School Assessment Report

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

Table of Contents

Executive Summary

School Name: Yates High School

Number of Buildings:	4
Gross Area (SF):	198,798
Replacement Value:	$55,184,994
Condition Budget:	$19,496,738
Total FCI:	35.33%
Total RSLI:	10%
Total CFI:	35.3%
Condition Score:	64.67
Suitability, Educational Score:	70.49
Suitability, Tech Read Score:	54.25
Suitability, Total Score:	67.24
School Score:	65.96

Summary:
Yates High School campus is located at 3703 Sampson Street, Houston TX, and consists of 1 main school building. The original campus was constructed in 1958 and an addition to the main school building was constructed in 1985. Ancillary buildings on campus include, a boy's weight room, a girl's weight room, a Greenhouse and T-Buildings. In addition to the buildings, the campus contains covered walkways, tennis courts, basketball hard courts practice football field and a track. 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

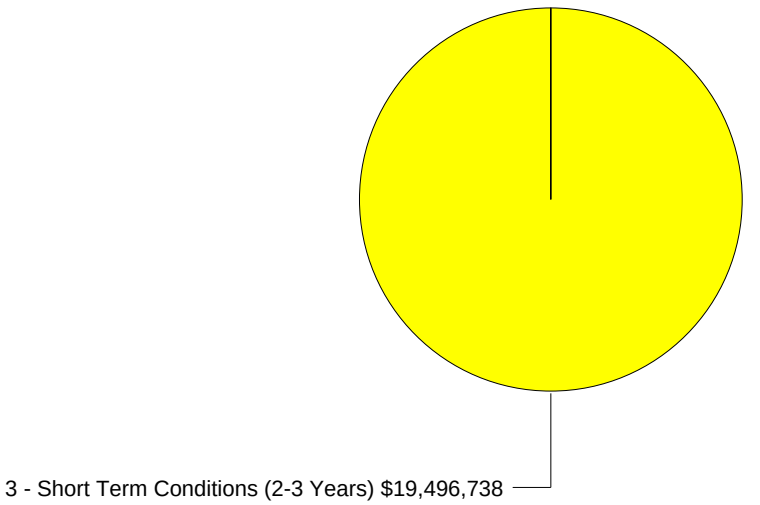
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based 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
A20 Basement Construction	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	0%	45.00%	$2,754,736
B30 Roofing	55%	0.00%	$0
C10 Interior Construction	0%	49.56%	$1,580,522
C20 Stairs	12%	0.00%	$0
C30 Interior Finishes	7%	51.62%	$2,921,766
D10 Conveying	97%	0.00%	$0
D20 Plumbing	0%	100.00%	$2,899,601
D30 HVAC	35%	38.59%	$3,251,736
D40 Fire Protection	21%	97.74%	$261,931
D50 Electrical	11%	21.02%	$1,353,553
E10 Equipment	24%	0.00%	$0
E20 Furnishings	0%	110.00%	$725,735

Uniformat Classification	RSLI	SCI	Condition Budget
F10 Special Construction	0%	110.00%	$1,200,124
G20 Site Improvements	17%	58.51%	$1,943,991
G30 Site Mechanical Utilities	1%	86.76%	$603,044
G40 Site Electrical Utilities	93%	0.00%	$0
		Total:	**$19,496,738**

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Boys Weight Room	4,773	30.4%	$0	$0	$373,294	$0	$0	$373,294
Girls Weight Room	1,964	55.1%	$0	$0	$274,651	$0	$0	$274,651
Greenhouse	2,400	100%	$0	$0	$256,608	$0	$0	$256,608
Main	189,661	33.0%	$0	$0	$16,045,150	$0	$0	$16,045,150
Site		55.0%	$0	$0	$2,547,035	$0	$0	$2,547,035
Total:	198,798	35.3%	$0	$0	$19,496,738	$0	$0	$19,496,738



School Condition Budget: $19,496,738

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:	$2,547,035
Site Acreage		Total FCI:	55.05%
Replacement Value:	$4,626,825	Total RSLI:	25%

Site:
Yates High School original site was originally constructed in 1958. The site is occupied by 4 permanent structures and 3 temporary buildings. Campus site features include; paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, fencing, football practice field, track, basketball hardcourt, abandoned practice baseball field and tennis courts. 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	17%	58.51%	$1,943,991
G30 Site Mechanical Utilities	1%	86.76%	$603,044
G40 Site Electrical Utilities	93%	0.00%	$0
		Total:	**$2,547,035**

