School Assessment Report

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

Table of Contents

Executive Summary

School Name: Worthing High School

Number of Buildings:	2
Gross Area (SF):	196,897
Replacement Value:	$54,875,035
Condition Budget:	$32,293,262
Total FCI:	58.85%
Total RSLI:	12%
Total CFI:	58.8%
Condition Score:	41.15
Suitability, Educational Score:	58.12
Suitability, Tech Read Score:	29.25
Suitability, Total Score:	52.35
School Score:	46.75

Summary:

Worthing High School campus is located at 9215 Scott Street Houston TX, and consists of 4 main school buildings. During the site visit construction fence was being erected to demolish the abandoned Cosmetology Building, the abandoned Vocational Building, as well as the remaining 1 T-Building on the campus. The original campus was constructed in 1959 and additions to the main school building and anew building were constructed in 1980. Ancillary buildings on campus include a community Center Building not in use. In addition to the buildings, the campus contains covered walkways, baseball field, softball field, practice football field, track and a hard-court This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and other facilities on the campus.

Condition Budget Summary

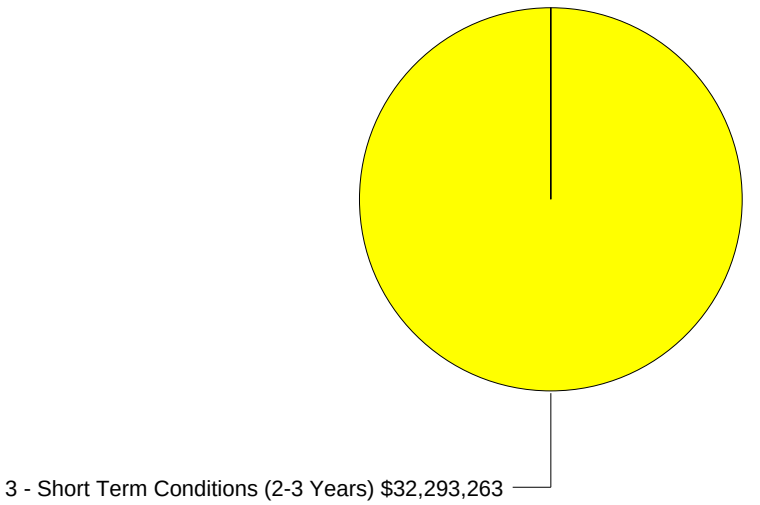
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based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

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	0%	36.36%	$2,474,013
B30 Roofing	8%	92.04%	$1,913,762
C10 Interior Construction	5%	46.32%	$1,853,430
C20 Stairs	0%	0.00%	$0
C30 Interior Finishes	0%	109.24%	$7,187,543
D10 Conveying	97%	0.00%	$0
D20 Plumbing	2%	111.83%	$4,712,023
D30 HVAC	42%	65.97%	$5,492,999
D40 Fire Protection	75%	0.00%	$0
D50 Electrical	19%	63.53%	$4,450,011
E10 Equipment	34%	0.00%	$0

Uniformat Classification	RSLI	SCI	Condition Budget
E20 Furnishings	0%	110.00%	$925,920
G20 Site Improvements	6%	83.92%	$2,469,251
G30 Site Mechanical Utilities	0%	118.28%	$814,312
G40 Site Electrical Utilities	86%	0.00%	$0
		Total:	**$32,293,263**

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Community Center	26,980	24.4%	$0	$0	$1,697,967	$0	$0	$1,697,967
Main	169,917	62.5%	$0	$0	$27,311,732	$0	$0	$27,311,732
Site		77.5%	$0	$0	$3,283,563	$0	$0	$3,283,563
Total:	196,897	58.8%	$0	$0	$32,293,263	$0	$0	$32,293,263



School Condition Budget: $32,293,263

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.

Site

Site Summary

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

		Condition Budget:	$3,283,563
Site Acreage		Total FCI:	77.55%
Replacement Value:	$4,234,368	Total RSLI:	17%

Site:
Worthing high School original site was originally constructed in 1959. The site is occupied by 4 permanent structures and 1 temporary buildings. Two permanent structures and 1 temporary building will be demolished this summer, 2012. Campus site features include; paved driveways and parking lots, pedestrian pavement, marquee, flag pole, landscaping, fencing, track, hard-court and practice fields, football, softball and baseball. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features.

Deficiency Condition Budget Summary: Site

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

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	6%	83.92%	$2,469,251
G30 Site Mechanical Utilities	0%	118.28%	$814,312
G40 Site Electrical Utilities	86%	0.00%	$0
		Total:	**$3,283,563**

