	22%	104.20%	\$5,415,379
D30 HVAC	36%	3.75%	\$627,051
D40 Fire Protection	21%	0.00%	\$0
D50 Electrical	42%	8.02%	\$1,067,824
E10 Equipment	15%	0.00%	\$0
E20 Furnishings	17%	0.00%	\$0

Unifomat Classification	RSLI	SCI	Condition Budget
F10 Special Construction	9%	103.51%	\$2,959,679
G20 Site Improvements	28%	26.19%	\$1,885,336
G30 Site Mechanical Utilities	0%	105.00%	\$2,688,603
G40 Site Electrical Utilities	0%	100.00%	\$1,739,583
		Total:	\$22,470,029

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Covered Walkways	5,000	0.0%	\$0	\$0	\$0	\$0	\$0	\$0
Locker Room - Bldg 05	5,190	3.8%	\$0	\$0	\$50,447	\$0	\$0	\$50,447
Main - Bldg 01	337,805	17.8%	\$0	\$0	\$15,411,420	\$0	\$0	\$15,411,420
Mech 01 - Bldg 3	1,000	0.0%	\$0	\$0	\$0	\$0	\$0	\$0
1998 Addition								
Mechanical 01 - Bldg 03	2,222	0.1%	\$0	\$0	\$6,263	\$0	\$0	\$6,263
Mechanical 02 - Bldg 04	3,898	5.7%	\$0	\$0	\$88,454	\$0	\$0	\$88,454
Science Addition 2012	55,000	-	\$0	\$0	\$0	\$0	\$0	\$0
Site		54.9%	\$0	\$0	\$6,313,523	\$0	\$0	\$6,313,523
Vocational Shop - Bldg 02	15,159	15.4%	\$0	\$0	\$599,921	\$0	\$0	\$599,921
Total:	425,274	19.8%	\$0	\$0	\$22,470,029	\$0	\$0	\$22,470,029



3 - Short Term Conditions (2-3 Years) \$22,470,029

School Condition Budget: \$22,470,029

Preliminary

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.

Preliminary

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:	\$6,313,523
Replacement Value:	\$11,499,622	Total FCI:	54.90%
		Total RSLI:	17%

Site:
Bellaire High School original site was originally constructed in 1955. The site is occupied by 6 permanent structures and 10 temporary buildings. Campus site features include; paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, fencing, baseball field, track 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	28%	26.19%	\$1,885,336
G30 Site Mechanical Utilities	0%	105.00%	\$2,688,603
G40 Site Electrical Utilities	0%	100.00%	\$1,739,583
		Total:	\$6,313,523

Preliminary

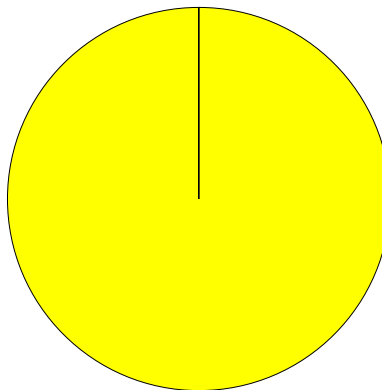
Site Deficiencies Budget Detail

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

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	\$2.06	25	1955	1980	\$1,182,687	0%	0.00%	\$0
G2020	Parking Lots	\$1.71	25	1955	1980	\$981,745	0%	24.79%	\$243,353
G2020	Pedestrian Paving - sidewalks, etc	\$1.54	30	1955	1985	\$884,145	0%	110%	\$972,559
G2040	Baseball Field	\$0.95	30	1996	2026	\$545,414	47%	0.00%	\$0
G2040	Football Field Natural Turf	\$1.00	10	2005	2015	\$574,120	30%	0.00%	\$0
G2040	Site Development	\$1.65	30	1996	2026	\$947,298	47%	0.00%	\$0
G2040	Softball Field	\$0.47	10	1996	2006	\$269,836	0%	0.00%	\$0
G2040	Track Synthetic Surface - Replace	\$1.06	10	1955	1965	\$608,567	0%	110%	\$669,424
G2050	Landscaping	\$2.10	10	1955	1965	\$1,205,652	0%	0.00%	\$0
G3010	Water Supply	\$1.12	50	1955	2005	\$643,014	0%	105%	\$675,165
G3020	Sanitary Sewer	\$1.82	50	1955	2005	\$1,044,898	0%	105%	\$1,097,143
G3030	Storm Sewer	\$1.52	50	1955	2005	\$872,662	0%	105%	\$916,295
G4020	Site Lighting	\$3.03	30	1955	1985	\$1,739,583	0%	100%	\$1,739,583
Total		\$20.03				\$11,499,622	7%	54.90%	\$6,313,523

Site Deficiency Priority

Site Deficiencies by Priority:



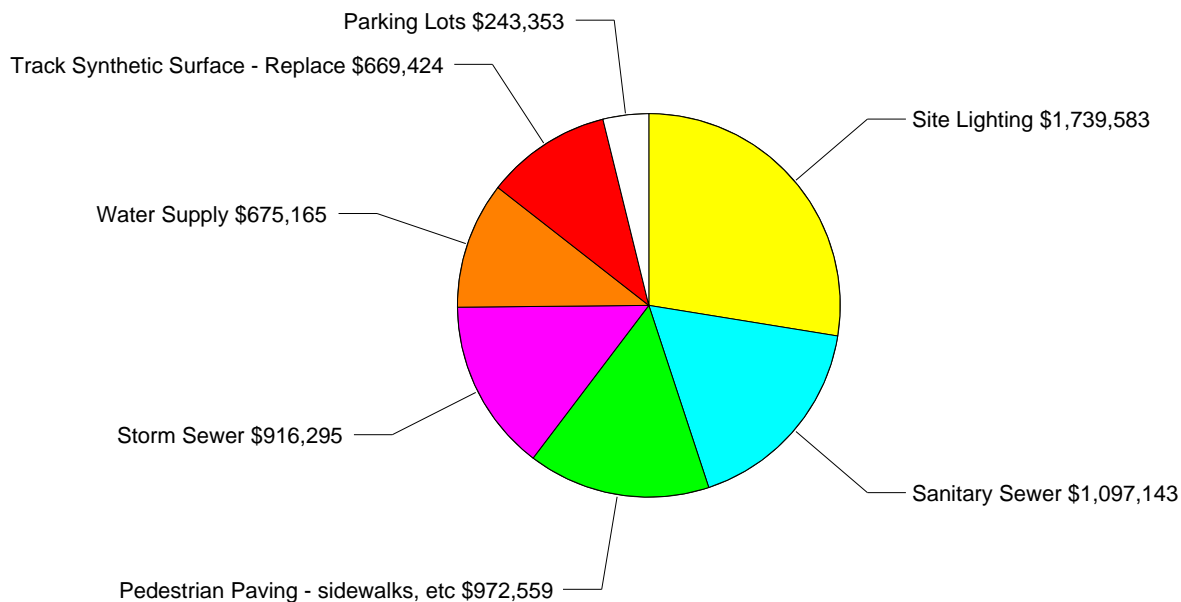
3 - Short Term Conditions (2-3 Years) \$6,313,523

Site Condition Budget: \$6,313,523

Preliminary

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: \$6,313,522

Preliminary

Site Deficiencies Budget Narrative

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

System: G2010 - Roadways

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1955. It has a 25-year service life which expired in 1980. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.



System: G2020 - Parking Lots

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1955. It has a 25-year service life which expired in 1980. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: The system should be replaced.

Deficiency

Location: Site

Material: Parking Lots

Distress: Beyond Useful Life

Category: Deferred Maintenance

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

Notes: The faculty and student parking lots are no longer able to handle the current school population. The asphalt is developing pot holes and the asphalt has become loose in some areas.

Correction: Resurface asphalt paving and restripe.

Qty: 129,000-S.Y.

Condition Budget: \$243,353

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 1955. It has a 30-year service life which expired in 1985.

Recommendation: The system should be replaced.

Preliminary



Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The sidewalks throughout the campus are in severe distress. There are signs of ground shift, uneven and rippling sidewalks making it a safety hazard. There are significant dips in the common areas of the campus.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$972,559

System: G2040 - Baseball Field

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

System: G2040 - Football Field Natural Turf

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: 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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

System: G2040 - Softball Field

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 10-year service life which expired in 2006. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

Preliminary



System: G2040 - Track Synthetic Surface - Replace

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 1955. It has a 10-year service life which expired in 1965.