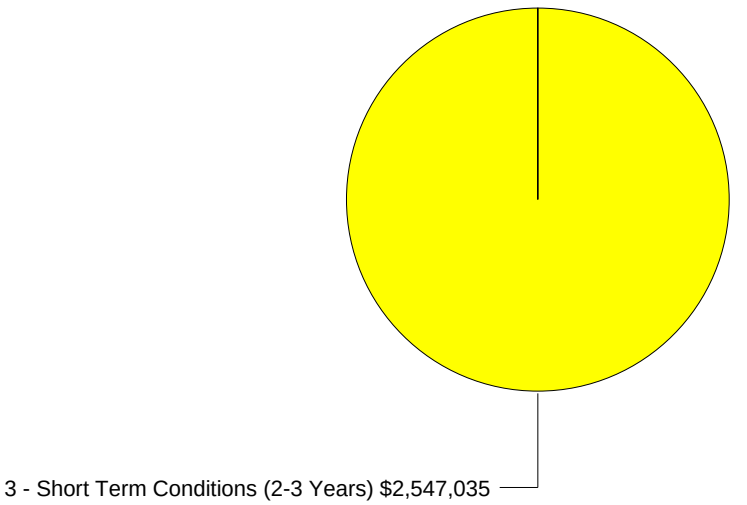
Site Deficiencies Budget Detail

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	1986	2011	$418,669	0%	110%	$460,535
G2020	Parking Lots	$4.01	25	1986	2011	$1,076,193	0%	100%	$1,076,193
G2020	Pedestrian Paving - sidewalks, etc	$1.62	30	1986	2016	$434,771	13%	0.00%	$0
G2040	Baseball Field	$0.16	30	1958	1988	$42,940	0%	100%	$42,940
G2040	Basketball / hard court play area	$0.10	10	2010	2020	$26,838	80%	0.00%	$0
G2040	Canopy	$0.24	30	1986	2016	$64,411	13%	0.00%	$0
G2040	Football Field Natural Turf	$0.15	10	1958	1968	$40,257	0%	100%	$40,257
G2040	Site Development	$1.15	30	1958	1988	$308,634	0%	105%	$324,066
G2040	Tennis Court (s)	$1.40	10	2010	2020	$375,728	80%	0.00%	$0
G2040	Track Synthetic Surface - Resurface only	$0.50	10	2010	2020	$134,189	80%	0.00%	$0
G2050	Landscaping	$1.49	10	2010	2020	$399,882	-	0.00%	$0
G3010	Water Supply	$0.45	50	1958	2008	$120,770	0%	0.00%	$0
G3020	Sanitary Sewer	$1.25	50	1958	2008	$335,472	0%	105%	$352,245
G3030	Storm Sewer	$0.89	50	1958	2008	$238,856	0%	105%	$250,799
G4020	Site Lighting	$2.27	30	2010	2040	$609,216	93%	0.00%	$0
Total		$17.24				$4,626,825	25%	55.05%	$2,547,035

Site Deficiency Priority

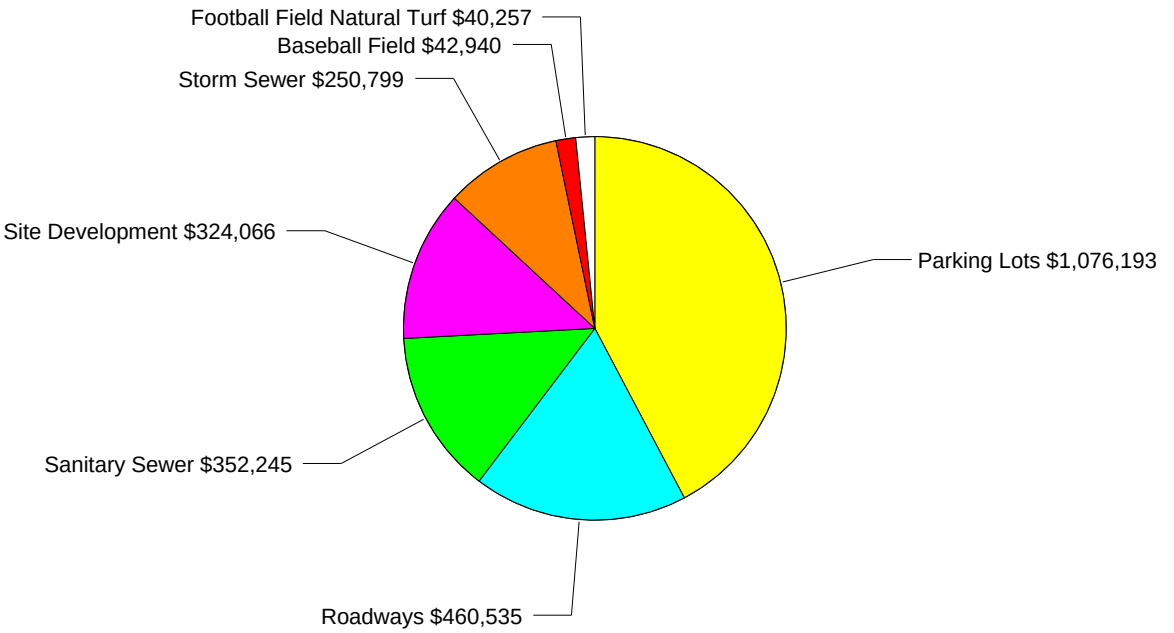
Site Deficiencies by Priority:



Site Condition Budget: $2,547,035

Site Condition Deficiencies

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



Site Condition Budget: $2,547,035

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 1986. It has a 25-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 driveways are beyond useful life and require replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $460,535

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 1986. It has a 25-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 parking lots are beyond useful life and require replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,076,193

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 1986. It has a 30-year service life. Based on the assessment, it is expected to expire in 2016.
Recommendation: No action is required.

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 1958. It has a 30-year service life which expired in 1988.
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 practice baseball field has been abandoned and is beyond useful life.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $42,940

System: G2040 - Basketball / hard court play area
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2010. It has a 10-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: 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 1986. It has a 30-year service life. Based on the assessment, it is expected to expire in 2016.
Recommendation: No action is required.

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 1958. It has a 10-year service life which expired in 1968.
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 is beyond its useful life.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $40,257

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 1958. It has a 30-year service life which expired in 1988.
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 fencing inside the perimeter are beyond useful life and require replacement. The grounds have random holes.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $324,066

System: G2040 - Tennis Court (s)
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2010. It has a 10-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: 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 2010. It has a 10-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: 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 2010. It has a 10-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: 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 1958. It has a 50-year service life which expired in 2008. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: 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 1958. It has a 50-year service life which expired in 2008.
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 sanitary sewer system is beyond useful life and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $352,245

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 1958. It has a 50-year service life which expired in 2008.
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 useful life and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $250,799

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 2010. It has a 30-year service life. Based on the assessment, it is expected to expire in 2040.
Recommendation: No action is required.

Buildings

Building Name: Boys Weight Room

Year Built:	1958
Gross Area (SF):	4,773

The Yates High School Boy's Weight Room Building is a 1-story building. Originally built in 1958 there have been no additions or renovations. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building 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%	42.77%	$78,463
B30 Roofing	55%	0.00%	$0
C10 Interior Construction	0%	49.57%	$46,471
C30 Interior Finishes	4%	71.43%	$136,371
D20 Plumbing	0%	110.00%	$90,371
D30 HVAC	49%	0.00%	$0
D40 Fire Protection	86%	0.00%	$0
D50 Electrical	17%	0.00%	$0
E20 Furnishings	0%	110.00%	$21,618
		Total:	**$373,294**