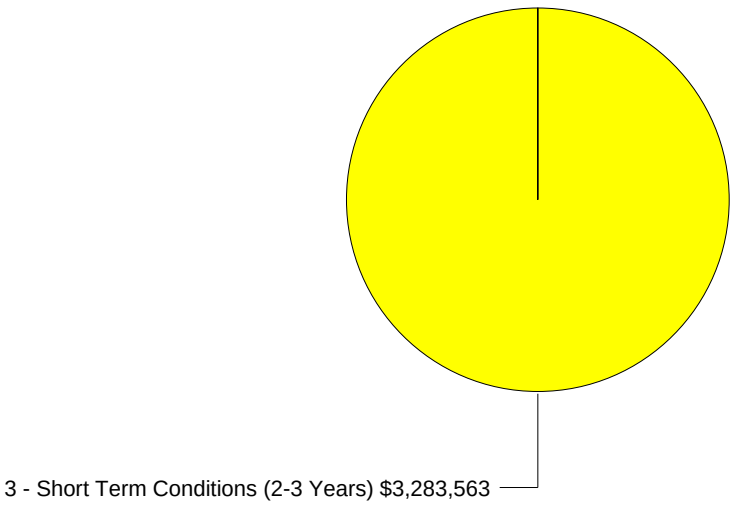
Site Deficiencies Budget Detail

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

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	$1.56	25	1959	1984	$414,665	0%	110%	$456,132
G2020	Parking Lots	$4.01	25	1959	1984	$1,065,902	0%	100%	$1,065,902
G2020	Pedestrian Paving - sidewalks, etc	$0.76	30	1959	1989	$202,016	0%	110%	$222,218
G2040	Baseball Field	$0.12	30	1981	2011	$31,897	0%	100%	$31,897
G2040	Basketball / hard court play area	$0.61	10	1959	1969	$162,145	0%	100%	$162,145
G2040	Canopy	$0.55	10	2002	2012	$146,196	0%	100%	$146,196
G2040	Football Field Natural Turf	$0.24	10	1981	1991	$63,795	0%	100%	$63,795
G2040	Site Development	$1.15	30	1959	1989	$305,683	0%	105%	$320,967
G2040	Track Synthetic Surface - Resurface only	$0.58	10	2012	2022	$154,170	100%	0.00%	$0
G2050	Landscaping	$1.49	10	1959	1969	$396,058	-	0.00%	$0
G3010	Water Supply	$0.45	50	1959	2009	$119,615	0%	120%	$143,538
G3020	Sanitary Sewer	$1.25	50	1959	2009	$332,264	0%	120%	$398,716
G3030	Storm Sewer	$0.89	50	1959	2009	$236,572	0%	115%	$272,058
G4020	Site Lighting	$2.27	30	2008	2038	$603,391	87%	0.00%	$0
Total		$15.93				$4,234,368	17%	77.55%	$3,283,563

Site Deficiency Priority

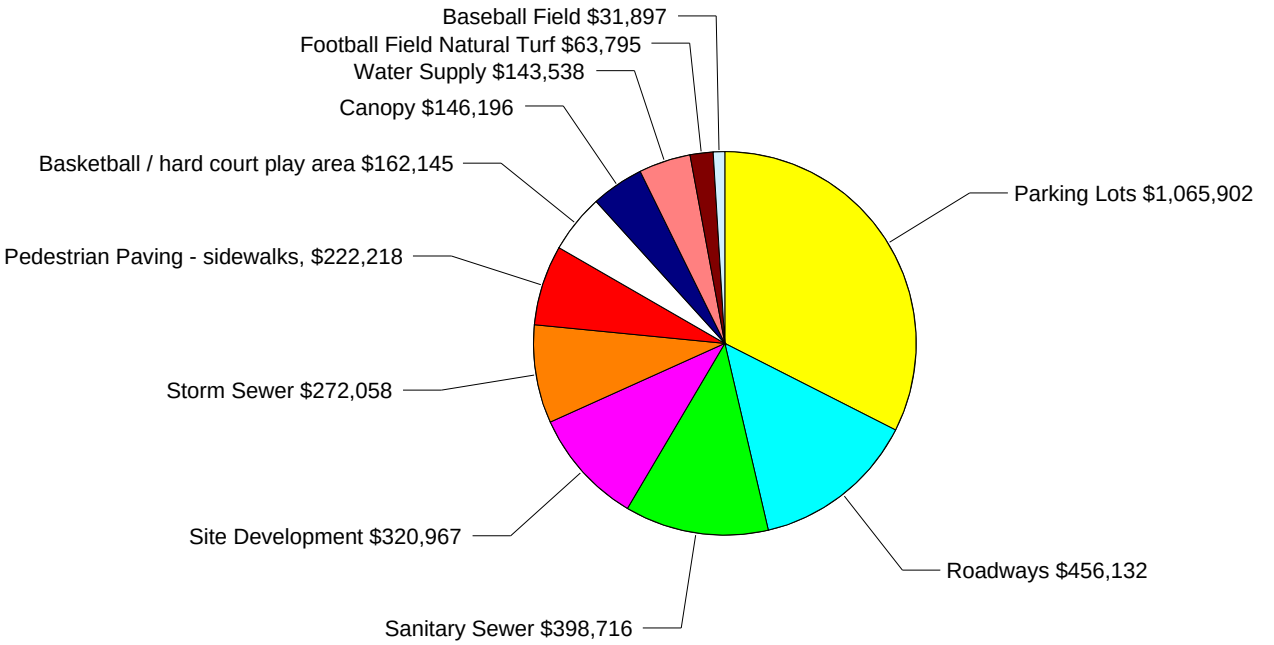
Site Deficiencies by Priority:



Site Condition Budget: $3,283,563

Site Condition Deficiencies

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



Site Condition Budget: $3,283,564

Site Deficiencies Budget Narrative

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

System: G2010 - Roadways
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 25-year service life which expired in 1984.
Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Driveways and roadways are damaged, beyond useful life and require replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $456,132

System: G2020 - Parking Lots
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 25-year service life which expired in 1984.
Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The parking lots are beyond their useful life and require replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,065,902

System: G2020 - Pedestrian Paving - sidewalks, etc
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 30-year service life which expired in 1989.
Recommendation: The system should be replaced.

Deficiency
Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The sidewalks are cracked, uneven and require replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $222,218

System: G2040 - Baseball Field
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1981. It has a 30-year service life which expired in 2011.
Recommendation: The system should be replaced.

Deficiency
Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The baseball field has not been maintained, is overgrown, and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $31,897

System: G2040 - Basketball / hard court play area
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 10-year service life which expired in 1969.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The outdoor basketball court is cracked and uneven. The system requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $162,145

System: G2040 - Canopy
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2002. It has a 10-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $146,196

System: G2040 - Football Field Natural Turf
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1981. It has a 10-year service life which expired in 1991.
Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The football field has not been maintained. There are no markings, and the posts require replacement. The field needs to be reworked.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $63,795

System: G2040 - Site Development
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 1959. It has a 30-year service life which expired in 1989.
Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Candidate for Replacement
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The site landscaping, layout and usefulness is a candidate for replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $320,967

System: G2040 - Track Synthetic Surface - Resurface only
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 10-year service life. Based on the assessment, it is expected to expire in 2022.
Recommendation: No action is required.