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: The track is currently not being utilized due to construction of the new science wing. Grass is starting to overtake the track.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$669,424

System: G2050 - Landscaping

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1955. It has a 10-year service life which expired in 1965. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

System: G3010 - Water Supply

Analysis: The system 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 1955. It has a 50-year service life which expired in 2005.

Recommendation: The system should be replaced.

Preliminary



Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The domestic water laterals are aged, corroded, have periodic outages and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$675,165



System: G3020 - Sanitary Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1955. It has a 50-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: The original sanitary sewer laterals are aged, have periodic outages and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,097,143

System: G3030 - Storm Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1955. It has a 50-year service life which expired in 2005.

Recommendation: The system should be replaced.

Preliminary



Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The storm drainage system is aged, worn, has reported drainage problems and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$916,295



System: G4020 - Site Lighting

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1955. It has a 30-year service life which expired in 1985.

Recommendation: The system should be replaced.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Site lacks adequate site lighting. Existing lighting is aged, and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,739,583

Preliminary

Buildings

Building Name: Covered Walkways

Year Built: 1955
Gross Area (SF): 5,000

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

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
F10 Special Construction	12%	0.00%	\$0
		Total:	\$0

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
F10	Special Construction	\$25.00	40	1955	1995	\$168,750	0%	0.00%	\$0
Total		\$25.00				\$168,750	0%	0.00%	\$0

Preliminary

Building Deficiency Priority

Deficiencies by Priority:

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

Preliminary

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.

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

Preliminary

Building Condition Deficiencies Narrative

Preliminary

Building Name: Locker Room - Bldg 05

Year Built: 1996
Gross Area (SF): 5,190

The 1996 Baseball Locker Room at Bellaire High School is a 1-story building. There have been no additions and no major renovations. 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

Unifomat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	20%	0.00%	\$0
B30 Roofing	36%	0.00%	\$0
C10 Interior Construction	50%	0.00%	\$0
C30 Interior Finishes	27%	16.83%	\$31,599
D20 Plumbing	46%	0.00%	\$0
D30 HVAC	45%	0.00%	\$0
D40 Fire Protection	33%	0.00%	\$0
D50 Electrical	42%	7.81%	\$18,847
E20 Furnishings	19%	0.00%	\$0
		Total:	\$50,447

Building Deficiency Condition Budget Detail

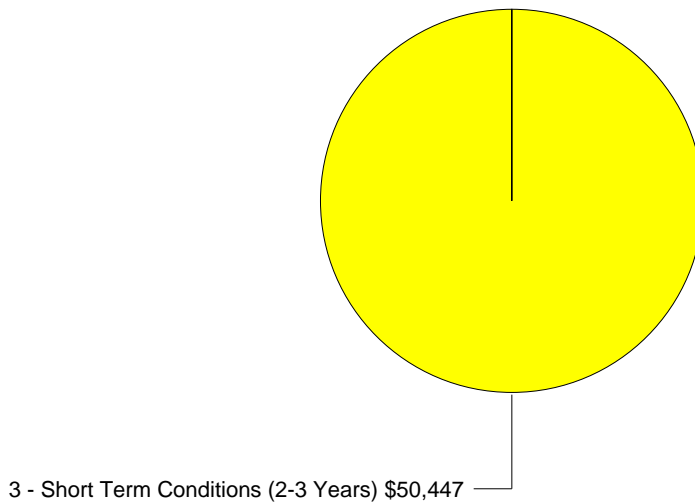
Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$11.79	100	1996	2096	\$82,607	-	0.00%	\$0
A1030	Slab on Grade	\$10.35	100	1996	2096	\$72,517	-	0.00%	\$0
B1020	Roof Construction	\$17.23	100	1996	2096	\$120,722	-	0.00%	\$0
B2010	Exterior Walls	\$18.93	75	1996	2071	\$132,633	-	0.00%	\$0
B2020	Exterior Windows	\$12.72	30	1996	2026	\$89,123	47%	0.00%	\$0
B2030	Exterior Doors	\$1.09	30	1996	2026	\$7,637	47%	0.00%	\$0
B3010130	Preformed Metal Roofing	\$11.28	25	1996	2021	\$79,033	36%	0.00%	\$0
C1010	Partitions	\$7.79	40	1996	2036	\$54,581	60%	0.00%	\$0
C1020	Interior Doors	\$5.12	40	1996	2036	\$35,873	60%	0.00%	\$0
C1030	Fittings	\$3.82	20	1996	2016	\$26,765	20%	0.00%	\$0
C3010	Wall Finishes	\$6.72	10	2006	2016	\$47,084	40%	0.00%	\$0
C3020210	Carpet	\$4.10	12	1996	2008	\$28,727	0%	110%	\$31,599
C3020210	Ceramic Tile	\$2.05	50	1996	2046	\$14,363	68%	0.00%	\$0
C3020410	VCT	\$1.99	12	1996	2008	\$13,943	0%	0.00%	\$0
C3030	Ceiling Finishes	\$11.93	20	1996	2016	\$83,588	20%	0.00%	\$0
D2010	Plumbing Fixtures	\$5.08	30	1996	2026	\$35,593	47%	0.00%	\$0
D2020	Domestic Water Distribution	\$1.17	30	1996	2026	\$8,198	47%	0.00%	\$0
D2030	Sanitary Waste	\$3.22	30	1996	2026	\$22,561	47%	0.00%	\$0
D3040	Distribution Systems	\$13.05	30	1996	2026	\$91,435	47%	0.00%	\$0
D3050	Terminal & Package Units	\$1.41	15	1996	2011	\$9,879	0%	0.00%	\$0
D3060	Controls & Instrumentation	\$0.23	15	1996	2011	\$1,611	0%	0.00%	\$0
D3070	Systems Testing & Balance	\$1.05	30	1996	2026	\$7,357	47%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.20	15	1996	2011	\$1,401	0%	0.00%	\$0
D5010	Electrical Service/Distribution	\$4.88	30	1996	2026	\$34,192	47%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$23.45	30	1996	2026	\$164,302	47%	0.00%	\$0
D5030310	Telephone Systems	\$1.41	15	1996	2011	\$9,879	0%	0.00%	\$0
D5030910	Fire Alarm System	\$1.69	10	1999	2009	\$11,841	0%	100%	\$11,841

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Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5030910	Security System, Camers, Access Control	\$1.00	15	1996	2011	\$7,007	0%	100%	\$7,007
D5030920	LAN System	\$1.00	15	1996	2011	\$7,007	0%	0.00%	\$0
D5030920	Public Address / Clock System	\$1.00	15	1996	2011	\$7,007	0%	0.00%	\$0
E2010	Fixed Furnishings	\$3.51	20	1996	2016	\$24,593	20%	0.00%	\$0
Total		\$190.26				\$1,333,057	38%	3.78%	\$50,447

Building Deficiency Priority

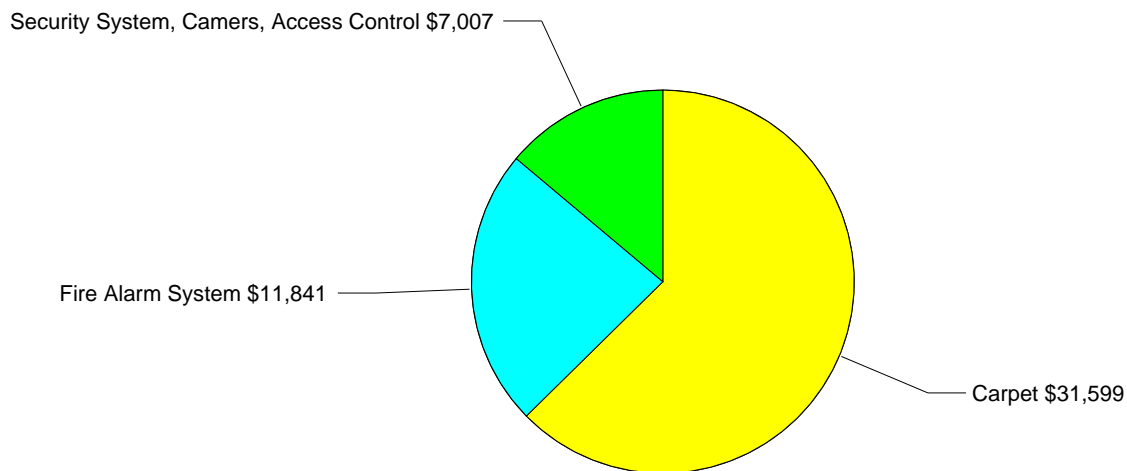
Deficiencies by Priority:



Locker Room - Bldg 05 Condition Budget: \$50,447

Preliminary

Building Deficiencies Budget Detail



Locker Room - Bldg 05 Condition Budget: \$50,447

Preliminary

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 1996. It has a 100-year service life. Based on the assessment, it is expected to expire in 2096 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 1996. It has a 100-year service life. Based on the assessment, it is expected to expire in 2096 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 1996. It has a 100-year service life. Based on the assessment, it is expected to expire in 2096 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 1996. It has a 75-year service life. Based on the assessment, it is expected to expire in 2071 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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

Preliminary

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 1996. It has a 25-year service life. Based on the assessment, it is expected to expire in 2021.