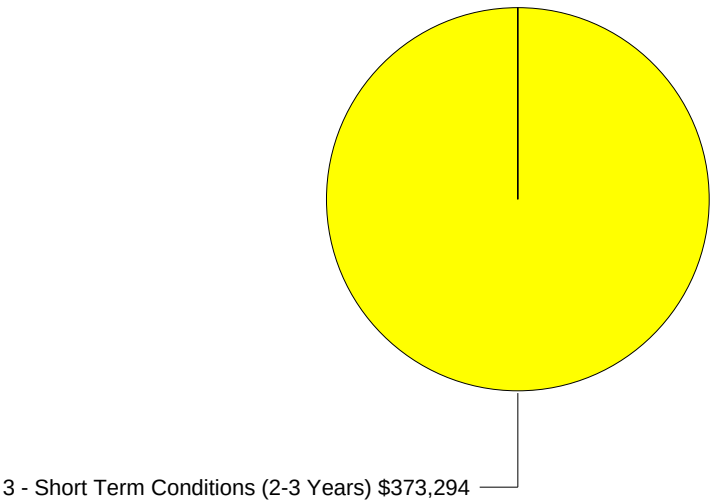
Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$9.24	100	1958	2058	$59,538	-	0.00%	$0
A1030	Slab on Grade	$7.99	100	1958	2058	$51,484	-	0.00%	$0
B1020	Roof Construction	$14.99	100	1958	2058	$96,589	-	0.00%	$0
B2010	Exterior Walls	$16.46	75	1958	2033	$106,061	-	0.00%	$0
B2020	Exterior Windows	$11.07	30	1958	1988	$71,330	0%	110%	$78,463
B2030	Exterior Doors	$0.94	30	1986	2016	$6,057	13%	0.00%	$0
B3010105	Built-Up	$9.39	25	2001	2026	$60,505	56%	0.00%	$0
C1010	Partitions	$6.78	40	1958	1998	$43,687	-	0.00%	$0
C1020	Interior Doors	$4.45	40	1958	1998	$28,674	0%	80.00%	$22,939
C1030	Fittings	$3.32	20	1986	2006	$21,393	0%	110%	$23,532
C3010	Wall Finishes	$5.83	10	1986	1996	$37,566	0%	110%	$41,322
C3020410	Rubber/Resilient	$12.14	15	1986	2001	$78,225	0%	110%	$86,047
C3020410	Sealed Concrete	$1.27	15	1986	2001	$8,183	0%	110%	$9,002
C3030105	Plaster Ceilings	$10.39	30	1986	2016	$66,948	13%	0.00%	$0
D2010	Plumbing Fixtures	$8.31	30	1986	2016	$53,546	13%	110%	$58,900

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D2020	Domestic Water Distribution	$0.83	30	1958	1988	$5,348	0%	110%	$5,883
D2030	Sanitary Waste	$2.83	30	1958	1988	$18,235	0%	110%	$20,059
D2090	Other Plumbing Systems-Nat Gas	$0.78	20	1958	1978	$5,026	0%	110%	$5,529
D3010	Energy Supply	$4.46	30	1958	1988	$28,738	-	0.00%	$0
D3040	Distribution Systems	$11.34	30	2004	2034	$73,070	73%	0.00%	$0
D3050	Terminal & Package Units	$12.31	15	2004	2019	$79,320	47%	0.00%	$0
D3060	Controls & Instrumentation	$3.12	15	2004	2019	$20,104	47%	0.00%	$0
D4030	Fire Protection Specialties	$0.12	15	2010	2025	$773	87%	0.00%	$0
D5010	Electrical Service/Distribution	$4.24	30	1986	2016	$27,321	13%	0.00%	$0
D5020	Lighting and Branch Wiring	$20.39	30	1986	2016	$131,384	13%	0.00%	$0
D5030310	Telephone Systems	$1.13	15	2004	2019	$7,281	47%	0.00%	$0
D5030910	Fire Alarm System	$1.41	10	2004	2014	$9,085	20%	0.00%	$0
D5030910	Security System, Camers, Access Control	$0.74	15	2004	2019	$4,768	47%	0.00%	$0
D5030920	LAN System	$0.74	15	2004	2019	$4,768	47%	0.00%	$0
D5030920	Public Address / Clock System	$0.74	15	2004	2019	$4,768	47%	0.00%	$0
E2010	Fixed Furnishings	$3.05	20	1958	1978	$19,653	0%	110%	$21,618
Total		$190.80				$1,229,429	22%	30.36%	$373,294

Building Deficiency Priority

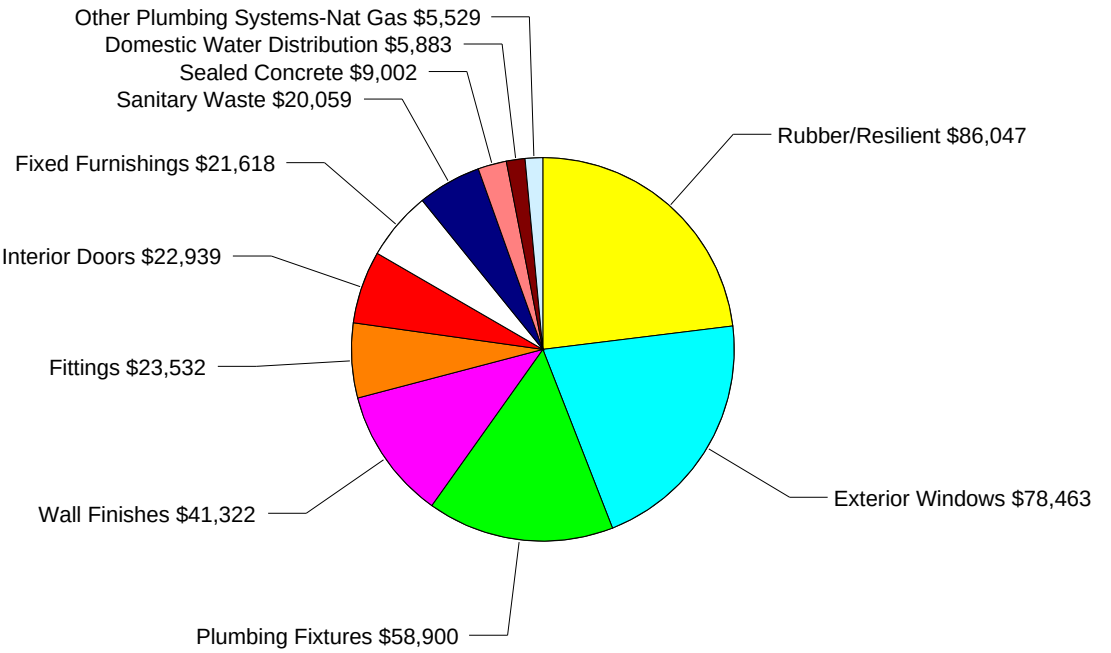
Deficiencies by Priority:



Boys Weight Room Condition Budget: $373,294

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.



