

School Assessment Report



Type: K-8th

School: Garden Oaks Elementary School

Date: Jul 16, 2012

Final

Table of Contents

Executive Summary	4
Condition Budget Summary	4
Educational Suitability Summary	6
Site	7
Site Summary	7
Deficiency Condition Budget Summary: Site	8
Site Deficiencies Budget Detail	9
Site Deficiency Priority	9
Site Condition Deficiencies	10
Site Deficiencies Budget Narrative	11
Buildings	13
Building: Administration	13
Building Condition Budget Summary	13
Building Condition Budget Detail	13
Building Deficiency Priority	14
Building Condition Deficiencies	15
Building Condition Deficiencies Narrative	16
Building: Classroom	24
Building Deficiency Condition Budget Summary	24
Building Deficiency Condition Budget Detail	24
Building Deficiency Priority	25
Building Deficiencies Budget Detail	26
Building Deficiencies Budget Narrative	27
Building: Covered Walkways	35
Building Deficiency Condition Budget Summary	35
Building Deficiency Condition Budget Detail	35
Building Deficiency Priority	35
Building Deficiencies Budget Detail	36
Building Deficiencies Budget Narrative	37
Building: Main	38
Building Deficiency Condition Budget Summary	38
Building Deficiency Condition Budget Detail	38
Building Deficiency Priority	39
Building Deficiencies Budget Detail	40
Building Deficiencies Budget Narrative	41

Building: Multi-Purpose	49
Building Deficiency Priority	50
Building Deficiencies Budget Detail	51
Building Deficiencies Budget Narrative	52
Appendix 1 - Assessment Criteria	59
Glossary	60

Final

Executive Summary

School Name: Garden Oaks Elementary School

Number of Buildings:	5
Gross Area (SF):	45,140
Replacement Value:	\$9,871,329
Condition Budget:	\$124,581
Total FCI:	1.26%
Total RSLI:	50%
Total CFI:	1.3%
Condition Score:	98.74
Suitability, Educational Score:	57.82
Suitability, Tech Read Score:	29.05
Suitability, Total Score:	52.07
School Score:	75.4



Summary:

Garden Oaks Elementary School campus is located at 901 Sue Barnett Drive, Houston, TX, and consists of 4 main school buildings. The original campus was constructed in 1979 and multi-purpose building was added to the main school building in 1941 and renovations in 2005. Ancillary buildings on campus include, student dining, classroom, multi-purpose building and T-Buildings. In addition to the buildings, the campus contains covered walkways and playground 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 for each building and other facilities on the campus.

Condition Budget Summary

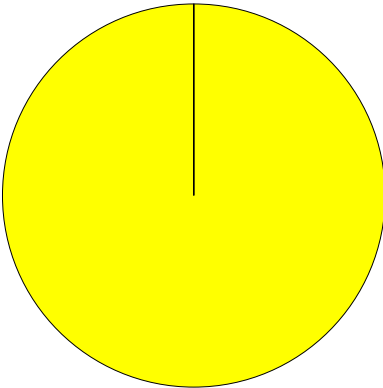
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based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

Unifomat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	34%	0.00%	\$0
B30 Roofing	43%	0.00%	\$0
C10 Interior Construction	33%	0.00%	\$0
C30 Interior Finishes	56%	14.05%	\$124,581
D20 Plumbing	75%	0.00%	\$0
D30 HVAC	67%	0.00%	\$0
D40 Fire Protection	14%	0.00%	\$0
D50 Electrical	71%	0.00%	\$0
E10 Equipment	64%	0.00%	\$0
E20 Furnishings	64%	0.00%	\$0
F10 Special Construction	17%	0.00%	\$0
G20 Site Improvements	73%	0.00%	\$0
G30 Site Mechanical Utilities	86%	0.00%	\$0

Uniformat Classification	RSLI	SCI	Condition Budget
G40 Site Electrical Utilities	76%	0.00%	\$0
		Total:	\$124,581

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Administration	2,800	2.0%	\$0	\$0	\$13,181	\$0	\$0	\$13,181
Classroom	6,740	2.3%	\$0	\$0	\$35,932	\$0	\$0	\$35,932
Covered Walkways	9,500	0.0%	\$0	\$0	\$0	\$0	\$0	\$0
Main	22,000	1.5%	\$0	\$0	\$75,468	\$0	\$0	\$75,468
Multi-Purpose	4,100	0.0%	\$0	\$0	\$0	\$0	\$0	\$0
Site		0.0%	\$0	\$0	\$0	\$0	\$0	\$0
Total:	45,140	1.3%	\$0	\$0	\$124,581	\$0	\$0	\$124,581



3 - Short Term Conditions (2-3 Years) \$124,581

School Condition Budget: \$124,581

Final

Educational Suitability Summary

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

Final

Site

Site Summary

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



Site Acreage		Condition Budget:	\$0
Replacement Value:	\$1,391,237	Total FCI:	0.00%
		Total RSLI:	75%

Site:
Garden Oaks Elementary School original site was originally constructed in 1957. The site is occupied by 5 permanent structures and 4 temporary buildings. Campus site features include; paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, fencing, and playground equipment. 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.