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 1996. It has a 40-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 40-year service life. Based on the assessment, it is expected to expire in 2036.

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 1996. It has a 20-year service life. Based on the assessment, it is expected to expire in 2016.

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 2006. It has a 10-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

System: C3020 - Floor Finishes

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

Recommendation: The system should be replaced.

Preliminary



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 1996. It has a 12-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Locker Room - Bldg 05

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The carpet is showing major signs of wear. Traffic paths are worn, the carpet is snagging throughout the building and tears have given way to holes in the locker room areas.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$31,599

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 1996. It has a 50-year service life. Based on the assessment, it is expected to expire in 2046.

Recommendation: No action is required.

System: C3020410 - VCT

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 12-year service life which expired in 2008. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

System: C3030 - Ceiling Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 20-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

Preliminary

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

System: D3040 - Distribution Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 15-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 15-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

Preliminary

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

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 1996. It has a 15-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2017.

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

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 1996. It has a 15-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

Preliminary



System: D5030910 - Fire Alarm System

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1999. It has a 10-year service life which expired in 2009.

Recommendation: The system should be replaced.

Deficiency

Location: Locker Room - Bldg 05

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Fire alarm system is aged, beyond service life and should be replaced. Alarm system is connected to main building system.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$11,841



System: D5030910 - Security System, Camers, Access Control

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 1996. It has a 15-year service life which expired in 2011.

Recommendation: The system should be replaced.

Deficiency

Location: Locker Room - Bldg 05

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Security alarm system is beyond expected service life and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$7,007

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 1996. It has a 15-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

Preliminary

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 1996. It has a 15-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2017.

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 1996. It has a 20-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

Preliminary

Building Name: Main - Bldg 01

Year Built: 1955
Gross Area (SF): 337,805

The Bellaire High School Main Building is an 3-story building. Originally built in 1955, there have been additions in 1981 and 2012 with minor renovations approximately within the past ten years. 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	25%	3.64%	\$391,280
B30 Roofing	12%	23.63%	\$1,730,660
C10 Interior Construction	24%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	19%	34.89%	\$3,436,579
D10 Conveying	42%	0.00%	\$0
D20 Plumbing	0%	106.08%	\$5,287,290
D30 HVAC	27%	7.71%	\$627,051
D40 Fire Protection	20%	0.00%	\$0
D50 Electrical	28%	8.83%	\$978,883
E10 Equipment	43%	0.00%	\$0
E20 Furnishings	14%	0.00%	\$0
F10 Special Construction	0%	110.00%	\$2,959,679
		Total:	\$15,411,420

Building Deficiency Condition Budget Detail

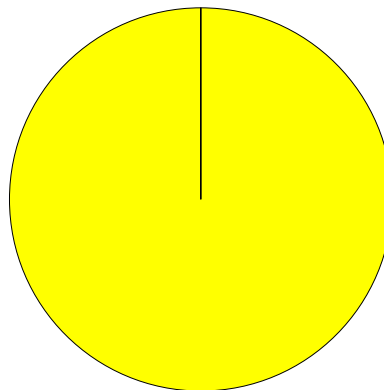
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$7.65	100	1955	2055	\$3,488,681	-	0.00%	\$0
A1030	Slab on Grade	\$6.61	100	1955	2055	\$3,014,403	-	0.00%	\$0
B1010	Floor Construction	\$16.41	100	1955	2055	\$7,483,563	-	0.00%	\$0
B1020	Roof Construction	\$12.40	100	1955	2055	\$5,654,856	-	0.00%	\$0
B2010	Exterior Walls	\$13.62	75	1955	2030	\$6,211,221	-	0.00%	\$0
B2020	Exterior Windows	\$9.15	30	2001	2031	\$4,172,736	63%	0.00%	\$0
B2030	Exterior Doors	\$0.78	30	1980	2010	\$355,709	0%	110%	\$391,280
B3010105	Built-Up	\$3.45	25	1981	2006	\$1,573,327	0%	110%	\$1,730,660
B3010130	Preformed Metal Roofing	\$0.33	25	1995	2020	\$150,492	32%	0.00%	\$0
B3010630	Modified Bitumen	\$11.77	20	1995	2015	\$5,367,553	15%	0.00%	\$0
B3020	Roof Openings	\$0.51	30	1985	2015	\$232,579	10%	0.00%	\$0
C1010	Partitions	\$5.60	40	1955	1995	\$2,553,806	0%	0.00%	\$0
C1020	Interior Doors	\$3.68	40	1995	2035	\$1,678,215	58%	0.00%	\$0
C1030	Fittings	\$2.74	20	1995	2015	\$1,249,541	15%	0.00%	\$0
C2010	Stair Construction	\$3.28	40	1955	1995	\$1,495,801	-	0.00%	\$0
C3010	Wall Finishes	\$4.34	10	2001	2011	\$1,979,199	0%	110%	\$2,177,120
C3020210	Carpet	\$0.42	12	1992	2004	\$191,535	0%	110%	\$210,689
C3020210	Ceramic Tile	\$0.84	50	1955	2005	\$383,071	0%	110%	\$421,378
C3020210	Terrazzo	\$5.05	75	1955	2030	\$2,302,986	24%	0.00%	\$0
C3020410	Rubber/Resilient	\$0.05	25	2005	2030	\$22,802	72%	0.00%	\$0
C3020410	Sealed Concrete	\$0.01	100	1955	2055	\$4,560	43%	0.00%	\$0
C3020410	VCT	\$1.72	12	2001	2013	\$784,383	8%	45.28%	\$355,170

Preliminary

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C3020410	Wood	\$0.58	25	2012	2037	\$264,501	100%	0.00%	\$0
C3030	Ceiling Finishes	\$8.59	20	1992	2012	\$3,917,356	0%	6.95%	\$272,222
D1010	Elevators and Lifts	\$2.77	35	1992	2027	\$1,263,222	43%	0.00%	\$0
D2010	Plumbing Fixtures	\$6.88	30	1955	1985	\$3,137,533	0%	110%	\$3,451,286
D2020	Domestic Water Distribution	\$0.69	30	1955	1985	\$314,665	0%	110%	\$346,132
D2030	Sanitary Waste	\$2.34	30	1955	1985	\$1,067,126	0%	110%	\$1,173,839
D2040	Rain Water Drainage	\$0.39	30	1981	2011	\$177,854	0%	0.00%	\$0
D2090	Other Plumbing Systems- Nat Gas	\$0.63	20	1955	1975	\$287,303	0%	110%	\$316,033
D3040	Distribution Systems	\$13.59	30	1991	2021	\$6,197,539	30%	0.00%	\$0
D3050	Terminal & Package Units	\$1.25	15	1991	2006	\$570,046	0%	110%	\$627,051
D3060	Controls & Instrumentation	\$2.32	15	2001	2016	\$1,058,005	27%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.67	30	1991	2021	\$305,545	30%	0.00%	\$0
D4010	Sprinklers	\$3.18	25	1981	2006	\$1,450,197	0%	0.00%	\$0
D4020	Standpipes	\$0.23	40	1981	2021	\$104,888	23%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.09	15	2001	2016	\$41,043	27%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.51	30	1991	2021	\$1,600,689	30%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$16.86	30	1991	2021	\$7,688,780	30%	0.00%	\$0
D5030310	Telephone Systems	\$0.93	15	1991	2006	\$424,114	0%	105%	\$445,320
D5030910	Fire Alarm System	\$1.17	10	2001	2011	\$533,563	0%	100%	\$533,563
D5030910	Security System, Camers, Access Control	\$0.61	15	2011	2026	\$278,182	93%	0.00%	\$0
D5030920	LAN System	\$0.61	15	2001	2016	\$278,182	27%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.61	15	2001	2016	\$278,182	27%	0.00%	\$0
E1020	Institutional Equipment	\$1.36	20	2001	2021	\$620,210	45%	0.00%	\$0
E1090	Other Equipment	\$0.78	20	2000	2020	\$355,709	40%	0.00%	\$0
E2010	Fixed Furnishings	\$2.52	20	1995	2015	\$1,149,213	15%	0.00%	\$0
F1040	Special Facilities - Nadatorium	\$5.90	20	1955	1975	\$2,690,617	0%	110%	\$2,959,679
Total		\$189.47				\$86,405,283	20%	17.84%	\$15,411,420