Boys Weight Room Condition Budget: $373,294

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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 and is non-renewable.
Recommendation: No action is required.

System: B2010 - Exterior Walls
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1958. It has a 75-year service life. Based on the assessment, it is expected to expire in 2033 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 1958. It has a 30-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency

Location: Boys Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The exterior window system has exceeded its useful life and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $78,463

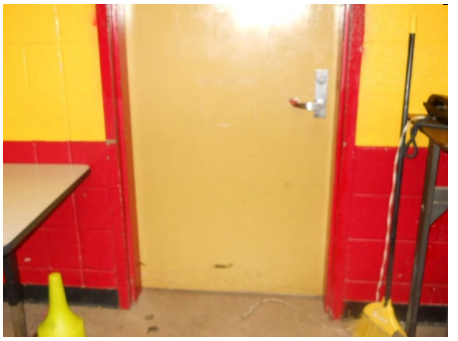
System: B2030 - Exterior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1986. It has a 30-year service life. Based on the assessment, it is expected to expire in 2016.
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 2001. It has a 25-year service life. Based on the assessment, it is expected to expire in 2026.
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 1958. It has a 40-year service life which expired in 1998 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 1958. It has a 40-year service life which expired in 1998.
Recommendation: The system should be replaced.



Deficiency

Location:	Boys Weight Room
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Short Term Conditions (2-3 Years)
Notes:	The interior door system is beyond its useful life and requires replacement. The doors are showing signs of wear and the hardware in not compliant.
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$22,939

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 1986. It has a 20-year service life which expired in 2006.
Recommendation:	The system should be replaced.

Deficiency

Location:	Boys Weight Room
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Short Term Conditions (2-3 Years)
Notes:	The locker system is beyond its useful life, damaged and requires replacement.
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$23,532

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 1986. It has a 10-year service life which expired in 1996.
Recommendation:	The system should be replaced.

Deficiency

Location: Boys Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The paint is beyond useful life and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $41,322

System: C3020 - Floor Finishes
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: C3020410 - Rubber/Resilient
Analysis: The system 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 1986. It has a 15-year service life which expired in 2001.
Recommendation: The system should be replaced.

Deficiency

Location: Boys Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The rubber flooring is showing signs of wear and some damage.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $86,047

System: C3020410 - Sealed Concrete
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 1986. It has a 15-year service life which expired in 2001.
Recommendation: The system should be replaced.

Deficiency

Location: Boys Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The sealant on the concrete is failing and the concrete has been exposed.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $9,002

System: C3030 - Ceiling Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2012. It has a 20-year service life. Based on the assessment, it is expected to expire in 2032.
Recommendation: No action is required.

System: C3030105 - Plaster Ceilings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1986. It has a 30-year service life. Based on the assessment, it is expected to expire in 2016.
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 1986. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency

Location: Boys Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The plumbing fixtures are failing. The showers do not work and the remaining plumbing fixtures are beyond their expected useful life. Recommend replacing the plumbing fixtures.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $58,900

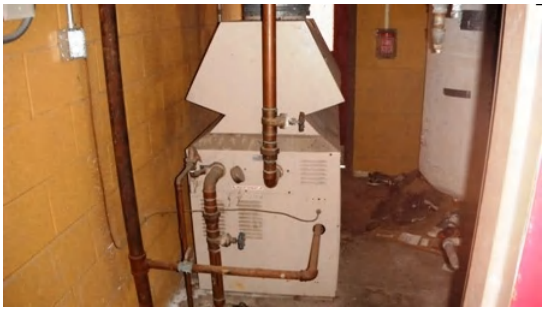
System: D2020 - Domestic Water Distribution
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1958. It has a 30-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency
Location: Boys Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The domestic water distribution system is beyond it's expected service life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $5,883

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 1958. It has a 30-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency
Location: Boys Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The sanitary waste system is failing. The drain in the shower is inoperable and the system should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $20,059

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 1958. It has a 20-year service life which expired in 1978.
Recommendation: The system should be replaced.



Deficiency

Location: Boys Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The natural gas service is beyond it's expected service life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $5,529

System: D3010 - Energy Supply
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1958. It has a 30-year service life which expired in 1988 and is non-renewable.
Recommendation: The system should be replaced.

System: D3040 - Distribution Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.
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 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: 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 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: 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 1986. It has a 30-year service life. Based on the assessment, it is expected to expire in 2016.
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 1986. It has a 30-year service life. Based on the assessment, it is expected to expire in 2016.
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 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: 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 2004. It has a 10-year service life. Based on the assessment, it is expected to expire in 2014.
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 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: 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 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: 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 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: 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 1958. It has a 20-year service life which expired in 1978.
Recommendation: The system should be replaced.

Deficiency

Location: Boys Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The benches in the locker area are beyond their useful life and require replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $21,618

Building Name: Girls Weight Room

Year Built:	1958
Gross Area (SF):	1,964

The Yates High School Girl's Weight Room Building is a 1-story building. Originally built in 1958, there have been no additions with renovations in 1986. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	0%	46.38%	$37,244
B30 Roofing	56%	0.00%	$0
C10 Interior Construction	0%	49.56%	$20,328
C30 Interior Finishes	0%	110.00%	$64,689
D20 Plumbing	0%	110.00%	$37,828
D30 HVAC	27%	45.71%	$38,148
D40 Fire Protection	26%	0.00%	$0
D50 Electrical	4%	94.52%	$76,413
		Total:	**$274,651**