System: G2050 - Landscaping
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 10-year service life which expired in 1969.
Recommendation: The system should be replaced.

System: G3010 - Water Supply
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 50-year service life which expired in 2009.
Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: There is no backflow preventer on the site potable water supply and the water lateral is original, beyond expected service life and should be replaced with a backflow preventer added.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $143,538

System: G3020 - Sanitary Sewer
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 50-year service life which expired in 2009.
Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The original sanitary sewer system is beyond useful life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $398,716

System: G3030 - Storm Sewer
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 50-year service life which expired in 2009.
Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The storm sewer system is beyond it's expected service liffe and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $272,058

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 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.
Recommendation: No action is required.

Buildings

Building Name: Community Center

Year Built:	1980
Gross Area (SF):	26,980

The Worthing High School Community Center Building is a 1-story building. Originally built in 1980, there have been no additions or renovations. Per the plant operator, there is a plan to renovate the rooms in the building to serve as Cosmetology Classrooms. 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	1%	4.16%	$26,443
B30 Roofing	15%	3.21%	$11,218
C10 Interior Construction	12%	25.09%	$131,414
C30 Interior Finishes	1%	102.68%	$702,745
D20 Plumbing	5%	73.27%	$329,337
D30 HVAC	48%	29.89%	$375,813
D40 Fire Protection	86%	0.00%	$0
D50 Electrical	19%	0.00%	$0
E20 Furnishings	0%	110.00%	$120,997
		Total:	**$1,697,967**

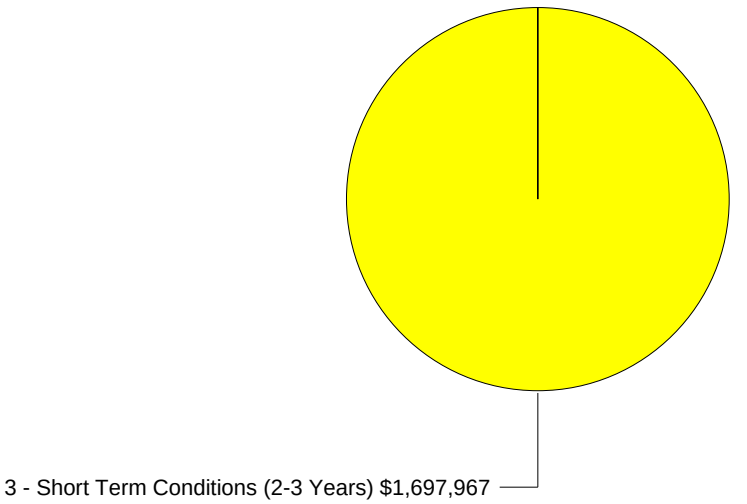
Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$9.14	100	1980	2080	$332,906	-	0.00%	$0
A1030	Slab on Grade	$7.90	100	1980	2080	$287,742	-	0.00%	$0
B1010	Floor Construction	$19.63	100	1980	2080	$714,983	-	0.00%	$0
B1020	Roof Construction	$14.82	100	1980	2080	$539,789	-	0.00%	$0
B2010	Exterior Walls	$16.28	75	1980	2055	$592,966	-	0.00%	$0
B2020	Exterior Windows	$0.66	30	1980	2010	$24,039	0%	110%	$26,443
B2030	Exterior Doors	$0.53	30	1992	2022	$19,304	33%	0.00%	$0
B3010105	Built-Up	$9.32	25	1991	2016	$339,462	16%	0.00%	$0
B3020	Roof Openings	$0.28	30	1980	2010	$10,198	0%	110%	$11,218
C1010	Partitions	$6.70	40	1980	2020	$244,034	-	0.00%	$0
C1020	Interior Doors	$4.40	40	1992	2032	$160,261	50%	0.00%	$0
C1030	Fittings	$3.28	20	1980	2000	$119,467	0%	110%	$131,414
C3010	Wall Finishes	$5.77	10	2002	2012	$210,161	0%	110%	$231,177
C3020210	Ceramic Tile	$0.55	50	1980	2030	$20,033	36%	0.00%	$0
C3020410	Sealed Concrete	$0.70	40	1980	2020	$25,496	20%	0.00%	$0
C3020410	VCT	$1.50	10	1998	2008	$54,635	0%	110%	$60,098

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C3030	Ceiling Finishes	$10.27	20	1992	2012	$374,064	0%	110%	$411,471
D2010	Plumbing Fixtures	$8.22	30	1980	2010	$299,397	0%	110%	$329,337
D2020	Domestic Water Distribution	$0.83	30	1980	2010	$30,231	0%	0.00%	$0
D2030	Sanitary Waste	$2.81	30	1980	2010	$102,349	0%	0.00%	$0
D2040	Rain Water Drainage	$0.48	30	1980	2010	$17,483	0%	0.00%	$0
D3020	Heat Generating Systems	$5.25	30	2008	2038	$191,221	87%	0.00%	$0
D3030	Cooling Generating Systems	$11.31	20	2011	2031	$411,944	95%	0.00%	$0
D3040	Distribution Systems	$8.58	30	1980	2010	$312,509	0%	0.00%	$0
D3050	Terminal & Package Units	$7.14	15	1980	1995	$260,060	0%	110%	$286,066
D3060	Controls & Instrumentation	$2.24	15	1980	1995	$81,588	0%	110%	$89,746
D4030	Fire Protection Specialties	$0.11	15	2010	2025	$4,007	87%	0.00%	$0
D5010	Electrical Service/Distribution	$4.19	30	1980	2010	$152,612	0%	0.00%	$0
D5020	Lighting and Branch Wiring	$20.17	30	1980	2010	$734,652	0%	0.00%	$0
D5030310	Telephone Systems	$1.12	15	1980	1995	$40,794	0%	0.00%	$0
D5030910	Fire Alarm System	$1.40	10	2005	2015	$50,992	30%	0.00%	$0
D5030910	Security System, Camers, Access Control	$0.73	15	1980	1995	$26,589	0%	0.00%	$0
D5030920	LAN System	$0.73	15	1980	1995	$26,589	0%	0.00%	$0
D5030920	Public Address / Clock System	$0.73	15	1980	1995	$26,589	0%	0.00%	$0
E2010	Fixed Furnishings	$3.02	20	1980	2000	$109,997	0%	110%	$120,997
Total		$190.79				$6,949,144	17%	24.43%	$1,697,967