Building Deficiency Priority

Deficiencies by Priority:

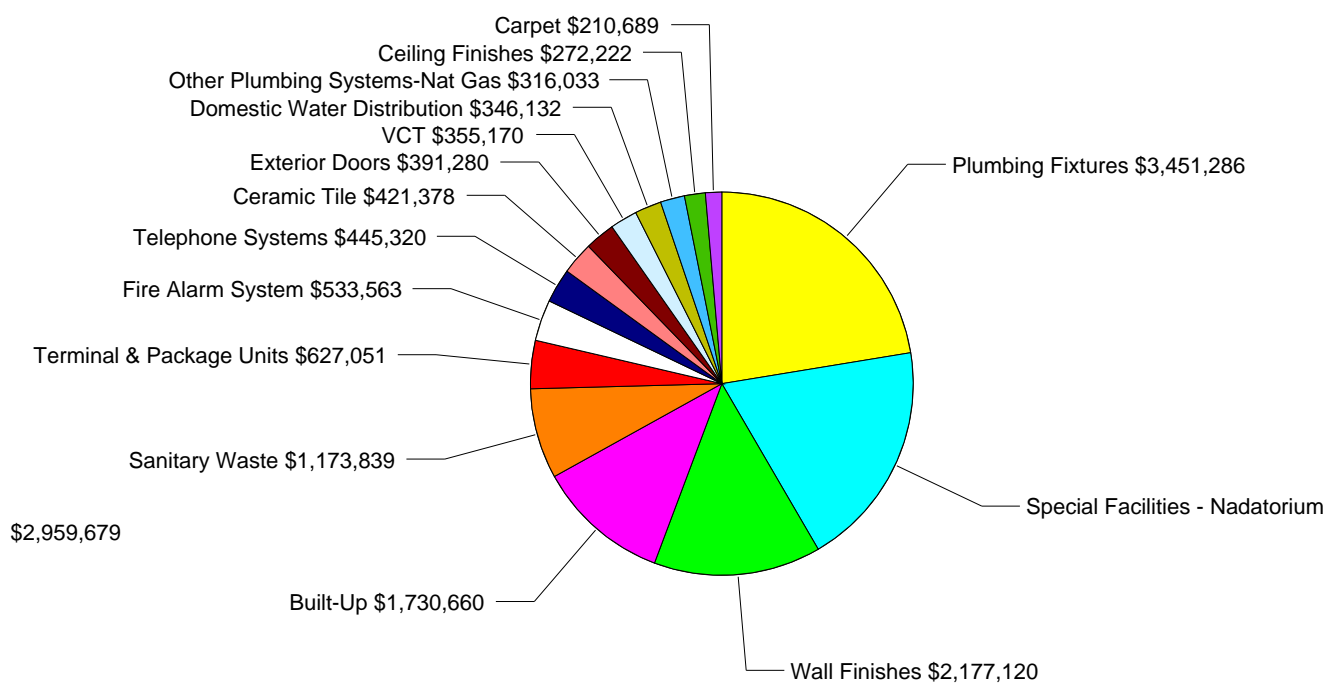


3 - Short Term Conditions (2-3 Years) \$15,411,420

Preliminary

Main - Bldg 01 Condition Budget: \$15,411,420

Building Deficiencies Budget Detail



Main - Bldg 01 Condition Budget: \$15,411,422

Preliminary

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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 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 1955. It has a 75-year service life. Based on the assessment, it is expected to expire in 2030 and is non-renewable.

Recommendation: No action is required.

Preliminary

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 2001. It has a 30-year service life. Based on the assessment, it is expected to expire in 2031.

Recommendation: No action is required.



System: 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 1980. It has a 30-year service life which expired in 2010.

Recommendation: The system should be replaced.

Deficiency

Location: Main - Bldg 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The exterior doors are showing major signs of age and wear. The wooden doors are deteriorating and the frames are dented due to heavy traffic and use. The glazing in some of the doors is heavily scratched and visibility is no longer adequate. The metal doors are showing signs of rusting and the paint finish is chipping badly.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$391,280

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 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 1981. It has a 25-year service life which expired in 2006.

Recommendation: The system should be replaced.

Preliminary



Deficiency

Location: Main - Bldg 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The roof appears to have been repaired and patched repeatedly. The occupants report leaking throughout the building.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,730,660

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 1995. It has a 25-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: B3010630 - Modified Bitumen

Analysis: The system is in 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: 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 1985. It has a 30-year service life. Based on the assessment, it is expected to expire in 2017.

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 1955. It has a 40-year service life which expired in 1995. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 40-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

Preliminary

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 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: C2010 - Stair Construction

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 1955. It has a 40-year service life which expired in 1995 and is non-renewable.

Recommendation: The system should be replaced.



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 2001. It has a 10-year service life which expired in 2011.

Recommendation: The system should be replaced.

Deficiency

Location: Main - Bldg 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The walls are dirty and scuffed. In some areas the paint is chipping severely.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$2,177,120

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.

Preliminary



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 12-year service life which expired in 2004.

Recommendation: The system should be replaced.

Deficiency

Location: Main - Bldg 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The carpet found throughout the facility is showing age and wear. In some areas the carpet appears dingy, spotted and stained. In areas with heavy traffic the carpet is showing wear.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$210,689



System: C3020210 - Ceramic 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 1955. It has a 50-year service life which expired in 2005.

Recommendation: The system should be replaced.

Deficiency

Location: Main - Bldg 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The tile flooring throughout the facility is showing major signs of age and wear. There are portions of tile that have been replaced with contrasting tile, tile is separating and breaking off and the grout is discolored.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$421,378

Preliminary

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 1955. It has a 75-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: C3020410 - Rubber/Resilient

Analysis: The system is in 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 25-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: C3020410 - Sealed Concrete

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055.

Recommendation: No action is required.



System: C3020410 - VCT

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 12-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Deficiency

Location: Main - Bldg 01

Material: Floor Finishes

Distress: Beyond Useful Life

Category: Deferred Maintenance

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

Notes: In some areas, the VCT is beyond useful life. In some areas the flooring is peeling and separating. In other areas the VCT has broken and become loose.

Correction: Replace VCT Flooring

Qty: 104,330-S.F.

Condition Budget: \$355,170

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 2012. It has a 25-year service life. Based on the assessment, it is expected to expire in 2037.

Recommendation: No action is required.

Preliminary



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 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: Main - Bldg 01

Material: Ceiling Finishes

Distress: Failing

Category: Deferred Maintenance

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

Notes: Most of the gyp ceilings are no longer adequate. The paint is chipping very badly in some areas; mostly the areas with a lot of moisture such as the restrooms. The paint can also be seen to be peeling severely.

Correction: Replace Drywall Ceiling

Qty: 84,452-S.F.

Condition Budget: \$272,222

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 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 1955. It has a 30-year service life which expired in 1985.

Recommendation: The system should be replaced.

Preliminary



Deficiency

Location: Main - Bldg 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The original plumbing fixtures are aged beyond service life, stained, showing signs of failure, should be replaced with low flow system.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$3,451,286



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 1955. It has a 30-year service life which expired in 1985.

Recommendation: The system should be replaced.

Deficiency

Location: Main - Bldg 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The original water distribution system is aged, beyond expected life and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$346,132

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 1955. It has a 30-year service life which expired in 1985.

Recommendation: The system should be replaced.

Preliminary



Deficiency

Location: Main - Bldg 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The original cast iron sanitary waste system is aged, beyond expected life and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,173,839

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 1981. It has a 30-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.



System: D2090 - Other Plumbing Systems-Nat Gas

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1955. It has a 20-year service life which expired in 1975.

Recommendation: The system should be replaced.

Deficiency

Location: Main - Bldg 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The original gas distribution system is aged, rusted, beyond expected life and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$316,033

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 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

Preliminary



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 1991. It has a 15-year service life which expired in 2006.

Recommendation: The system should be replaced.

Deficiency

Location: Main - Bldg 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Roof mounted units are beyond useful life, and should be schedule for replacement

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$627,051

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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

System: 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 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: D4010 - Sprinklers

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1981. It has a 25-year service life which expired in 2006. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

Preliminary

System: D4020 - Standpipes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1981. It has a 40-year service life. Based on the assessment, it is expected to expire in 2021.