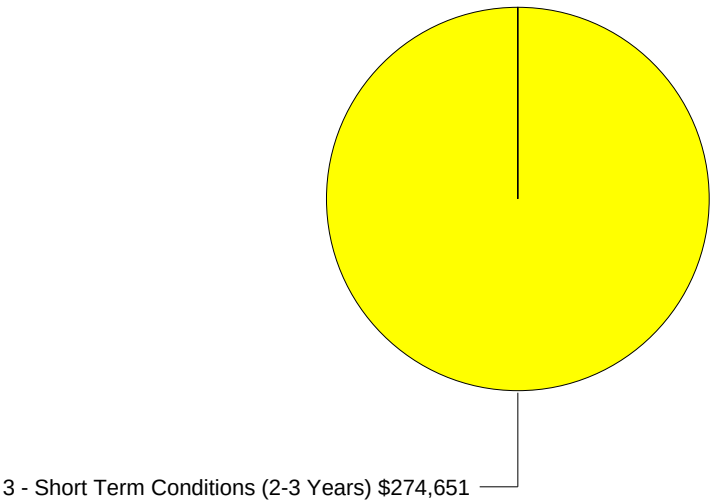
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$9.84	100	1958	2058	$26,090	-	0.00%	$0
A1030	Slab on Grade	$8.50	100	1958	2058	$22,537	-	0.00%	$0
B1020	Roof Construction	$15.94	100	1958	2058	$42,263	-	0.00%	$0
B2010	Exterior Walls	$17.52	75	1958	2033	$46,453	-	0.00%	$0
B2020	Exterior Windows	$11.77	30	1958	1988	$31,207	0%	110%	$34,328
B2030	Exterior Doors	$1.00	30	1958	1988	$2,651	0%	110%	$2,917
B3010105	Built-Up	$9.58	25	2001	2026	$25,400	56%	0.00%	$0
C1010	Partitions	$7.21	40	1958	1998	$19,117	-	0.00%	$0
C1020	Interior Doors	$4.73	40	1986	2026	$12,541	35%	80.00%	$10,033
C1030	Fittings	$3.53	20	1986	2006	$9,359	0%	110%	$10,295
C3010	Wall Finishes	$6.21	10	1986	1996	$16,465	0%	110%	$18,112
C3020410	Rubber/Resilient	$14.08	15	1986	2001	$37,332	0%	110%	$41,065
C3020410	VCT	$1.89	15	1986	2001	$5,011	0%	110%	$5,512
D2010	Plumbing Fixtures	$8.56	30	1958	1988	$22,696	0%	110%	$24,966
D2020	Domestic Water Distribution	$0.88	30	1958	1988	$2,333	0%	110%	$2,567
D2030	Sanitary Waste	$3.02	30	1958	1988	$8,007	0%	110%	$8,808
D2040	Rain Water Drainage	$0.51	30	1958	1988	$1,352	0%	110%	$1,487
D3040	Distribution Systems	$13.08	30	1958	1988	$34,680	0%	110%	$38,148
D3050	Terminal & Package Units	$14.18	15	2004	2019	$37,597	47%	0.00%	$0
D3060	Controls & Instrumentation	$4.22	15	2004	2019	$11,189	47%	0.00%	$0
D4030	Fire Protection Specialties	$0.12	15	2010	2025	$318	87%	0.00%	$0
D4090	Other Fire Protection Systems	$1.20	15	2000	2015	$3,182	20%	0.00%	$0
D5010	Electrical Service/Distribution	$4.51	30	1958	1988	$11,958	0%	110%	$13,154
D5020	Lighting and Branch Wiring	$21.69	30	1986	2016	$57,509	13%	110%	$63,260
D5030310	Telephone Systems	$1.20	15	2004	2019	$3,182	47%	0.00%	$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5030910	Fire Alarm System	$1.51	10	2004	2014	$4,004	20%	0.00%	$0
D5030910	Security System, Camers, Access Control	$0.79	15	2004	2019	$2,095	47%	0.00%	$0
D5030920	Public Address / Clock System	$0.79	15	2004	2019	$2,095	47%	0.00%	$0
Total		$188.06				$498,622	16%	55.08%	$274,651

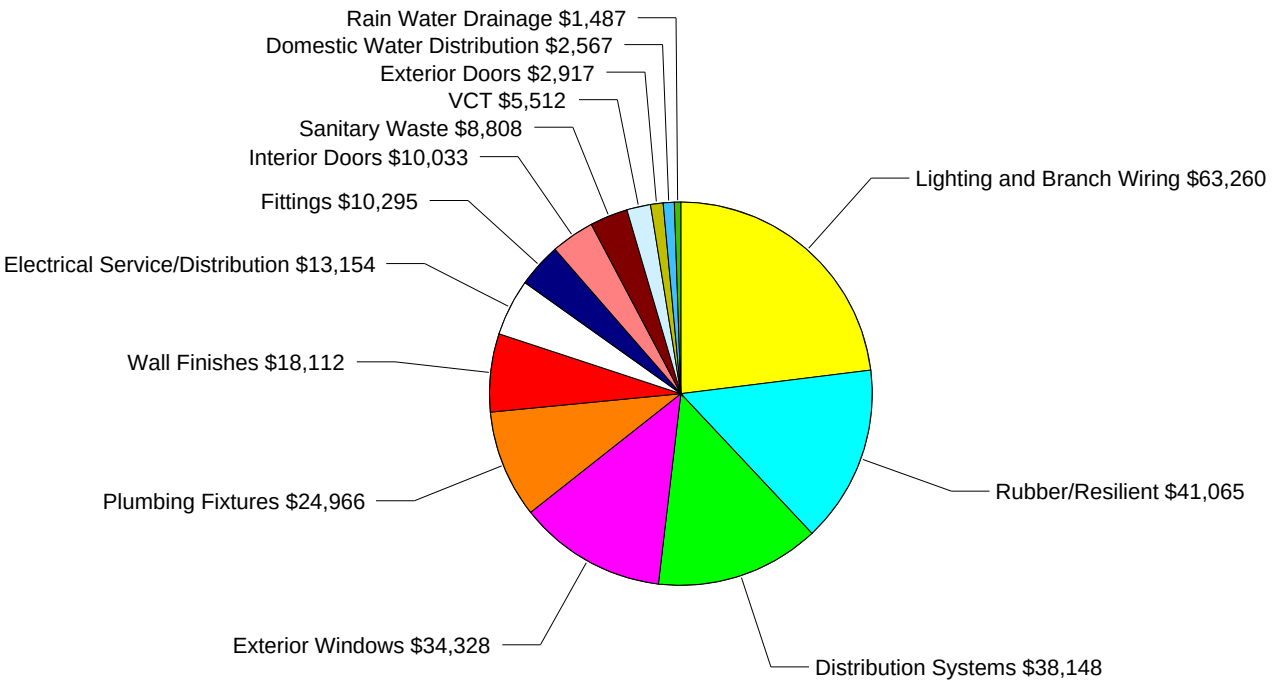
Building Deficiency Priority

Deficiencies by Priority:



Girls Weight Room Condition Budget: $274,651

Building Deficiencies Budget Detail



Girls Weight Room Condition Budget: $274,652

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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 and is non-renewable.
Recommendation: No action is required.