Building Deficiency Priority

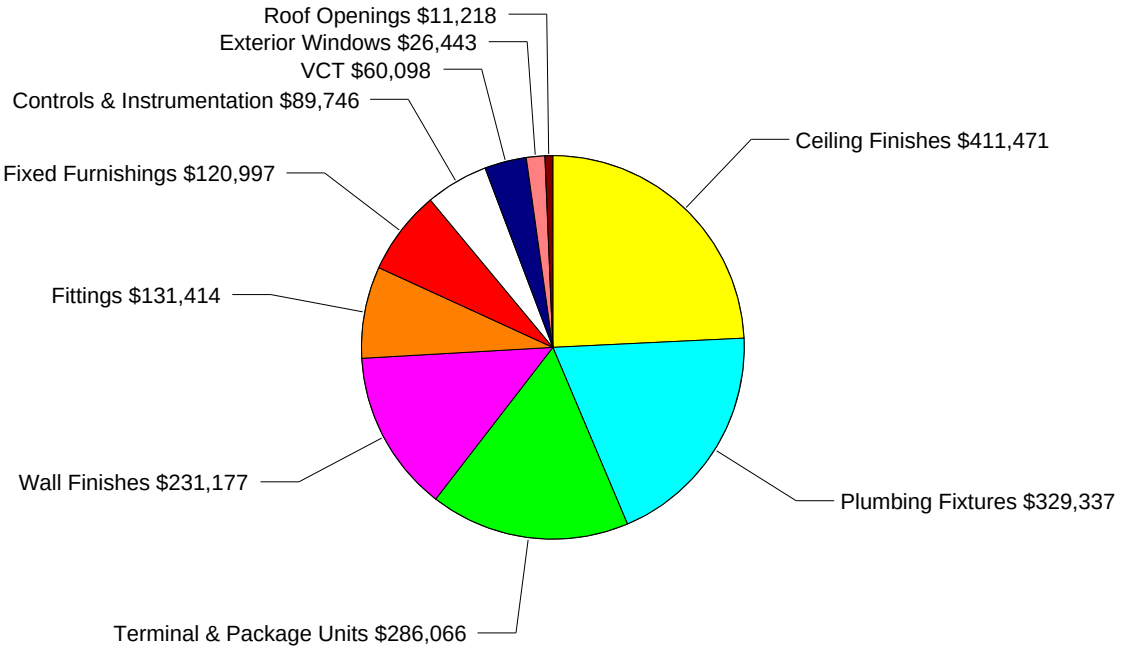
Deficiencies by Priority:



Community Center Condition Budget: $1,697,967

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.



Community Center Condition Budget: $1,697,967

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 1980. It has a 100-year service life. Based on the assessment, it is expected to expire in 2080 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 1980. It has a 100-year service life. Based on the assessment, it is expected to expire in 2080 and is non-renewable.
Recommendation: No action is required.

System: B1010 - Floor Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1980. It has a 100-year service life. Based on the assessment, it is expected to expire in 2080 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 1980. It has a 100-year service life. Based on the assessment, it is expected to expire in 2080 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 1980. It has a 75-year service life. Based on the assessment, it is expected to expire in 2055 and is non-renewable.
Recommendation: No action is required.

System: B2020 - Exterior Windows
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Community Center
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The exterior window system is beyond useful life and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $26,443

System: B2030 - Exterior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1992. It has a 30-year service life. Based on the assessment, it is expected to expire in 2022.
Recommendation: No action is required.

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

System: 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 1991. It has a 25-year service life. Based on the assessment, it is expected to expire in 2016.
Recommendation: No action is required.

System: B3020 - Roof Openings
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Community Center
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The roof hatch is damaged and does not operate properly.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $11,218

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 1980. It has a 40-year service life. Based on the assessment, it is expected to expire in 2020 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 1992. It has a 40-year service life. Based on the assessment, it is expected to expire in 2032.
Recommendation: No action is required.

System: C1030 - Fittings
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.
Recommendation: The system should be replaced.

Deficiency

Location: Community Center
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The locker system is beyond useful life and requires replacement. Tackboards dryerase boards have fallen and become damaged.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $131,414

System: C3010 - Wall Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2002. It has a 10-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency
Location: Community Center
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Paint is beyond useful life and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $231,177

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 1980. It has a 50-year service life. Based on the assessment, it is expected to expire in 2030.
Recommendation: No action is required.

System: C3020410 - Sealed Concrete
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1980. It has a 40-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 1998. It has a 10-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency

Location: Community Center
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The VCT floor covering is aged, stained, and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $60,098

System: C3030 - Ceiling Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1992. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency

Location: Community Center
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The suspended acoustical ceiling system is beyond useful life and requires replacement. Tiles are damaged, missing, mismatched, broken, falling, rotting in some places with evidence of water damage.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $411,471

System: D2010 - Plumbing Fixtures
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Community Center
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The plumbing fixtures are not low flow, beyond their expected service life, and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $329,337

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 1980. It has a 30-year service life which expired in 2010. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

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 1980. It has a 30-year service life which expired in 2010. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

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 1980. It has a 30-year service life which expired in 2010. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

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 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.
Recommendation: No action is required.

System: 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 2011. It has a 20-year service life. Based on the assessment, it is expected to expire in 2031.
Recommendation: No action is required.