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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

System: 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 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

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 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: D5030 - Communications and Security

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

Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1991. It has a 15-year service life which expired in 2006.

Recommendation: The system should be replaced.

Preliminary



Deficiency

Location: Main - Bldg 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Telephone system is beyond service life, has reported problems and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$445,320



System: D5030910 - Fire Alarm System

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2001. It has a 10-year service life which expired in 2011.

Recommendation: The system should be replaced.

Deficiency

Location: Main - Bldg 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Fire alarm system is aged, beyond service life and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$533,563

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 2011. It has a 15-year service life. Based on the assessment, it is expected to expire in 2026.

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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

Preliminary

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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

System: E1020 - Institutional Equipment

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 20-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

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

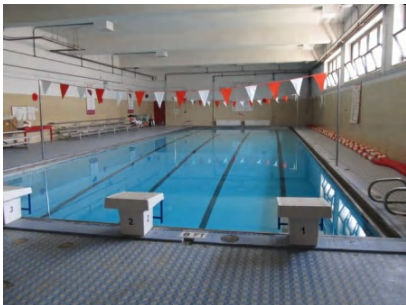
Recommendation: No action is required.

System: F1040 - Special Facilities - Nadatorium

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 1955. It has a 20-year service life which expired in 1975.

Recommendation: The system should be replaced.

Preliminary



Deficiency

Location: Main - Bldg 01

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Nadatorium facilities, and equipment are aged, beyond expected life and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$2,959,679

Preliminary

Building Name: Mech 01 - Bldg 3 1998 Addition

Year Built: 1998
Gross Area (SF): 1,000

The 1998 Addition to Bellaire High School consists of expanding the Mechanical 1 Bldg - Bldg 3 to house new equipment. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
B20 Exterior Enclosure	2%	0.00%	\$0
B30 Roofing	30%	0.00%	\$0
C30 Interior Finishes	53%	0.00%	\$0
D20 Plumbing	53%	0.00%	\$0
D30 HVAC	52%	0.00%	\$0
D50 Electrical	53%	0.00%	\$0
		Total:	\$0

Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.94	100	1998	2098	\$8,019	-	0.00%	\$0
A1020	Special Foundations	\$2.01	100	1998	2098	\$2,714	-	0.00%	\$0
A1030	Slab on Grade	\$12.03	100	1998	2098	\$16,241	-	0.00%	\$0
B1020	Roof Construction	\$11.97	100	1998	2098	\$16,160	-	0.00%	\$0
B2010	Exterior Walls	\$23.26	75	1998	2073	\$31,401	-	0.00%	\$0
B2030	Exterior Doors	\$1.26	30	1998	2028	\$1,701	53%	0.00%	\$0
B3010	Roof Coverings	\$10.77	20	1998	2018	\$14,540	30%	0.00%	\$0
C3010	Wall Finishes	\$0.47	10	2008	2018	\$635	60%	0.00%	\$0
C3020	Floor Finishes	\$1.55	10	2008	2018	\$2,093	60%	0.00%	\$0
C3030	Ceiling Finishes	\$0.55	20	1998	2018	\$743	30%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.52	30	1998	2028	\$702	53%	0.00%	\$0
D2030	Sanitary Waste	\$2.25	30	1998	2028	\$3,038	53%	0.00%	\$0
D3030	Cooling Generating Systems	\$871	30	1998	2028	\$1,175,634	53%	0.00%	\$0
D3050	Terminal & Package Units	\$6.43	15	1998	2013	\$8,681	7%	0.00%	\$0
D3060	Controls & Instrumentation	\$22.00	20	1998	2018	\$29,700	30%	0.00%	\$0
D5010	Electrical Service/Distribution	\$28.71	30	1998	2028	\$38,759	53%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$5.28	30	1998	2028	\$7,128	53%	0.00%	\$0
Total		\$1,006				\$1,357,884	52%	0.00%	\$0

Preliminary

Building Deficiency Priority

Deficiencies by Priority:

Mech 01 - Bldg 3 1998 Addition doesn't have any deficiencies to show in the pie chart.

Preliminary

Building Deficiencies Budget Detail

Mech 01 - Bldg 3 1998 Addition doesn't have any deficiencies to show in the pie chart.

Preliminary

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 1998. It has a 100-year service life. Based on the assessment, it is expected to expire in 2098 and is non-renewable.

Recommendation: No action is required.

System: A1020 - Special 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 1998. It has a 100-year service life. Based on the assessment, it is expected to expire in 2098 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 1998. It has a 100-year service life. Based on the assessment, it is expected to expire in 2098 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 1998. It has a 100-year service life. Based on the assessment, it is expected to expire in 2098 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 1998. It has a 75-year service life. Based on the assessment, it is expected to expire in 2073 and is non-renewable.

Recommendation: No action is required.

Preliminary

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 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: B3010 - Roof Coverings

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

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 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: 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 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: 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: 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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.

Recommendation: No action is required.

Preliminary

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 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: D3030 - Cooling Generating Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1998. It has a 15-year service life. Based on the assessment, it is expected to expire in 2013.

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 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: 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 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: 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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.

Recommendation: No action is required.

Preliminary

Building Name: Mechanical 01 - Bldg 03

Year Built: 1955
Gross Area (SF): 2,222

The Bellaire High School Mechanical 01-Building 3 is a 1-story building. Originally built in 1955, the building contains the cooling generating system for the campus, there have been no renovations reported in the building. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
B20 Exterior Enclosure	7%	4.81%	\$3,969
B30 Roofing	24%	0.51%	\$184
C30 Interior Finishes	53%	0.00%	\$0
D20 Plumbing	30%	0.00%	\$0
D30 HVAC	29%	0.00%	\$0
D50 Electrical	29%	0.49%	\$2,110
		Total:	\$6,263

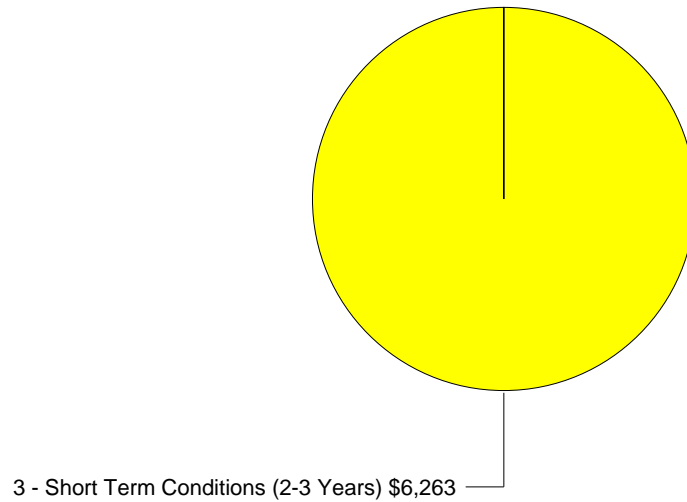
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.94	100	1955	2055	\$17,818	-	0.00%	\$0
A1020	Special Foundations	\$2.01	100	1955	2055	\$6,029	-	0.00%	\$0
A1030	Slab on Grade	\$12.03	100	1955	2055	\$36,086	-	0.00%	\$0
B1020	Roof Construction	\$11.97	100	1955	2055	\$35,906	-	0.00%	\$0
B2010	Exterior Walls	\$23.26	75	1955	2030	\$69,773	-	0.00%	\$0
B2020	Exterior Windows	\$3.00	30	2001	2031	\$8,999	63%	0.00%	\$0
B2030	Exterior Doors	\$1.26	30	1955	1985	\$3,780	0%	105%	\$3,969
B3010	Roof Coverings	\$10.77	20	1990	2010	\$32,307	0%	0.00%	\$0
B3020	Roof Openings	\$1.23	30	1955	1985	\$3,690	0%	5.00%	\$184
C3010	Wall Finishes	\$0.47	10	2008	2018	\$1,410	60%	0.00%	\$0
C3020	Floor Finishes	\$1.55	10	2008	2018	\$4,650	60%	0.00%	\$0
C3030	Ceiling Finishes	\$0.55	20	1998	2018	\$1,650	30%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.52	30	1991	2021	\$1,560	30%	0.00%	\$0
D2030	Sanitary Waste	\$2.25	30	1991	2021	\$6,749	30%	0.00%	\$0
D3030	Cooling Generating Systems	\$2,100	30	1991	2021	\$6,299,370	30%	0.00%	\$0
D3040	Distribution Systems	\$54.20	30	1991	2021	\$162,584	30%	0.00%	\$0
D3060	Controls & Instrumentation	\$10.00	20	1991	2011	\$29,997	0%	0.00%	\$0
	Electrical								
D5010	Service/Distribution	\$139	30	1991	2021	\$416,088	30%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$5.28	30	1991	2021	\$15,838	30%	0.00%	\$0
	Communications and								
D5030	Security	\$0.67	10	2001	2011	\$2,010	0%	105%	\$2,110
Total		\$2,386				\$7,156,294	30%	0.09%	\$6,263