Final

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	73%	0.00%	\$0
G30 Site Mechanical Utilities	86%	0.00%	\$0
G40 Site Electrical Utilities	76%	0.00%	\$0
		Total:	\$0

Final

Site Deficiencies Budget Detail

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

Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	\$1.56	25	2005	2030	\$95,065	72%	0.00%	\$0
G2020	Parking Lots	\$4.01	25	2005	2030	\$244,365	72%	0.00%	\$0
G2020	Pedestrian Paving - sidewalks, etc	\$0.76	30	2005	2035	\$46,314	77%	0.00%	\$0
G2040	Canopy	\$9.00	30	2007	2037	\$548,451	83%	0.00%	\$0
G2040	Site Development	\$1.15	30	2000	2030	\$70,080	60%	0.00%	\$0
G2050	Landscaping	\$1.49	10	2005	2015	\$90,799	30%	0.00%	\$0
G3010	Water Supply	\$0.45	50	2005	2055	\$27,423	86%	0.00%	\$0
G3020	Sanitary Sewer	\$1.25	50	2005	2055	\$76,174	86%	0.00%	\$0
G3030	Storm Sewer	\$0.89	50	2005	2055	\$54,236	86%	0.00%	\$0
G4020	Site Lighting	\$2.27	30	2005	2035	\$138,332	77%	0.00%	\$0
Total		\$22.83				\$1,391,237	75%	0.00%	\$0

Site Deficiency Priority

Site Deficiencies by Priority:

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

Final

Site Condition Deficiencies

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

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

Final

Site Deficiencies Budget Narrative

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

System: G2010 - Roadways

Analysis: The system is in 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: 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 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: G2020 - Pedestrian Paving - sidewalks, etc

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: G2040 - Canopy

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

Recommendation: No action is required.

System: G2040 - Site Development

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

Recommendation: No action is required.

System: G2050 - Landscaping

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

Recommendation: No action is required.

Final

System: G3010 - Water Supply

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

Recommendation: No action is required.

System: G3020 - Sanitary Sewer

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

Recommendation: No action is required.

System: G3030 - Storm Sewer

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

Recommendation: No action is required.

System: G4020 - Site Lighting

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

Final

Buildings

Building Name: Administration

Year Built: 1979
Gross Area (SF): 2,800

The Garden Oaks Elementary School Administration Building is a 1-story building. Originally built in 1979, there have been no additions in, with minor renovations in 2005. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building 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	34%	0.00%	\$0
B30 Roofing	42%	0.00%	\$0
C10 Interior Construction	36%	0.00%	\$0
C30 Interior Finishes	42%	20.74%	\$13,181
D20 Plumbing	75%	0.00%	\$0
D30 HVAC	67%	0.00%	\$0
D40 Fire Protection	14%	0.00%	\$0
D50 Electrical	71%	0.00%	\$0
E10 Equipment	65%	0.00%	\$0
E20 Furnishings	64%	0.00%	\$0
		Total:	\$13,181

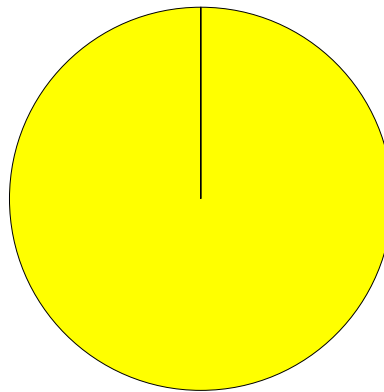
Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$6.49	100	1979	2079	\$24,532	-	0.00%	\$0
A1030	Slab on Grade	\$5.60	100	1979	2079	\$21,168	-	0.00%	\$0
B1020	Roof Construction	\$10.45	100	1979	2079	\$39,501	-	0.00%	\$0
B2010	Exterior Walls	\$11.55	75	1979	2054	\$43,659	-	0.00%	\$0
B2020	Exterior Windows	\$7.77	30	2005	2035	\$29,371	77%	0.00%	\$0
B2030	Exterior Doors	\$0.66	30	2005	2035	\$2,495	77%	0.00%	\$0
B3010105	Built-Up	\$11.02	25	1998	2023	\$41,656	44%	0.00%	\$0
B3020	Roof Openings	\$0.45	30	1979	2009	\$1,701	0%	0.00%	\$0
C1010	Partitions	\$4.76	40	1979	2019	\$17,993	-	0.00%	\$0
C1020	Interior Doors	\$3.13	40	2005	2045	\$11,831	83%	0.00%	\$0
C1030	Fittings	\$2.34	20	2005	2025	\$8,845	65%	0.00%	\$0
C3010	Wall Finishes	\$4.12	10	2005	2015	\$15,574	30%	0.00%	\$0
C3020210	Ceramic Tile	\$0.85	30	2005	2035	\$3,213	77%	0.00%	\$0
C3020410	Carpet	\$3.17	7	2005	2012	\$11,983	0%	110%	\$13,181
C3020410	VCT	\$1.37	12	2005	2017	\$5,179	42%	0.00%	\$0
C3030	Ceiling Finishes	\$7.30	20	2005	2025	\$27,594	65%	0.00%	\$0
D2010	Plumbing Fixtures	\$5.83	30	2005	2035	\$22,037	77%	0.00%	\$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D2020	Domestic Water Distribution	\$0.55	30	2005	2035	\$2,079	77%	0.00%	\$0
D2030	Sanitary Waste	\$2.00	30	2005	2035	\$7,560	77%	0.00%	\$0
D2040	Rain Water Drainage	\$0.35	30	2005	2035	\$1,323	77%	0.00%	\$0
D2090	Other Plumbing Systems- Nat Gas	\$0.55	20	2005	2025	\$2,079	65%	0.00%	\$0
D3020	Heat Generating Systems	\$4.46	30	2006	2036	\$16,859	80%	0.00%	\$0
D3030	Cooling Generating Systems	\$14.36	20	2006	2026	\$54,281	70%	0.00%	\$0
D3040	Distribution Systems	\$7.96	30	2006	2036	\$30,089	80%	0.00%	\$0
D3050	Terminal & Package Units	\$23.52	15	2006	2021	\$88,906	60%	0.00%	\$0
D3060	Controls & Instrumentation	\$1.96	15	2006	2021	\$7,409	60%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.55	15	2006	2021	\$2,079	60%	0.00%	\$0
D4010	Sprinklers	\$3.63	25	1979	2004	\$13,721	0%	0.00%	\$0
D4020	Standpipes	\$0.20	40	2006	2046	\$756	85%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.07	15	2006	2021	\$265	60%	0.00%	\$0
D4090	Other Fire Protection Systems	\$0.80	15	2006	2021	\$3,024	60%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.00	30	2005	2035	\$11,340	77%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$15.17	30	2005	2035	\$57,343	77%	0.00%	\$0
D5030310	Telephone Systems	\$0.80	15	2005	2020	\$3,024	53%	0.00%	\$0
D5030910	Fire Alarm System	\$1.01	10	2005	2015	\$3,818	30%	0.00%	\$0
D5030910	Security System, Cameras, Access Control	\$0.52	15	2005	2020	\$1,966	53%	0.00%	\$0
D5030920	LAN System	\$0.52	15	2005	2020	\$1,966	53%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.52	15	2005	2020	\$1,966	53%	0.00%	\$0
D5090	Other Electrical Systems	\$0.66	15	2005	2020	\$2,495	53%	0.00%	\$0
E1020	Institutional Equipment	\$1.64	20	2005	2025	\$6,199	65%	0.00%	\$0
E1090	Other Equipment	\$0.65	20	2005	2025	\$2,457	65%	0.00%	\$0
E2010	Fixed Furnishings	\$2.11	20	2005	2025	\$7,976	65%	0.00%	\$0
Total		\$174.42				\$659,308	62%	2.00%	\$13,181