System: 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 1980. It has a 30-year service life which expired in 2010. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: D3050 - Terminal & Package Units
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 15-year service life which expired in 1995.
Recommendation: The system should be replaced.

Deficiency

Location: Community Center
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The roof top mounted package units are aged, rusted, inefficient, and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $286,066

System: D3060 - Controls & Instrumentation
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 15-year service life which expired in 1995.
Recommendation: The system should be replaced.

Deficiency

Location: Community Center
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The HVAC controls and sensors are damaged and should be replaced during the scheduled renovation in 2012.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $89,746

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

System: 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 1980. It has a 30-year service life which expired in 2010. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

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 1980. It has a 30-year service life which expired in 2010. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: D5030 - Communications and Security
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1980. It has a 15-year service life which expired in 1995. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: D5030910 - Fire Alarm System
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 10-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

System: D5030910 - Security System, Camers, Access Control
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1980. It has a 15-year service life which expired in 1995. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: 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 1980. It has a 15-year service life which expired in 1995. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: 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 1980. It has a 15-year service life which expired in 1995. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: E2010 - Fixed Furnishings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.

Recommendation: The system should be replaced.

Deficiency

Location: Community Center
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The fixed cabinets are beyond useful life and require replacement. Doors are missing and damaged, hardware is missing and damaged, and finish is damaged.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $120,997

Building Name: Main

Year Built:	1959
Gross Area (SF):	169,917

The Worthing High School Main Building is a partial 3-story building and majority 1-story. Originally built in 1959, there have been additions in 1980, with renovations the same year. The main building contains classrooms, auditorium, dining area, main gym, auxiliary gym, locker rooms, and library. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	0%	39.68%	$2,447,570
B30 Roofing	0%	110.00%	$1,902,544
C10 Interior Construction	0%	49.52%	$1,722,015
C20 Stairs	0%	0.00%	$0
C30 Interior Finishes	0%	110.00%	$6,484,797
D10 Conveying	97%	0.00%	$0
D20 Plumbing	0%	116.43%	$4,382,686
D30 HVAC	35%	72.38%	$5,117,186
D40 Fire Protection	74%	0.00%	$0
D50 Electrical	19%	74.84%	$4,450,011
E10 Equipment	34%	0.00%	$0
E20 Furnishings	0%	110.00%	$804,922
		Total:	**$27,311,732**

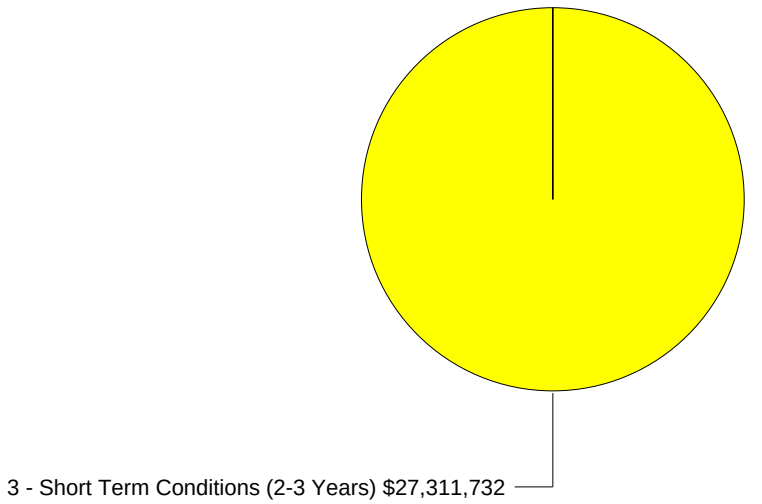
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$6.49	100	1959	2059	$1,488,728	-	0.00%	$0
A1030	Special Foundation	$5.63	100	1959	2059	$1,291,454	-	0.00%	$0
B1010	Floor Construction	$6.83	100	1959	2059	$1,566,720	-	0.00%	$0
B1020	Roof Construction	$10.96	100	1959	2059	$2,514,092	-	0.00%	$0
B2010	Exterior Walls	$17.19	75	1959	2034	$3,943,179	-	0.00%	$0
B2020	Exterior Windows	$8.71	30	1959	1989	$1,997,969	0%	110%	$2,197,766
B2030	Exterior Doors	$0.99	30	1980	2010	$227,094	0%	110%	$249,803
B3010105	Built-Up	$7.10	25	1980	2005	$1,628,654	0%	110%	$1,791,520
B3020	Roof Openings	$0.44	30	1980	2010	$100,931	0%	110%	$111,024
C1010	Partitions	$7.07	40	1959	1999	$1,621,773	-	0.00%	$0
C1020	Interior Doors	$4.64	40	1970	2010	$1,064,360	0%	80.00%	$851,488
C1030	Fittings	$3.45	20	1980	2000	$791,388	0%	110%	$870,527
C2010	Stair Construction	$4.14	40	1959	1999	$949,666	-	0.00%	$0
C3010	Wall Finishes	$6.09	10	2002	2012	$1,396,973	0%	110%	$1,536,670
C3020210	Ceramic Tile	$1.05	30	1959	1989	$240,857	0%	110%	$264,943
C3020210	Terrazzo	$3.51	50	1959	2009	$805,152	0%	110%	$885,667
C3020410	Rubber/Resilient	$0.22	15	1980	1995	$50,465	0%	110%	$55,512
C3020410	VCT	$2.52	15	1980	1995	$578,058	0%	110%	$635,863
C3020410	Wood	$1.48	30	1980	2010	$339,494	0%	110%	$373,444
C3030	Ceiling Finishes	$10.83	15	1997	2012	$2,484,271	0%	110%	$2,732,699
D1010	Elevators and Lifts	$0.78	35	2011	2046	$178,923	97%	0.00%	$0
D2010	Plumbing Fixtures	$8.68	30	1981	2011	$1,991,087	0%	110%	$2,190,196
D2020	Domestic Water Distribution	$3.46	30	1959	1989	$793,682	0%	135%	$1,071,471