Preliminary

Building Deficiency Priority

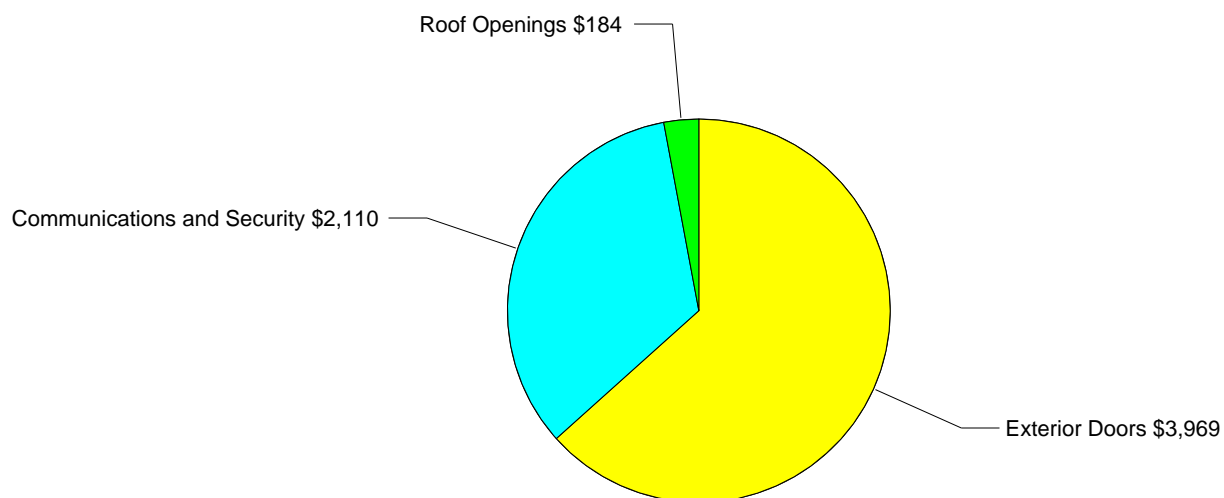
Deficiencies by Priority:



Mechanical 01 - Bldg 03 Condition Budget: \$6,263

Preliminary

Building Deficiencies Budget Detail



Mechanical 01 - Bldg 03 Condition Budget: \$6,263

Preliminary

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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 and is non-renewable.

Recommendation: No action is required.

System: A1020 - Special 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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 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 1955. It has a 75-year service life. Based on the assessment, it is expected to expire in 2030 and is non-renewable.

Recommendation: No action is required.

Preliminary

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 2001. It has a 30-year service life. Based on the assessment, it is expected to expire in 2031.

Recommendation: No action is required.



System: 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 1955. It has a 30-year service life which expired in 1985.

Recommendation: The system should be replaced.

Deficiency

Location: Mechanical 01 - Bldg 03

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The exterior doors are showing major signs of age and wear. In areas along the bottom edge the rust has deteriorated the metal frames, the wood is splitting and the coating is peeling and bubbling.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$3,969

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 1990. It has a 20-year service life which expired in 2010. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

System: B3020 - Roof Openings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1955. It has a 30-year service life which expired in 1985.

Recommendation: The system should be replaced.

Preliminary



Deficiency

Location: Mechanical 01 - Bldg 03
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The roof hatch is no longer code compliant.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$184

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 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: 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 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: 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: 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 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

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 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

Preliminary

System: D3030 - Cooling Generating Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: D3040 - Distribution Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

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 1991. It has a 20-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2017.

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 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

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 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: D5030 - Communications and Security

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 2001. It has a 10-year service life which expired in 2011.

Recommendation: The system should be replaced.

Preliminary



Deficiency

Location: Mechanical 01 - Bldg 03

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Security alarm system is beyond expected service life and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$2,110

Preliminary

Building Name: Mechanical 02 - Bldg 04

Year Built: 1955
Gross Area (SF): 3,898

The Bellaire High School Mechanical 02 Building 4 is a 1-story building. Originally built in 1955, the building contains the heat generating system, and the main electrical distribution system for the campus. There have been no renovations reported in the building. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
B20 Exterior Enclosure	7%	4.81%	\$6,962
B30 Roofing	0%	120.00%	\$68,010
C10 Interior Construction	3%	68.50%	\$13,482
C30 Interior Finishes	50%	0.00%	\$0
D20 Plumbing	30%	0.00%	\$0
D30 HVAC	32%	0.00%	\$0
D50 Electrical	59%	0.00%	\$0
		Total:	\$88,454

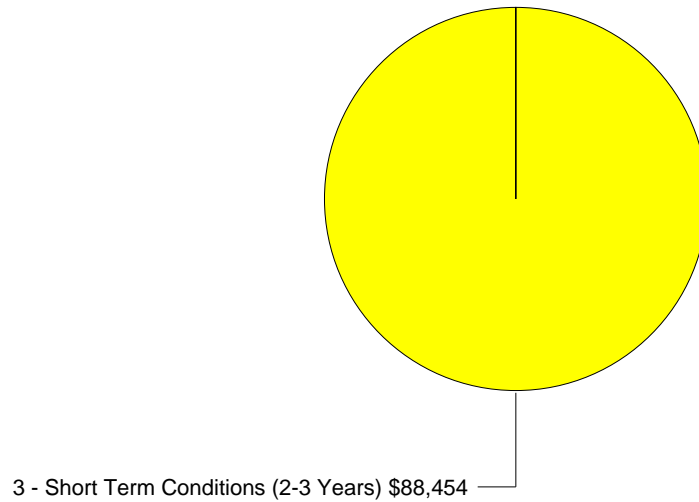
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.94	100	1955	2055	\$31,258	-	0.00%	\$0
A1020	Special Foundations	\$2.01	100	1955	2055	\$10,577	-	0.00%	\$0
A1030	Slab on Grade	\$12.03	100	1955	2055	\$63,305	-	0.00%	\$0
B1020	Roof Construction	\$11.97	100	1955	2055	\$62,990	-	0.00%	\$0
B2010	Exterior Walls	\$23.26	75	1955	2030	\$122,401	-	0.00%	\$0
B2020	Exterior Windows	\$3.00	30	2001	2031	\$15,787	63%	0.00%	\$0
B2030	Exterior Doors	\$1.26	30	1955	1985	\$6,630	0%	105%	\$6,962
B3010	Roof Coverings	\$10.77	20	1995	2015	\$56,675	15%	120%	\$68,010
C1010	Partitions	\$0.76	50	1955	2005	\$3,999	-	0.00%	\$0
C1020	Interior Doors	\$2.44	40	1955	1995	\$12,840	0%	105%	\$13,482
C1030	Fittings	\$0.54	20	1955	1975	\$2,842	0%	0.00%	\$0
C3010	Wall Finishes	\$0.47	10	2010	2020	\$2,473	80%	0.00%	\$0
C3020	Floor Finishes	\$1.55	10	1955	1965	\$8,157	0%	0.00%	\$0
C3030	Ceiling Finishes	\$0.55	20	1955	1975	\$2,894	0%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.52	30	1991	2021	\$2,736	30%	0.00%	\$0
D2030	Sanitary Waste	\$2.25	30	1991	2021	\$11,840	30%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.61	30	1991	2021	\$3,210	30%	0.00%	\$0
D3020	Heat Generating Systems	\$40.27	30	1991	2021	\$211,913	30%	0.00%	\$0
D3040	Distribution Systems	\$10.00	30	1991	2021	\$52,623	30%	0.00%	\$0
D3060	Controls & Instrumentation	\$22.00	20	2000	2020	\$115,771	40%	0.00%	\$0
	Electrical								
D5010	Service/Distribution	\$139	30	2000	2030	\$729,934	60%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$3.00	30	2000	2030	\$15,787	60%	0.00%	\$0
Total		\$293.91				\$1,546,643	47%	5.72%	\$88,454