Building Deficiency Priority

Deficiencies by Priority:

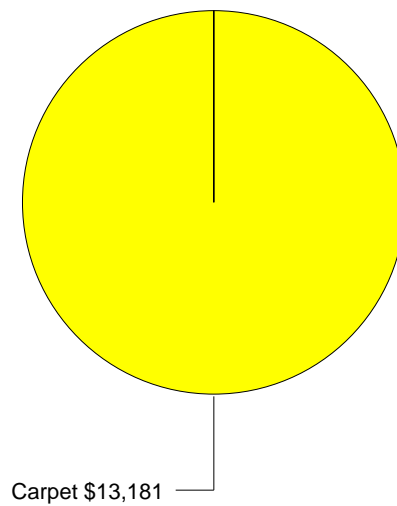


3 - Short Term Conditions (2-3 Years) \$13,181

Administration Condition Budget: \$13,181

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.



Administration Condition Budget: \$13,181

Final

Building Condition Deficiencies Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1979. It has a 100-year service life. Based on the assessment, it is expected to expire in 2079 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 1979. It has a 100-year service life. Based on the assessment, it is expected to expire in 2079 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 1979. It has a 100-year service life. Based on the assessment, it is expected to expire in 2079 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 1979. It has a 75-year service life. Based on the assessment, it is expected to expire in 2054 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 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

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

Recommendation: No action is required.

Final

System: B3010 - Roof Coverings

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

Recommendation: The system should be replaced.

System: B3010105 - Built-Up

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1998. It has a 25-year service life. Based on the assessment, it is expected to expire in 2023.

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 1979. It has a 30-year service life which expired in 2009. However, based on the 2009 assessment, the service life has been extended to 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 1979. It has a 40-year service life. Based on the assessment, it is expected to expire in 2019 and is non-renewable.

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 2005. It has a 40-year service life. Based on the assessment, it is expected to expire in 2045.

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

Recommendation: No action is required.

Final

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 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: C3020 - Floor Finishes

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

Recommendation: The system should be replaced.

System: C3020210 - Ceramic Tile

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.



System: C3020410 - 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 2005. It has a 7-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Deficiency

Location: Administration

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The carpet is showing signs of wear, it is stained at some locations, and carpet is beyond expected life and needs to be replaced

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$13,181

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 2005. It has a 12-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: C3030 - Ceiling Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

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

Recommendation: No action is required.

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

Recommendation: No action is required.

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

Recommendation: No action is required.

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

Recommendation: No action is required.

System: D2090 - Other Plumbing Systems-Nat Gas

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

Final

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 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

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 2006. It has a 20-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 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 15-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

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

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

Recommendation: No action is required.

Final

System: D4010 - Sprinklers

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 1979. It has a 25-year service life which expired in 2004.

Recommendation: The system should be replaced.

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 2006. It has a 40-year service life. Based on the assessment, it is expected to expire in 2046.

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

Recommendation: No action is required.

System: D4090 - Other Fire Protection Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 15-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

Final

System: D5030310 - Telephone Systems

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

Recommendation: No action is required.

System: D5030910 - Fire Alarm System

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

Recommendation: No action is required.