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D2030	Sanitary Waste	$2.96	30	1959	1989	$678,988	0%	135%	$916,634
D2040	Rain Water Drainage	$0.50	30	1981	2011	$114,694	0%	0.00%	$0
D2090	Other Plumbing Systems-Nat Gas	$0.81	20	1981	2001	$185,804	0%	110%	$204,385
D3020	Heat Generating Systems	$4.38	30	2008	2038	$1,004,719	87%	0.00%	$0
D3030	Cooling Generating Systems	$5.11	20	2011	2031	$1,172,172	95%	0.00%	$0
D3040	Distribution Systems	$8.36	30	1981	2011	$1,917,683	0%	140%	$2,684,756
D3050	Terminal & Package Units	$9.64	15	1981	1996	$2,211,300	0%	110%	$2,432,430
D3060	Controls & Instrumentation	$2.48	15	2011	2026	$568,882	93%	0.00%	$0
D3070	Systems Testing & Balance	$0.85	30	2008	2038	$194,980	87%	0.00%	$0
D4030	Fire Protection Specialties	$0.11	15	2010	2025	$25,233	87%	0.00%	$0
D4090	Other Fire Protection Systems	$1.19	15	2008	2023	$272,972	73%	0.00%	$0
D5010	Electrical Service/Distribution	$4.42	30	2008	2038	$1,013,895	87%	0.00%	$0
D5020	Lighting and Branch Wiring	$16.50	30	1959	1989	$3,784,901	0%	110%	$4,163,391
D5030310	Telephone Systems	$1.19	15	1981	1996	$272,972	0%	105%	$286,620
D5030910	Fire Alarm System	$1.47	10	2000	2010	$337,200	0%	0.00%	$0
D5030910	Security System, Camers, Access Control	$0.78	15	2000	2015	$178,923	20%	0.00%	$0
D5030920	LAN System	$0.78	15	2000	2015	$178,923	20%	0.00%	$0
D5030920	Public Address / Clock System	$0.78	15	2000	2015	$178,923	20%	0.00%	$0
E1020	Institutional Equipment	$1.72	20	2000	2020	$394,547	40%	0.00%	$0
E1090	Other Equipment	$0.99	20	1981	2001	$227,094	0%	0.00%	$0
E2010	Fixed Furnishings	$3.19	20	1959	1979	$731,748	0%	110%	$804,922
Total		$190.47				$43,691,523	14%	62.51%	$27,311,732

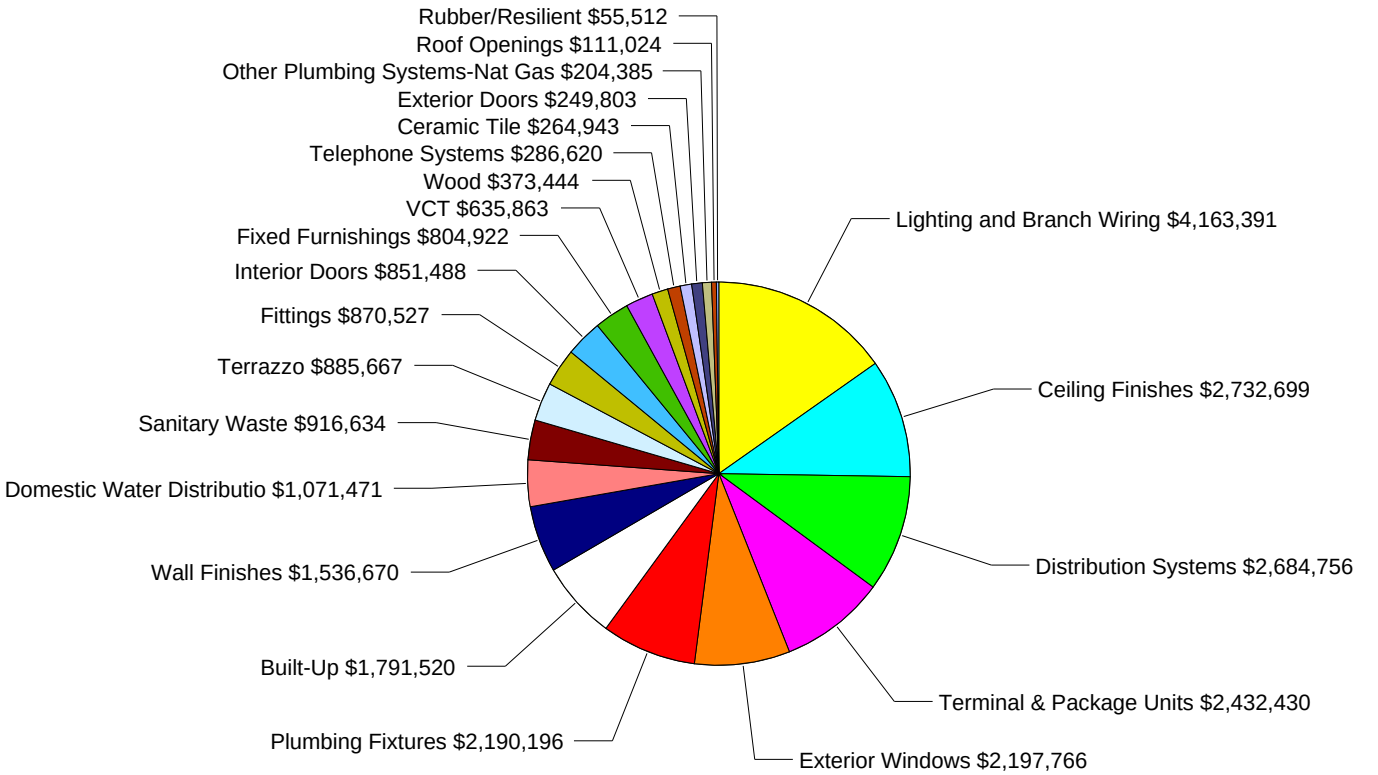
Building Deficiency Priority

Deficiencies by Priority:



Main Condition Budget: $27,311,732

Building Deficiencies Budget Detail



Main Condition Budget: $27,311,731

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 1959. It has a 100-year service life. Based on the assessment, it is expected to expire in 2059 and is non-renewable.
Recommendation: No action is required.