System: B2010 - Exterior Walls
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1958. It has a 75-year service life. Based on the assessment, it is expected to expire in 2033 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 1958. It has a 30-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency

Location: Girls Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The exterior window system is beyond its usefule life and requires replacement. The locks do not operate properly, and the frames are showing signs of wear.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $34,328

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 1958. It has a 30-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency

Location: Girls Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The exterior doors are showing signs of wear. The paint is peeling, the bottoms are rusting, as well as the hinges. The hardware is non-compliant.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,917

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 2001. It has a 25-year service life. Based on the assessment, it is expected to expire in 2026.
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 1958. It has a 40-year service life which expired in 1998 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 1986. It has a 40-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency
Location: Girls Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The interior door systme is beyond its useful life. The doors are showing signs of wear, and require replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $10,033

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 1986. It has a 20-year service life which expired in 2006.
Recommendation: The system should be replaced.

Deficiency

Location: Girls Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The tackboards and chalkboards are showing signs of wear and require replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $10,295

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 1986. It has a 10-year service life which expired in 1996.
Recommendation: The system should be replaced.

Deficiency

Location: Girls Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The wall finishes are beyond useful life and require replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $18,112

System: C3020 - Floor Finishes
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: C3020410 - Rubber/Resilient
Analysis: The system 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 1986. It has a 15-year service life which expired in 2001.
Recommendation: The system should be replaced.

Deficiency

Location: Girls Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The rubber flooring is beyond its useful life and requires replacement. Tiles are missing and damaged.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $41,065

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 1986. It has a 15-year service life which expired in 2001.
Recommendation: The system should be replaced.

Deficiency

Location: Girls Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The VCT flooring is showing signs of wear and requires replacement. Tiles are cracked, shifting missing.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $5,512

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 1986. It has a 20-year service life which expired in 2006.
Recommendation: The system should be replaced.

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 1958. It has a 30-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency
Location: Girls Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The original plumbing fixtures are stained, aged, and should be replaced with low flow fixtures.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $24,966

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 1958. It has a 30-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency
Location: Girls Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The domestic water system is galvanized steel, aged, and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,567

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 1958. It has a 30-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency

Location: Girls Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The sanitary sewer system is beyond it's expected service life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $8,808

System: D2040 - Rain Water Drainage
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1958. It has a 30-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency

Location: Girls Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The original rainwater drainage system is beyond it's expected service life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,487

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 1958. It has a 30-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency

Location: Girls Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The distribution system is aged, internally insulated, beyond it's expected service life, and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $38,148

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 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: 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 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: 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 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.
Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution
Analysis: The system 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 1958. It has a 30-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency

Location: Girls Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The original service and distribution system is aged and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $13,154

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 1986. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency

Location: Girls Weight Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The lighting and branch wiring system is beyond it's expected service life, inefficient, and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $63,260

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 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: 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 2004. It has a 10-year service life. Based on the assessment, it is expected to expire in 2014.
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 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation:	No action is required.

System:	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 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation:	No action is required.

Building Name: Greenhouse

Year Built:	1958
Gross Area (SF):	2,400

The Greenhouse Building which has been abandoned, was originally built in 1958 and there have been no additions or renovations. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

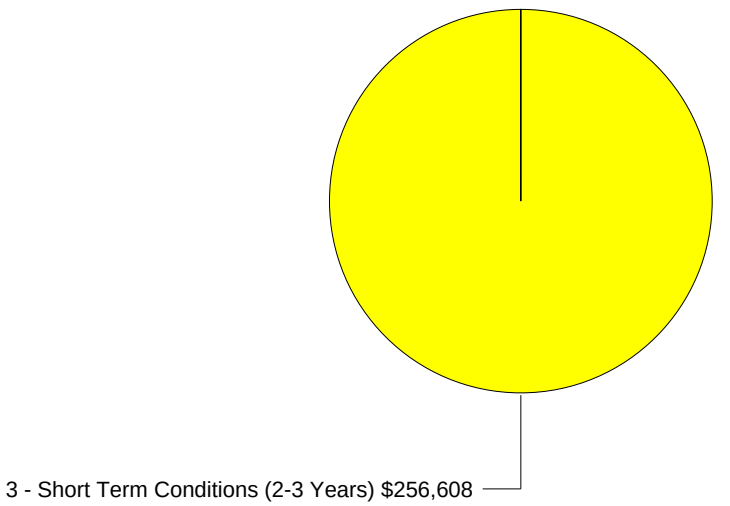
Uniformat Classification	RSLI	SCI	Condition Budget
F10 Special Construction	0%	110.00%	$256,608
		Total:	**$256,608**

Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
F10	Special Construction	$72.00	30	1958	1988	$233,280	0%	110%	$256,608
Total		$72.00				$233,280	0%	110%	$256,608

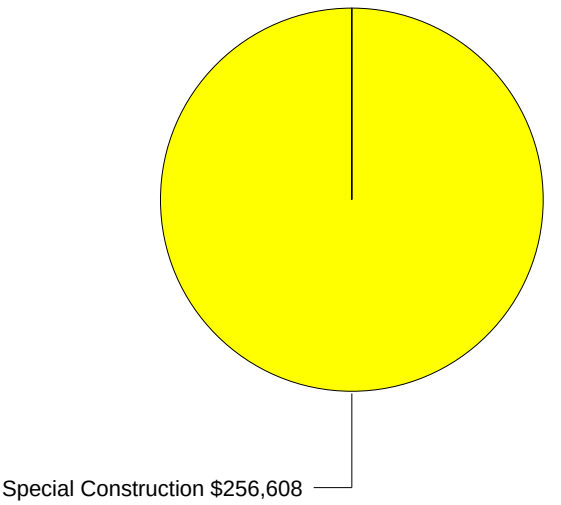
Building Deficiency Priority

Deficiencies by Priority:



Greenhouse Condition Budget: $256,608

Building Deficiencies Budget Detail



Greenhouse Condition Budget: $256,608

Building Deficiencies Budget Narrative

Building Name: Main

Year Built:	1958
Gross Area (SF):	189,661

The Yates High School Main Building is a partial 3-story building and a partial 1-story building. Originally built in 1958, there have been additions in 1986, with renovations in 1986 and some minor renovations in 2001. The main building consists of classrooms, student dining, auditorium, two gyms and a pool. This report contains condition and adequacy data collected during the 2012 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
A20 Basement Construction	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	0%	45.05%	$2,639,029
B30 Roofing	53%	0.00%	$0
C10 Interior Construction	0%	49.56%	$1,513,722
C20 Stairs	12%	0.00%	$0
C30 Interior Finishes	18%	50.29%	$2,720,706
D10 Conveying	97%	0.00%	$0
D20 Plumbing	1%	99.58%	$2,771,402
D30 HVAC	28%	39.47%	$3,213,588
D40 Fire Protection	8%	99.32%	$261,931
D50 Electrical	12%	20.71%	$1,277,139
E10 Equipment	24%	0.00%	$0
E20 Furnishings	0%	110.00%	$704,116
F10 Special Construction	0%	110.00%	$943,516
		Total:	**$16,045,150**

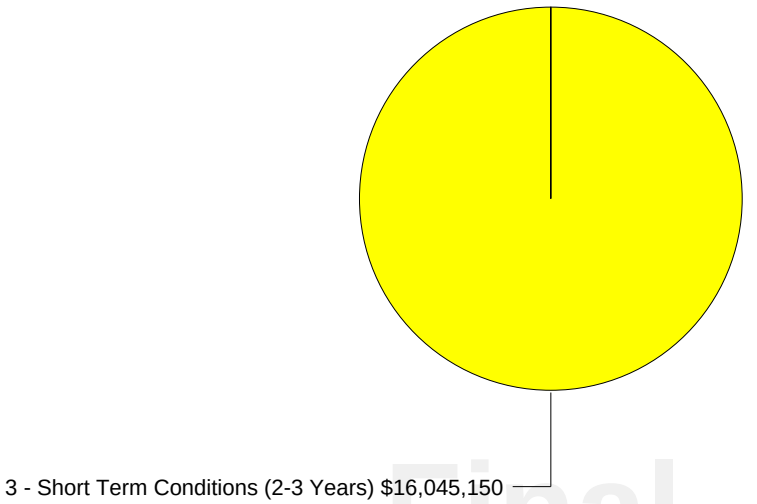
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$7.57	100	1958	2058	$1,938,241	-	0.00%	$0
A1030	Slab on Grade	$6.55	100	1958	2058	$1,677,077	-	0.00%	$0
A2010	Basement Excavation	$0.23	100	1958	2058	$58,890	-	0.00%	$0
A2020	Basement Walls	$3.01	100	1958	2058	$770,687	-	0.00%	$0
B1010	Floor Construction	$16.27	100	1958	2058	$4,165,809	-	0.00%	$0
B1020	Roof Construction	$12.30	100	1958	2058	$3,149,321	-	0.00%	$0
B2010	Exterior Walls	$13.51	75	1958	2033	$3,459,132	-	0.00%	$0
B2020	Exterior Windows	$8.59	30	1958	1988	$2,199,404	0%	110%	$2,419,344
B2030	Exterior Doors	$0.78	30	1958	1988	$199,713	0%	110%	$219,684
B3010105	Built-Up	$7.40	25	2001	2026	$1,894,713	56%	0.00%	$0
B3020	Roof Openings	$0.51	30	1986	2016	$130,582	13%	0.00%	$0
C1010	Partitions	$5.56	40	1958	1998	$1,423,595	-	0.00%	$0
C1020	Interior Doors	$3.65	40	1958	1998	$934,555	0%	80.00%	$747,644
C1030	Fittings	$2.72	20	1958	1978	$696,435	0%	110%	$766,079
C2010	Stair Construction	$3.26	40	1958	1998	$834,698	0%	0.00%	$0
C3010	Wall Finishes	$4.79	10	1986	1996	$1,226,443	0%	110%	$1,349,087
C3020210	Carpet	$0.43	15	1986	2001	$110,098	0%	110%	$121,108
C3020210	Ceramic Tile	$0.57	20	1958	1978	$145,944	0%	110%	$160,539
C3020210	Terrazzo	$2.96	50	1958	2008	$757,885	-	0.00%	$0
C3020410	VCT	$2.52	15	1986	2001	$645,227	0%	110%	$709,749

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C3020410	Wood	$1.35	30	1958	1988	$345,657	0%	110%	$380,223
C3030	Ceiling Finishes	$8.51	20	2001	2021	$2,178,920	45%	0.00%	$0
D1010	Elevators and Lifts	$0.99	35	2011	2046	$253,482	97%	0.00%	$0
D2010	Plumbing Fixtures	$6.82	30	1958	1988	$1,746,209	0%	110%	$1,920,830
D2020	Domestic Water Distribution	$0.69	30	1958	1988	$176,669	0%	110%	$194,336
D2030	Sanitary Waste	$2.33	30	1958	1988	$596,579	0%	110%	$656,237
D2040	Rain Water Drainage	$0.39	30	1986	2016	$99,857	13%	0.00%	$0
D2090	Other Plumbing Systems-Nat Gas	$0.64	20	1986	2006	$163,867	0%	0.00%	$0
D3020	Heat Generating Systems	$3.53	30	1958	1988	$903,829	0%	110%	$994,212
D3030	Cooling Generating Systems	$9.51	20	2001	2021	$2,434,963	45%	0.00%	$0
D3040	Distribution Systems	$7.88	30	1986	2016	$2,017,614	13%	110%	$2,219,375
D3050	Terminal & Package Units	$7.91	15	2004	2019	$2,025,295	47%	0.00%	$0
D3060	Controls & Instrumentation	$2.30	15	2004	2019	$588,897	47%	0.00%	$0
D3070	Systems Testing & Balance	$0.67	30	1986	2016	$171,548	13%	0.00%	$0
D4030	Fire Protection Specialties	$0.10	15	2010	2025	$25,604	87%	0.00%	$0
D4090	Other Fire Protection Systems	$0.93	15	1986	2001	$238,119	0%	110%	$261,931
D5010	Electrical Service/Distribution	$3.48	30	1958	1988	$891,027	0%	110%	$980,130
D5020	Lighting and Branch Wiring	$16.72	30	1986	2016	$4,281,028	13%	0.00%	$0
D5030310	Telephone Systems	$0.93	15	2002	2017	$238,119	33%	0.00%	$0
D5030910	Fire Alarm System	$1.16	10	2002	2012	$297,009	0%	100%	$297,009
D5030910	Security System, Camers, Access Control	$0.60	15	2002	2017	$153,625	33%	0.00%	$0
D5030920	LAN System	$0.60	15	2002	2017	$153,625	33%	0.00%	$0
D5030920	Public Address / Clock System	$0.60	15	2002	2017	$153,625	33%	0.00%	$0
E1020	Institutional Equipment	$1.35	20	1986	2006	$345,657	0%	0.00%	$0
E1090	Other Equipment	$0.78	20	1986	2006	$199,713	0%	0.00%	$0
E2010	Fixed Furnishings	$2.50	20	1958	1978	$640,106	0%	110%	$704,116
F1040	Special Facilities - Pool Area	$3.35	20	1958	1978	$857,742	0%	110%	$943,516
Total		$189.80				$48,596,838	19%	33.02%	$16,045,150