System: D5030910 - Security System, Cameras, Access Control

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

Recommendation: No action is required.

System: D5030920 - LAN System

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

Recommendation: No action is required.

System: D5030920 - Public Address / Clock System

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

Recommendation: No action is required.

System: D5090 - Other Electrical Systems

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

Recommendation: No action is required.

Final

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

Recommendation: No action is required.

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

Recommendation: No action is required.

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

Recommendation: No action is required.

Final

Building Name: Classroom

Year Built: 1957
Gross Area (SF): 6,740

The Garden Oaks Elementary School Classroom Building is a 1-story original building. Originally built in 1957, there have been additional buildings constructed in 1941 and 1979 with renovations last completed in 2005. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	34%	0.00%	\$0
B30 Roofing	44%	0.00%	\$0
C10 Interior Construction	24%	0.00%	\$0
C30 Interior Finishes	27%	26.10%	\$35,932
D20 Plumbing	75%	0.00%	\$0
D30 HVAC	67%	0.00%	\$0
D40 Fire Protection	14%	0.00%	\$0
D50 Electrical	71%	0.00%	\$0
E10 Equipment	64%	0.00%	\$0
E20 Furnishings	64%	0.00%	\$0
		Total:	\$35,932

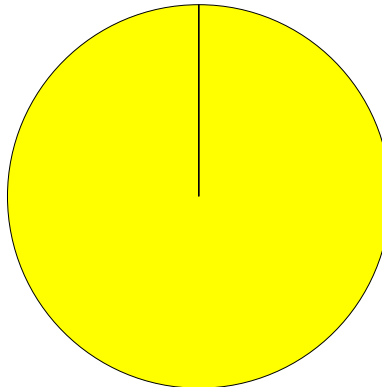
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$6.55	100	1957	2057	\$59,598	-	0.00%	\$0
A1030	Slab on Grade	\$5.65	100	1957	2057	\$51,409	-	0.00%	\$0
B1020	Roof Construction	\$10.55	100	1957	2057	\$95,994	-	0.00%	\$0
B2010	Exterior Walls	\$11.67	75	1957	2032	\$106,185	-	0.00%	\$0
B2020	Exterior Windows	\$7.84	30	2005	2035	\$71,336	77%	0.00%	\$0
B2030	Exterior Doors	\$0.68	30	2005	2035	\$6,187	77%	0.00%	\$0
B3010105	Built-Up	\$10.41	25	1998	2023	\$94,721	44%	0.00%	\$0
B3020	Roof Openings	\$0.45	30	1998	2028	\$4,095	53%	0.00%	\$0
C1010	Partitions	\$4.81	40	1957	1997	\$43,766	0%	0.00%	\$0
C1020	Interior Doors	\$3.16	40	1979	2019	\$28,753	18%	0.00%	\$0
C1030	Fittings	\$2.36	20	2005	2025	\$21,474	65%	0.00%	\$0
C3010	Wall Finishes	\$4.16	10	2005	2015	\$37,852	30%	0.00%	\$0
C3020410	VCT	\$3.59	15	2005	2020	\$32,665	53%	110%	\$35,932
C3030	Ceiling Finishes	\$7.38	20	2005	2025	\$67,151	65%	0.00%	\$0
D2010	Plumbing Fixtures	\$5.89	30	2005	2035	\$53,593	77%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.57	30	2005	2035	\$5,186	77%	0.00%	\$0
D2030	Sanitary Waste	\$2.02	30	2005	2035	\$18,380	77%	0.00%	\$0
D2040	Rain Water Drainage	\$0.34	30	2005	2035	\$3,094	77%	0.00%	\$0
D2090	Other Plumbing Systems- Nat Gas	\$0.56	20	2005	2025	\$5,095	65%	0.00%	\$0
D3020	Heat Generating Systems	\$5.33	30	2006	2036	\$48,498	80%	0.00%	\$0
D3030	Cooling Generating Systems	\$14.51	20	2006	2026	\$132,026	70%	0.00%	\$0
D3040	Distribution Systems	\$8.04	30	2006	2036	\$73,156	80%	0.00%	\$0
D3050	Terminal & Package Units	\$23.75	15	2006	2021	\$216,101	60%	0.00%	\$0
D3060	Controls & Instrumentation	\$1.99	15	2006	2021	\$18,107	60%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.56	15	2006	2021	\$5,095	60%	0.00%	\$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D4010	Sprinklers	\$3.67	25	1957	1982	\$33,393	0%	0.00%	\$0
D4020	Standpipes	\$0.20	40	2006	2046	\$1,820	85%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.09	15	2006	2021	\$819	60%	0.00%	\$0
D4090	Other Fire Protection Systems	\$0.82	15	2006	2021	\$7,461	60%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.02	30	2005	2035	\$27,479	77%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$15.32	30	2005	2035	\$139,397	77%	0.00%	\$0
D5030310	Telephone Systems	\$0.81	15	2005	2020	\$7,370	53%	0.00%	\$0
D5030910	Fire Alarm System	\$1.01	10	2005	2015	\$9,190	30%	0.00%	\$0
D5030910	Security System, Cameras, Access Control	\$0.53	15	2005	2020	\$4,822	53%	0.00%	\$0
D5030920	LAN System	\$0.53	15	2005	2020	\$4,822	53%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.53	15	2005	2020	\$4,822	53%	0.00%	\$0
D5090	Other Electrical Systems	\$0.68	15	2005	2020	\$6,187	53%	0.00%	\$0
E1020	Institutional Equipment	\$1.67	20	2005	2025	\$15,195	65%	0.00%	\$0
E1090	Other Equipment	\$0.66	20	2005	2025	\$6,005	65%	0.00%	\$0
E2010	Fixed Furnishings	\$2.14	20	2005	2025	\$19,472	65%	0.00%	\$0
Total		\$186.85				\$1,587,776	56%	2.26%	\$35,932