Preliminary

Building Deficiency Priority

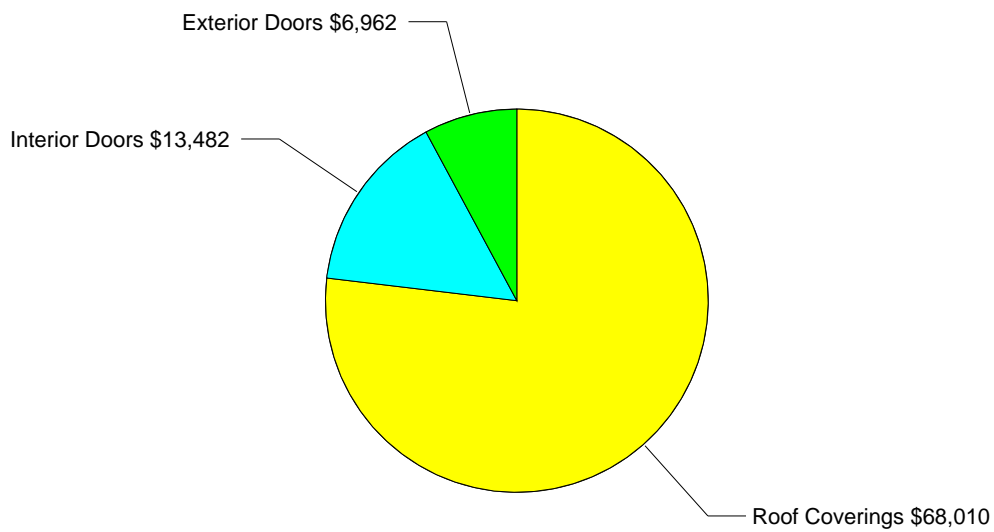
Deficiencies by Priority:



Mechanical 02 - Bldg 04 Condition Budget: \$88,454

Preliminary

Building Deficiencies Budget Detail



Mechanical 02 - Bldg 04 Condition Budget: \$88,454

Preliminary

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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 and is non-renewable.

Recommendation: No action is required.

System: A1020 - Special 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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 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 1955. It has a 75-year service life. Based on the assessment, it is expected to expire in 2030 and is non-renewable.

Recommendation: No action is required.

Preliminary

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 2001. It has a 30-year service life. Based on the assessment, it is expected to expire in 2031.

Recommendation: No action is required.



System: 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 1955. It has a 30-year service life which expired in 1985.

Recommendation: The system should be replaced.

Deficiency

Location: Mechanical 02 - Bldg 04

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The exterior doors are original and are in showing signs of severe age and wear. The frames and doors are dirty, dented, chipping and the hardware is no longer code compliant.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$6,962

System: B3010 - Roof Coverings

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 1995. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Preliminary



Deficiency

Location: Mechanical 02 - Bldg 04

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The roofing material is showing major signs of wear and age. The material is cracking and there are reports of some leaking.

Correction: Renew System

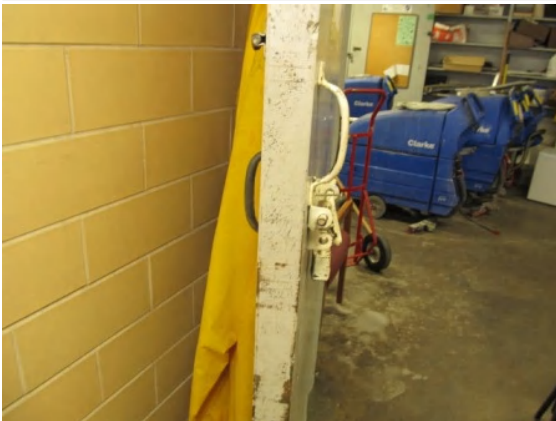
Qty: 1-Ea.

Condition Budget: \$68,010

System: C1010 - Partitions

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1955. It has a 50-year service life which expired in 2005 and is non-renewable.

Recommendation: The system should be replaced.



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 1955. It has a 40-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Mechanical 02 - Bldg 04

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The interior doors are aging and no longer have code compliant hardware. The wood is splitting in some areas.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$13,482

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 1955. It has a 20-year service life which expired in 1975. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

Preliminary

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 2010. It has a 10-year service life. Based on the assessment, it is expected to expire in 2020.

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 1955. It has a 10-year service life which expired in 1965. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

System: C3030 - Ceiling Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1955. It has a 20-year service life which expired in 1975. However, based on the 2009 assessment, the service life has been extended to 2017.

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 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

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 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

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 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

Preliminary

System: D3020 - Heat Generating Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: D3040 - Distribution Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

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 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: 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 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

Preliminary

Building Name: Science Addition 2012

Year Built: 2012
 Gross Area (SF): 55,000

The 2012 Addition to Bellaire High School consists of a new Science wing connected to the West side of the main building. The building was under construction at the time of visit and was not assessed. The building is scheduled to be completed and open for the 2012-2013 school year. 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

Unifomat Classification	RSLI	SCI	Condition Budget
		Total:	\$0

Building Deficiency Condition Budget Detail

Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
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Building Deficiency Priority**Deficiencies by Priority:**

Science Addition 2012 doesn't have any deficiencies to show in the pie chart.

Preliminary

Building Deficiencies Budget Detail

Science Addition 2012 doesn't have any deficiencies to show in the pie chart.

Preliminary

Building Deficiencies Budget Narrative

Preliminary

Building Name: Vocational Shop - Bldg 02

Year Built: 1955
Gross Area (SF): 15,159

The Bellaire High School Vocational Shop Building 2 is an 1-story building. Originally built in 1955, there have been no additions nor major renovations; however, in 2001, the windows were replaced. 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	25%	3.66%	\$27,238
B30 Roofing	0%	110.00%	\$77,888
C10 Interior Construction	26%	0.00%	\$0
C30 Interior Finishes	23%	57.24%	\$298,723
D20 Plumbing	0%	110.00%	\$128,088
D30 HVAC	29%	0.00%	\$0
D40 Fire Protection	33%	0.00%	\$0
D50 Electrical	28%	8.83%	\$67,984
E10 Equipment	7%	0.00%	\$0
		Total:	\$599,921

Building Deficiency Condition Budget Detail

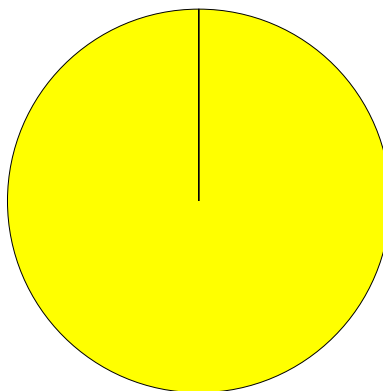
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$12.03	100	1955	2055	\$246,190	-	0.00%	\$0
A1030	Slab on Grade	\$10.35	100	1955	2055	\$211,809	-	0.00%	\$0
B1020	Roof Construction	\$19.17	100	1955	2055	\$392,307	-	0.00%	\$0
B2010	Exterior Walls	\$21.05	75	1955	2030	\$430,781	-	0.00%	\$0
B2020	Exterior Windows	\$14.14	30	2001	2031	\$289,370	63%	0.00%	\$0
B2030	Exterior Doors	\$1.21	30	1955	1985	\$24,762	0%	110%	\$27,238
B3010630	Modified Bitumen	\$3.46	20	1995	2015	\$70,808	15%	110%	\$77,888
C1010	Partitions	\$8.98	40	1955	1995	\$183,773	0%	0.00%	\$0
C1020	Interior Doors	\$5.68	40	1995	2035	\$116,239	58%	0.00%	\$0
C3010	Wall Finishes	\$7.47	10	2001	2011	\$152,871	0%	0.00%	\$0
C3020410	Rubber/Resilient	\$2.54	25	2000	2025	\$51,980	52%	0.00%	\$0
C3020410	Sealed Concrete	\$0.98	25	2003	2028	\$20,055	64%	0.00%	\$0
C3020410	VCT	\$1.24	12	2003	2015	\$25,376	25%	0.00%	\$0
C3030	Ceiling Finishes	\$13.27	20	1955	1975	\$271,566	0%	110%	\$298,723
D2020	Domestic Water Distribution	\$1.07	30	1955	1985	\$21,897	0%	110%	\$24,087
D2030	Sanitary Waste	\$3.63	30	1955	1985	\$74,287	0%	110%	\$81,715
D2090	Other Plumbing Systems- Nat Gas	\$0.99	20	1955	1975	\$20,260	0%	110%	\$22,286
D3040	Distribution Systems	\$14.50	30	1991	2021	\$296,737	30%	0.00%	\$0
D3060	Controls & Instrumentation	\$3.58	15	2001	2016	\$73,263	27%	0.00%	\$0
D3070	Systems Testing & Balance	\$1.04	30	1991	2021	\$21,283	30%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.14	15	2002	2017	\$2,865	33%	0.00%	\$0
D5010	Electrical Service/Distribution	\$5.43	30	1991	2021	\$111,123	30%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$26.08	30	1991	2021	\$533,718	30%	0.00%	\$0