System: A1030 - Special Foundation
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1959. It has a 100-year service life. Based on the assessment, it is expected to expire in 2059 and is non-renewable.
Recommendation: No action is required.

System: B1010 - Floor Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1959. It has a 100-year service life. Based on the assessment, it is expected to expire in 2059 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 1959. It has a 100-year service life. Based on the assessment, it is expected to expire in 2059 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 1959. It has a 75-year service life. Based on the assessment, it is expected to expire in 2034 and is non-renewable.
Recommendation: No action is required.

System: B2020 - Exterior Windows
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 30-year service life which expired in 1989.
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 exterior window system is beyond its useful life and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,197,766

System: B2030 - Exterior Doors
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency
Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: Exterior steel doors are showing wear and age. Throughout the building rust is showing through, hardware is not complaint and not working properly.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $249,803

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

System: B3010105 - Built-Up
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 25-year service life which expired in 2005.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The roofing system is beyond its useful life and requires replacement. Roof is showing severe wear, delamination, and damage.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,791,520

System: B3020 - Roof Openings
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.
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 skylights are leaking and moisture is building up within the panes. The openings are beyond their useful life and require replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $111,024

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 1959. It has a 40-year service life which expired in 1999 and is non-renewable.
Recommendation: The system should be replaced.

System: C1020 - Interior Doors
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1970. It has a 40-year service life which expired in 2010.
Recommendation: The system should be replaced.

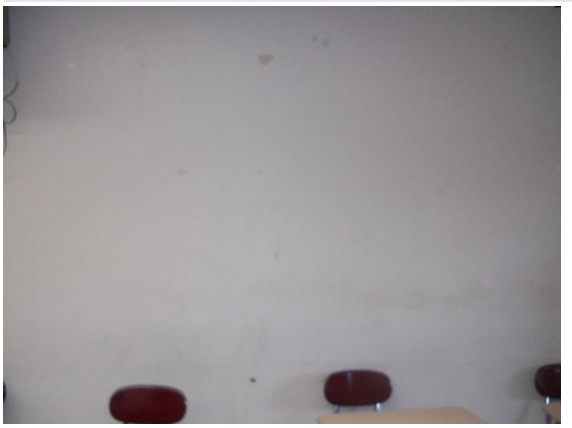
Deficiency
Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The interior doors throughout the building show signs of wear and damage. The doors are beyond useful life and require replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $851,488

System: C1030 - Fittings
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The fittings are beyond useful life and require replacement. Toilet partitions are showings signs of wear and are not compliant. Handrails are not compliant. Student lockers are damaged and showing signs of age.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $870,527

System: C2010 - Stair Construction
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 40-year service life which expired in 1999 and is non-renewable.
Recommendation: The system should be replaced.

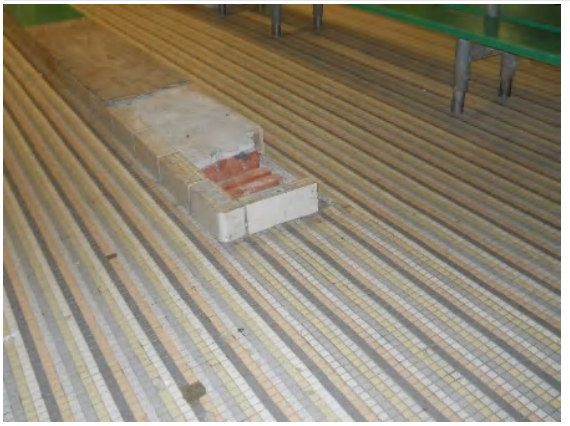


System: C3010 - Wall Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2002. It has a 10-year service life. However, in the assessment, it was found to be currently deficient.
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 painted interior is beyond its useful life, showing wear throughout the building and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,536,670

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 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 1959. It has a 30-year service life which expired in 1989.
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 ceramic tile located in the restrooms and locker rooms is showing signs of wear and age.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $264,943

System: C3020210 - Terrazzo
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 50-year service life which expired in 2009.
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: Throughout the building the terrazzo flooring is cracked. The system is beyond its useful life and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $885,667

System: C3020410 - Rubber/Resilient
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 15-year service life which expired in 1995.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The rubber flooring in the weight rooms is beyond its useful life, showing signs of wear and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $55,512

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 1980. It has a 15-year service life which expired in 1995.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The VCT is cracked, shifting, delaminating and beyond its useful life. The system requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $635,863

System: C3020410 - Wood
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.
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 wood flooring in the main gym, auxiliary gym and the auditorium is showing signs of wear, beyond its useful life and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $373,444

System: C3030 - Ceiling Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1997. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.
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 plaster ceiling shows signs of water damage throughout, beyond its useful life and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,732,699

System: D1010 - Elevators and Lifts
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2011. It has a 35-year service life. Based on the assessment, it is expected to expire in 2046.
Recommendation: No action is required.

System: D2010 - Plumbing Fixtures
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1981. It has a 30-year service life which expired in 2011.
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 plumbing fixtures are a mixture of replacements over the life of the building, not low flow fixtures, is assessed as beyond service life, and should be replaced with low flow fixtures.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,190,196

System: D2020 - Domestic Water Distribution
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 30-year service life which expired in 1989.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The domestic water distribution system is beyond it's expected service life, is failing in some locations, rusted, and the water from the drinking fountains tastes bad and looks cloudy. Replace the entire domestic water distribution system.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,071,471

System: D2030 - Sanitary Waste
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 30-year service life which expired in 1989.
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 entire sanitary sewer system is beyond expected service life, has regular reported stoppages, backs up routinely, and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $916,634

System: D2040 - Rain Water Drainage
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1981. It has a 30-year service life which expired in 2011. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: D2090 - Other Plumbing Systems-Nat Gas
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1981. It has a 20-year service life which expired in 2001.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The natural gas system is beyond it's expected service life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $204,385

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 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.
Recommendation: No action is required.