Building Deficiency Priority

Deficiencies by Priority:

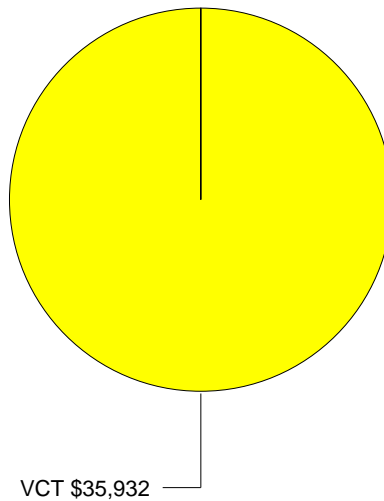


3 - Short Term Conditions (2-3 Years) \$35,932

Classroom Condition Budget: \$35,932

Final

Building Deficiencies Budget Detail



Classroom Condition Budget: \$35,932

Final

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1957. It has a 100-year service life. Based on the assessment, it is expected to expire in 2057 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 1957. It has a 100-year service life. Based on the assessment, it is expected to expire in 2057 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 1957. It has a 100-year service life. Based on the assessment, it is expected to expire in 2057 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 1957. It has a 75-year service life. Based on the assessment, it is expected to expire in 2032 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 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

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

Recommendation: No action is required.

Final

System: B3010 - Roof Coverings

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

Recommendation: The system should be replaced.

System: B3010105 - Built-Up

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1998. It has a 25-year service life. Based on the assessment, it is expected to expire in 2023.

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 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: 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 1957. It has a 40-year service life which expired in 1997. However, based on the 2009 assessment, the service life has been extended to 2015.

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 1979. It has a 40-year service life. Based on the assessment, it is expected to expire in 2019.

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

Recommendation: No action is required.

System: C2010 - Stair Construction

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

Recommendation: The system should be replaced.

Final

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 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: 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 - Carpet

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

Recommendation: The system should be replaced.



System: C3020410 - VCT

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2005. It has a 15-year service life which expired in 2011.

Recommendation: The system should be replaced.

Deficiency

Location: Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The VCT is beyond expected life and should be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$35,932

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

Recommendation: No action is required.

System: D1010 - Elevators and Lifts

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

Recommendation: The system should be replaced.

Final

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

Recommendation: No action is required.

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

Recommendation: No action is required.

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

Recommendation: No action is required.

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

Recommendation: No action is required.

System: D2090 - Other Plumbing Systems-Nat Gas

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: 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 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

Final

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 2006. It has a 20-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 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 15-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

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

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 2006. It has a 15-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 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 1957. It has a 25-year service life which expired in 1982.

Recommendation: The system should be replaced.

Final

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 2006. It has a 40-year service life. Based on the assessment, it is expected to expire in 2046.

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

Recommendation: No action is required.

System: D4090 - Other Fire Protection Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 15-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: D5030310 - Telephone Systems

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

Recommendation: No action is required.

Final

System: D5030910 - Fire Alarm System

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

Recommendation: No action is required.

System: D5030910 - Security System, Cameras, Access Control

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

Recommendation: No action is required.

System: D5030920 - LAN System

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

Recommendation: No action is required.

System: D5030920 - Public Address / Clock System

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

Recommendation: No action is required.

System: D5090 - Other Electrical Systems

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

Recommendation: No action is required.

System: E1020 - Institutional Equipment

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

Final

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

Recommendation: No action is required.

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

Recommendation: No action is required.

Final

Building Name: Covered Walkways

Year Built: 1979
Gross Area (SF): 9,500

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

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
F10 Special Construction	17%	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
F10	Special Construction	\$25.00	40	1979	2019	\$320,625	18%	0.00%	\$0
Total		\$25.00				\$320,625	18%	0.00%	\$0

Building Deficiency Priority

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

Final

Building Deficiencies Budget Detail

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

Final

Building Deficiencies Budget Narrative

Final

Building Name: Main

Year Built: 1979
Gross Area (SF): 22,000

The Garden Oaks Elementary School Main Building is a 1-story addition building. Originally built in 1979, there have been no additions and minor renovations in 2005. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	34%	0.00%	\$0
B30 Roofing	43%	0.00%	\$0
C10 Interior Construction	36%	0.00%	\$0
C30 Interior Finishes	68%	12.21%	\$75,468
D20 Plumbing	75%	0.00%	\$0
D30 HVAC	67%	0.00%	\$0
D40 Fire Protection	13%	0.00%	\$0
D50 Electrical	71%	0.00%	\$0
E10 Equipment	64%	0.00%	\$0
E20 Furnishings	64%	0.00%	\$0
		Total:	\$75,468