Preliminary

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5030310	Telephone Systems	\$1.44	15	1991	2006	\$29,469	0%	105%	\$30,943
D5030910	Fire Alarm System	\$1.81	10	1999	2009	\$37,041	0%	100%	\$37,041
D5030910	Security System, Camers, Access Control	\$0.95	15	2011	2026	\$19,441	93%	0.00%	\$0
D5030920	LAN System	\$0.95	15	2001	2016	\$19,441	27%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.95	15	2001	2016	\$19,441	27%	0.00%	\$0
E1030	Vehicular Equipment	\$5.46	20	2000	2020	\$111,737	-	0.00%	\$0
E1090	Other Equipment	\$1.21	20	2000	2020	\$24,762	40%	0.00%	\$0
Total		\$190.80				\$3,904,655	26%	15.36%	\$599,921

Building Deficiency Priority

Deficiencies by Priority:

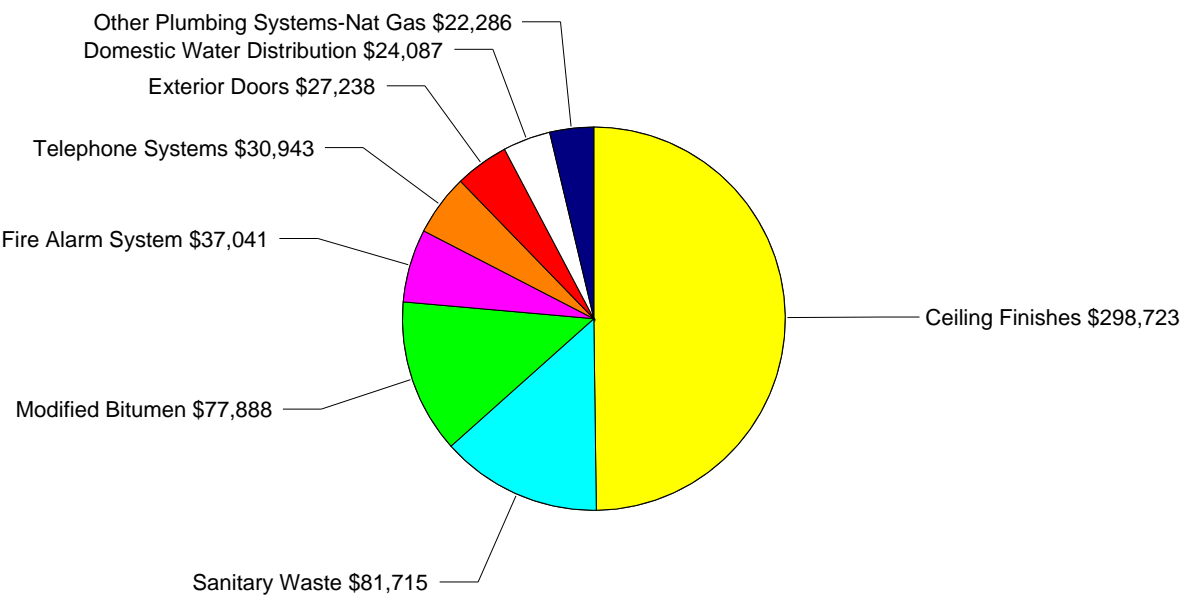


3 - Short Term Conditions (2-3 Years) \$599,921

Vocational Shop - Bldg 02 Condition Budget: \$599,921

Preliminary

Building Deficiencies Budget Detail



Vocational Shop - Bldg 02 Condition Budget: \$599,921

Preliminary

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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 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 1955. It has a 100-year service life. Based on the assessment, it is expected to expire in 2055 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 1955. It has a 75-year service life. Based on the assessment, it is expected to expire in 2030 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 2001. It has a 30-year service life. Based on the assessment, it is expected to expire in 2031.

Recommendation: No action is required.

Preliminary



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 1955. It has a 30-year service life which expired in 1985.

Recommendation: The system should be replaced.

Deficiency

Location: Vocational Shop - Bldg 02

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The doors are showing major signs of age and wear. The paint is chipping and there are signs of rusting.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$27,238

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: B3010630 - Modified Bitumen

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 1995. 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: Vocational Shop - Bldg 02

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The roofing material is cracking and showing major wear. The occupants report some leaking.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$77,888

Preliminary

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 1955. It has a 40-year service life which expired in 1995. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 40-year service life. Based on the assessment, it is expected to expire in 2035.

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 2001. It has a 10-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2017.

Recommendation: No action is required.

System: C3020 - Floor Finishes

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

Recommendation: The system should be replaced.

System: C3020410 - Rubber/Resilient

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 25-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: C3020410 - Sealed Concrete

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 25-year service life. Based on the assessment, it is expected to expire in 2028.

Recommendation: No action is required.

Preliminary

System: C3020410 - VCT

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 12-year service life. Based on the assessment, it is expected to expire in 2015.

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 1955. It has a 20-year service life which expired in 1975.

Recommendation: The system should be replaced.

Deficiency

Location: Vocational Shop - Bldg 02

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The ceiling is showing signs of age and wear. Dirt has collected and discolored the ceiling throughout the building.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$298,723

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 1955. It has a 30-year service life which expired in 1985.

Recommendation: The system should be replaced.

Preliminary



Deficiency

Location: Vocational Shop - Bldg 02

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The original water distribution system is aged, beyond expected life and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$24,087



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 1955. It has a 30-year service life which expired in 1985.

Recommendation: The system should be replaced.

Deficiency

Location: Vocational Shop - Bldg 02

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The original sanitary waste system is aged, beyond expected life and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$81,715

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 1955. It has a 20-year service life which expired in 1975.

Recommendation: The system should be replaced.

Preliminary



Deficiency

Location: Vocational Shop - Bldg 02

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The gas distribution system is aged, rusted, beyond expected life and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$22,286

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 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

System: 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 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: D4030 - Fire Protection Specialties

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 15-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: 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 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

Preliminary

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 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: D5030 - Communications and Security

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

Recommendation: The system should be replaced.



System: D5030310 - Telephone Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1991. It has a 15-year service life which expired in 2006.

Recommendation: The system should be replaced.

Deficiency

Location: Vocational Shop - Bldg 02

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Telephone system is aged, beyond service life and should be replaced. Phone system is connected to main building system.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$30,943

System: D5030910 - Fire Alarm System

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1999. It has a 10-year service life which expired in 2009.

Recommendation: The system should be replaced.

Preliminary



Deficiency

Location: Vocational Shop - Bldg 02

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: Fire alarm system is aged, beyond service life and should be replaced. Alarm system is connected to main building system.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$37,041

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 2011. It has a 15-year service life. Based on the assessment, it is expected to expire in 2026.

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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

System: 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 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

System: E1030 - Vehicular 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 and is non-renewable.

Recommendation: No action is required.

System: E1090 - Other Equipment

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

Recommendation: No action is required.

Preliminary

Appendix 1 - Assessment Criteria

Assessment Criteria

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

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Glossary

Abandoned Building	A facility owned by a district that is not occupied and not maintained. See Vacant.
Building addition	A fully enclosed and roofed structure that can be traversed internally without exiting to the exterior.
Calculated Next Renewal	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.
Capital 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.
Category	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.
Condition	Category refers to the type or class of a user defined deficiency grouping with shared or similar characteristics. Category descriptions are:
Condition Budget	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
Condition Score Correction	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.
Criteria	Condition Score is a factor used in the calculation of School Score expressed as
Current Period	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.
Current Replacement Value (CRV)	Criteria refers to the set of requirements, guidelines or standards that are assessed and rated to develop a score.
Deferred maintenance	The Current Period is the current year plus a user defined number of forward years.
Deficiency	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.
Distress Element	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.
Extended Facility Condition Index (EFCI)	A deficiency is a repair item that is damaged, missing, inadequate or insufficient for an intended purpose.
Facility	Distress refers to a user defined root cause of a deficiency. Distress descriptions are:
	Elements are the major components that comprise building systems as defined by Unifomat.
	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.
	A facility refers to site(s), building(s), or building addition(s), or combinations thereof that provide a particular service or support of an educational purpose.

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

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

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