System: 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 2011. It has a 20-year service life. Based on the assessment, it is expected to expire in 2031.
Recommendation: No action is required.

System: D3040 - Distribution Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1981. It has a 30-year service life which expired in 2011.
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 distribution system is aged, rusted, some fan coil units are broken, air handler units are failing, the piping is rusted and corroded, the internally insulated ductwork is failing, and the system should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,684,756

System: D3050 - Terminal & Package Units
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1981. It has a 15-year service life which expired in 1996.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The terminal and package units are a mixture from the early 1980's to 2006. There are multiple problems reported for all the systems including the 2006 units. The system is assessed to be failing and should be replaced entirely.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,432,430

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 2011. It has a 15-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: 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 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.
Recommendation: No action is required.

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

System: D4090 - Other Fire Protection Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2008. It has a 15-year service life. Based on the assessment, it is expected to expire in 2023.
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 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.
Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1959. It has a 30-year service life which expired in 1989.
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 branch wiring system is comprised of original wiring and panels and multiple upgrades over the life of the building. The system is assessed as beyond expected life due to the oldest components. Recommend replacing the entire branch wiring and lighting system.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $4,163,391

System: D5030 - Communications and Security
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: D5030310 - Telephone Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1981. It has a 15-year service life which expired in 1996.
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 telephone system is a combination of original and the 1981 upgrade and should be replaced with a modern VoIP system.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $286,620

System: D5030910 - Fire Alarm System
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 10-year service life which expired in 2010. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

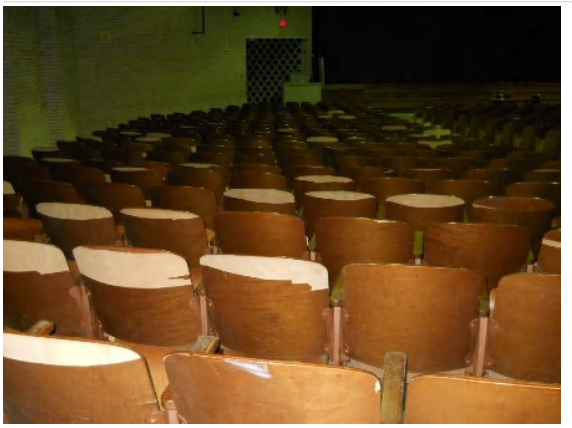
System: D5030910 - Security System, Camers, Access Control
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment,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

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

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

System: E1020 - Institutional Equipment
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: E1090 - Other Equipment
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1981. It has a 20-year service life which expired in 2001. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.



System: E2010 - Fixed Furnishings
Analysis: The system 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 1959. It has a 20-year service life which expired in 1979.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The display cases in the halls are beyond useful life and require replacement. The benches and other fixed furnishings in the locker rooms are damaged, beyond useful life and require replacement. The auditorium seating is damaged and beyond useufl life.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $804,922

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	

Glossary

Abandoned	A facility owned by a district that is not occupied and not maintained. See Vacant.
Building	A fully enclosed and roofed structure that can be traversed internally without exiting to the exterior.
Building addition	An area, space or component of a building added to a building after the original building's year built date. "Main" is used to designate the original building. Additions built prior to 1980 were included in the Main building area calculations to reflect their predicted system depreciation characteristics and remaining useful life.
Calculated Next Renewal	Calculated Next Renewal refers to the year a system or building element completes its useful life based on its installed date and its expected useful or design life.
Capital Renewal	Capital Renewal refers to physical facility condition work (excluding suitability and technology work) that includes the cyclical replacement of building systems or elements as they become obsolete or beyond their useful life that is not normally included in an annual operating maintenance budget.
Category	Category refers to the type or class of a user defined deficiency grouping with shared or similar characteristics. Category descriptions are:
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
Condition Budget	The Condition Budget, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the cortrective actions due to packaging the work.
Condition Score	Condition Score is a factor used in the calculation of School Score expressed as
Correction	Correction refers to an assessor's recommended deficiency repair or replacement action. For any system or element deficiency, there can be multiple and alternative solutions for its repair or replacement. A Correction is user defined and tied to a material defined in a Uniformat II element, or system it is intended to address. It excludes other peripheral costs that may also be included in the pacakaging of repair, replacement or renewal improvements that may also be triggered by the deficiency correction.
Criteria	Criteria refers to the set of requirements, guidelines or standards that are assessed and rated to develop a score.
Current Period	The Current Period is the curent year plus a user defined number of forward years.
Current Replacement Value (CRV)	Current Replacement Value (CRV), also known as Replacement Value represents the hypothetical total cost of rebuilding or replacing an existing facility in current dollars to an optimal state-of-the-art condition under current codes and construction standards and techniques.
Deferred maintenance	Deferred maintenance is condition work (excluding suitability and technology readiness needs) deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
Deficiency	A deficiency is a repair item that is damaged, missing, inadequate or insufficient for an intended purpose.
Distress	Distress refers to a user defined root cause of a deficiency. Distress descriptions are:
Element	Elements are the major components that comprise building systems as defined by Uniformat.
Extended Facility Condition Index (EFCI)	Extended Facility Condition Index (EFCI) is calculated as the condition needs for the current year plus facility system renewal for user defined forward years (the Current Period) divided by Current Replacement Value.
Facility	A facility refers to site(s), building(s), or building addition(s), or combinations thereof that provide a particular service or support of an educational purpose.

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

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