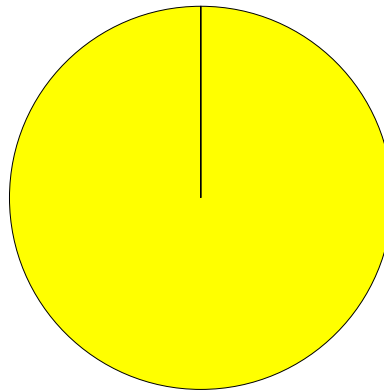
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$6.38	100	1979	2079	\$189,486	-	0.00%	\$0
A1030	Slab on Grade	\$5.50	100	1979	2079	\$163,350	-	0.00%	\$0
B1020	Roof Construction	\$10.28	100	1979	2079	\$305,316	-	0.00%	\$0
B2010	Exterior Walls	\$11.37	75	1979	2054	\$337,689	-	0.00%	\$0
B2020	Exterior Windows	\$7.66	30	2005	2035	\$227,502	77%	0.00%	\$0
B2030	Exterior Doors	\$0.65	30	2005	2035	\$19,305	77%	0.00%	\$0
B3010105	Built-Up	\$10.15	25	1998	2023	\$301,455	44%	0.00%	\$0
C1010	Partitions	\$4.69	40	1979	2019	\$139,293	-	0.00%	\$0
C1020	Interior Doors	\$3.07	40	2005	2045	\$91,179	83%	0.00%	\$0
C1030	Fittings	\$2.31	20	2005	2025	\$68,607	65%	0.00%	\$0
C3010	Wall Finishes	\$4.06	10	2005	2015	\$120,582	30%	0.00%	\$0
C3020210	Ceramic Tile	\$1.31	30	2005	2035	\$38,907	77%	0.00%	\$0
C3020210	Terrazzo	\$3.21	50	1979	2029	\$95,337	34%	0.00%	\$0
C3020410	Carpet	\$1.08	15	2005	2020	\$32,076	53%	0.00%	\$0
C3020410	VCT	\$2.31	15	1979	1994	\$68,607	0%	110%	\$75,468
C3020410	Wood	\$55.41	30	2005	2035	\$49,370	77%	0.00%	\$0
C3030	Ceiling Finishes	\$7.18	20	2005	2025	\$213,246	65%	0.00%	\$0
D2010	Plumbing Fixtures	\$5.74	30	2005	2035	\$170,478	77%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.55	30	2005	2035	\$16,335	77%	0.00%	\$0
D2030	Sanitary Waste	\$1.96	30	2005	2035	\$58,212	77%	0.00%	\$0
D2040	Rain Water Drainage	\$0.33	30	2005	2035	\$9,801	77%	0.00%	\$0
D2090	Other Plumbing Systems- Nat Gas	\$0.54	20	2005	2025	\$16,038	65%	0.00%	\$0
D3020	Heat Generating Systems	\$4.58	30	2006	2036	\$136,026	80%	0.00%	\$0
D3030	Cooling Generating Systems	\$14.13	20	2006	2026	\$419,661	70%	0.00%	\$0
D3040	Distribution Systems	\$7.84	30	2006	2036	\$232,848	80%	0.00%	\$0
D3050	Terminal & Package Units	\$23.15	15	2006	2021	\$687,555	60%	0.00%	\$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D3060	Controls & Instrumentation	\$1.93	15	2006	2021	\$57,321	60%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.54	15	2006	2021	\$16,038	60%	0.00%	\$0
D4010	Sprinklers	\$3.58	25	1979	2004	\$106,326	0%	0.00%	\$0
D4020	Standpipes	\$0.19	40	2005	2045	\$5,643	83%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.08	15	2005	2020	\$2,376	53%	0.00%	\$0
D4090	Other Fire Protection Systems	\$0.79	15	2005	2020	\$23,463	53%	0.00%	\$0
D5010	Electrical Service/Distribution	\$2.95	30	2005	2035	\$87,615	77%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$14.94	30	2005	2035	\$443,718	77%	0.00%	\$0
D5030310	Telephone Systems	\$0.78	15	2005	2020	\$23,166	53%	0.00%	\$0
D5030910	Fire Alarm System	\$0.99	10	2005	2015	\$29,403	30%	0.00%	\$0
D5030910	Security System, Cameras, Access Control	\$0.51	15	2005	2020	\$15,147	53%	0.00%	\$0
D5030920	LAN System	\$0.51	15	2005	2020	\$15,147	53%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.51	15	2005	2020	\$15,147	53%	0.00%	\$0
D5090	Other Electrical Systems	\$0.65	15	2005	2020	\$19,305	53%	0.00%	\$0
E1020	Institutional Equipment	\$1.63	20	2005	2025	\$48,411	65%	0.00%	\$0
E1090	Other Equipment	\$0.64	20	2005	2025	\$19,008	65%	0.00%	\$0
E2010	Fixed Furnishings	\$2.07	20	2005	2025	\$61,479	65%	0.00%	\$0
Total		\$228.73				\$5,196,974	67%	1.45%	\$75,468

Building Deficiency Priority

Deficiencies by Priority:

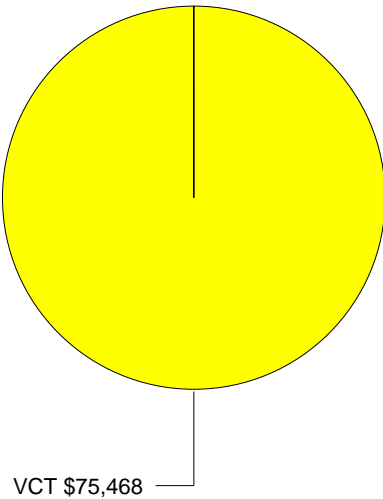


3 - Short Term Conditions (2-3 Years) \$75,468

Main Condition Budget: \$75,468

Final

Building Deficiencies Budget Detail



Main Condition Budget: \$75,468

Final

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1979. It has a 100-year service life. Based on the assessment, it is expected to expire in 2079 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 1979. It has a 100-year service life. Based on the assessment, it is expected to expire in 2079 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 1979. It has a 100-year service life. Based on the assessment, it is expected to expire in 2079 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 1979. It has a 75-year service life. Based on the assessment, it is expected to expire in 2054 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 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

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

Recommendation: No action is required.

Final

System: B3010 - Roof Coverings

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

Recommendation: The system should be replaced.

System: B3010105 - Built-Up

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1998. It has a 25-year service life. Based on the assessment, it is expected to expire in 2023.

Recommendation: No action is required.

System: C1010 - Partitions

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1979. It has a 40-year service life. Based on the assessment, it is expected to expire in 2019 and is non-renewable.

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 2005. It has a 40-year service life. Based on the assessment, it is expected to expire in 2045.

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

Recommendation: No action is required.

System: 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 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: 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.

Final

System: C3020210 - Ceramic Tile

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: 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 1979. It has a 50-year service life. Based on the assessment, it is expected to expire in 2029.

Recommendation: No action is required.

System: C3020410 - Carpet

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

Recommendation: No action is required.



System: C3020410 - VCT

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1979. It has a 15-year service life which expired in 1994.

Recommendation: The system should be replaced.

Deficiency

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

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

Notes: The VCT is beyond expected life and needs to be replaced.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$75,468

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

Recommendation: No action is required.

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

Recommendation: No action is required.

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

Recommendation: No action is required.

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

Recommendation: No action is required.

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

Recommendation: No action is required.

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

Recommendation: No action is required.

System: D2090 - Other Plumbing Systems-Nat Gas

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

Final

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 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

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 2006. It has a 20-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 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 15-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

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

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

Recommendation: No action is required.

Final

System: D4010 - Sprinklers

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 1979. It has a 25-year service life which expired in 2004.

Recommendation: The system should be replaced.

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 2005. It has a 40-year service life. Based on the assessment, it is expected to expire in 2045.

Recommendation: No action is required.

System: D4030 - Fire Protection Specialties

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

Recommendation: No action is required.

System: D4090 - Other Fire Protection Systems

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

Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

Final

System: D5030310 - Telephone Systems

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

Recommendation: No action is required.

System: D5030910 - Fire Alarm System

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

Recommendation: No action is required.

System: D5030910 - Security System, Cameras, Access Control

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

Recommendation: No action is required.

System: D5030920 - LAN System

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

Recommendation: No action is required.

System: D5030920 - Public Address / Clock System

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

Recommendation: No action is required.

System: D5090 - Other Electrical Systems

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

Recommendation: No action is required.

Final

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

Recommendation: No action is required.

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

Recommendation: No action is required.

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

Recommendation: No action is required.

Final

Building Name: Multi-Purpose

Year Built: 1941
Gross Area (SF): 4,100

The Garden Oaks Elementary School Multi-Purpose Building is a 1-story addition building. Originally built in 1941, there have been no additions in and major renovations in 2005. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	34%	0.00%	\$0
B30 Roofing	44%	0.00%	\$0
C10 Interior Construction	36%	0.00%	\$0
C30 Interior Finishes	54%	0.00%	\$0
D20 Plumbing	75%	0.00%	\$0
D30 HVAC	67%	0.00%	\$0
D40 Fire Protection	13%	0.00%	\$0
D50 Electrical	71%	0.00%	\$0
E10 Equipment	64%	0.00%	\$0
E20 Furnishings	64%	0.00%	\$0
		Total:	\$0

Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$6.56	100	1941	2041	\$26,896	-	0.00%	\$0
A1030	Slab on Grade	\$5.67	100	1941	2041	\$23,247	-	0.00%	\$0
B1020	Roof Construction	\$10.59	100	1941	2041	\$43,419	-	0.00%	\$0
B2010	Exterior Walls	\$11.70	75	1941	2016	\$47,970	-	0.00%	\$0
B2020	Exterior Windows	\$7.88	30	2005	2035	\$32,308	77%	0.00%	\$0
B2030	Exterior Doors	\$0.68	30	2005	2035	\$2,788	77%	0.00%	\$0
B3010105	Built-Up	\$10.43	25	1998	2023	\$42,763	44%	0.00%	\$0
B3020	Roof Openings	\$0.45	30	1998	2028	\$1,845	53%	0.00%	\$0
C1010	Partitions	\$4.83	40	1941	1981	\$19,803	-	0.00%	\$0
C1020	Interior Doors	\$3.17	40	2005	2045	\$12,997	83%	0.00%	\$0
C1030	Fittings	\$2.37	20	2005	2025	\$9,717	65%	0.00%	\$0
C3010	Wall Finishes	\$4.16	10	2005	2015	\$17,056	30%	0.00%	\$0
C3020410	VCT	\$3.63	15	2005	2020	\$14,883	53%	0.00%	\$0
C3020410	Wood	\$1.21	30	2005	2035	\$4,961	77%	0.00%	\$0
C3030	Ceiling Finishes	\$7.39	20	2005	2025	\$30,299	65%	0.00%	\$0
D2010	Plumbing Fixtures	\$5.91	30	2005	2035	\$24,231	77%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.57	30	2005	2035	\$2,337	77%	0.00%	\$0
D2030	Sanitary Waste	\$2.03	30	2005	2035	\$8,323	77%	0.00%	\$0
D2040	Rain Water Drainage	\$0.34	30	2005	2035	\$1,394	77%	0.00%	\$0
D2090	Other Plumbing Systems- Nat Gas	\$0.56	20	2005	2025	\$2,296	65%	0.00%	\$0
D3020	Heat Generating Systems	\$4.52	30	2006	2036	\$18,532	80%	0.00%	\$0
D3030	Cooling Generating Systems	\$14.54	20	2006	2026	\$59,614	70%	0.00%	\$0
D3040	Distribution Systems	\$8.06	30	2006	2036	\$33,046	80%	0.00%	\$0
D3050	Terminal & Package Units	\$22.91	15	2006	2021	\$93,931	60%	0.00%	\$0
D3060	Controls & Instrumentation	\$1.99	15	2006	2021	\$8,159	60%	0.00%	\$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D3070	Systems Testing & Balance	\$0.56	15	2006	2021	\$2,296	60%	0.00%	\$0
D4010	Sprinklers	\$3.68	25	1941	1966	\$15,088	0%	0.00%	\$0
D4020	Standpipes	\$0.20	40	2005	2045	\$820	83%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.09	15	2005	2020	\$369	53%	0.00%	\$0
D4090	Other Fire Protection Systems	\$0.82	15	2005	2020	\$3,362	53%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.03	30	2005	2035	\$12,423	77%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$15.35	30	2005	2035	\$62,935	77%	0.00%	\$0
D5030310	Telephone Systems	\$0.81	15	2005	2020	\$3,321	53%	0.00%	\$0
D5030910	Fire Alarm System	\$1.02	10	2005	2015	\$4,182	30%	0.00%	\$0
D5030910	Security System, Cameras, Access Control	\$0.54	15	2005	2020	\$2,214	53%	0.00%	\$0
D5030920	LAN System	\$0.54	15	2005	2020	\$2,214	53%	0.00%	\$0
D5030920	Public Address / Clock System	\$0.54	15	2005	2020	\$2,214	53%	0.00%	\$0
D5090	Other Electrical Systems	\$0.68	15	2005	2020	\$2,788	53%	0.00%	\$0
E1020	Institutional Equipment	\$1.67	20	2005	2025	\$6,847	65%	0.00%	\$0
E1090	Other Equipment	\$0.67	20	2005	2025	\$2,747	65%	0.00%	\$0
E2010	Fixed Furnishings	\$2.14	20	2005	2025	\$8,774	65%	0.00%	\$0
Total		\$174.49				\$715,409	64%	0.00%	\$0

Building Deficiency Priority

Deficiencies by Priority:

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

Final

Building Deficiencies Budget Detail

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

Final

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1941. It has a 100-year service life. Based on the assessment, it is expected to expire in 2041 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 1941. It has a 100-year service life. Based on the assessment, it is expected to expire in 2041 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 1941. It has a 100-year service life. Based on the assessment, it is expected to expire in 2041 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 1941. It has a 75-year service life. Based on the assessment, it is expected to expire in 2016 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 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

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

Recommendation: No action is required.

Final

System: B3010 - Roof Coverings

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

Recommendation: The system should be replaced.

System: B3010105 - Built-Up

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1998. It has a 25-year service life. Based on the assessment, it is expected to expire in 2023.

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 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: 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 1941. It has a 40-year service life which expired in 1981 and is non-renewable.

Recommendation: The system should be replaced.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 40-year service life. Based on the assessment, it is expected to expire in 2045.

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

Recommendation: No action is required.

Final

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

Recommendation: No action is required.

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

Recommendation: No action is required.

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

Recommendation: No action is required.

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

Recommendation: No action is required.

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

Recommendation: No action is required.

Final

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

Recommendation: No action is required.

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

Recommendation: No action is required.

System: D2090 - Other Plumbing Systems-Nat Gas

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: 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 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

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 2006. It has a 20-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 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

Final

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 15-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 2006. It has a 15-year service life. Based on the assessment, it is expected to expire in 2021.

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 2006. It has a 15-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 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 1941. It has a 25-year service life which expired in 1966.

Recommendation: The system should be replaced.

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 2005. It has a 40-year service life. Based on the assessment, it is expected to expire in 2045.

Recommendation: No action is required.

System: D4030 - Fire Protection Specialties

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

Recommendation: No action is required.

Final

System: D4090 - Other Fire Protection Systems

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

Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: D5030310 - Telephone Systems

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

Recommendation: No action is required.

System: D5030910 - Fire Alarm System

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

Recommendation: No action is required.

System: D5030910 - Security System, Cameras, Access Control

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

Recommendation: No action is required.

Final

System: D5030920 - LAN System

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

Recommendation: No action is required.

System: D5030920 - Public Address / Clock System

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

Recommendation: No action is required.

System: D5090 - Other Electrical Systems

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

Recommendation: No action is required.

System: E1020 - Institutional Equipment

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

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

Recommendation: No action is required.

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

Recommendation: No action is required.

Final

Appendix 1 - Assessment Criteria

Assessment Criteria

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

Final

Glossary

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

Final

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

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

Final