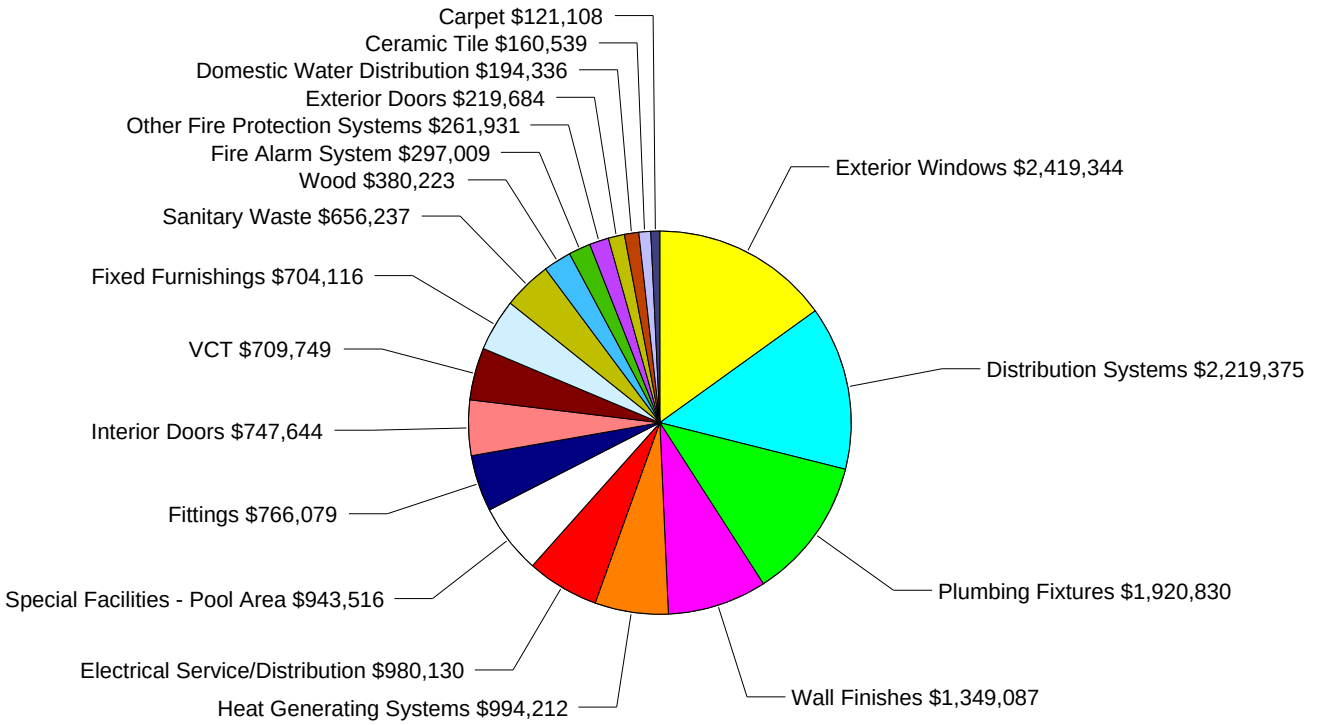
Building Deficiency Priority

Deficiencies by Priority:



Main Condition Budget: $16,045,150

Building Deficiencies Budget Detail



Main Condition Budget: $16,045,149

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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 and is non-renewable.
Recommendation: No action is required.

System: A2010 - Basement Excavation
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 and is non-renewable.
Recommendation: No action is required.

System: A2020 - Basement Walls
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 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 1958. It has a 100-year service life. Based on the assessment, it is expected to expire in 2058 and is non-renewable.
Recommendation: No action is required.

System: B2010 - Exterior Walls
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1958. It has a 75-year service life. Based on the assessment, it is expected to expire in 2033 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 1958. It has a 30-year service life which expired in 1988.
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 useful life and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,419,344

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 1958. It has a 30-year service life which expired in 1988.
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 doors are showing signs of wear, beyond useful life and require replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $219,684

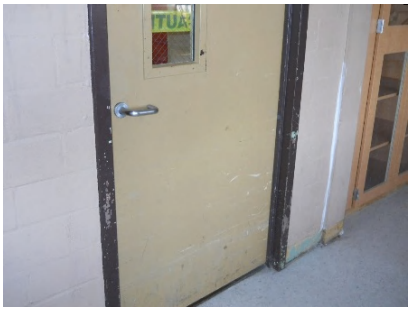
System: B3010 - Roof Coverings
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

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 2001. It has a 25-year service life. Based on the assessment, it is expected to expire in 2026.
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 1986. It has a 30-year service life. Based on the assessment, it is expected to expire in 2016.
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 1958. It has a 40-year service life which expired in 1998 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 1958. It has a 40-year service life which expired in 1998.
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 are beyond useful life and require replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $747,644

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 1958. It has a 20-year service life which expired in 1978.
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 throughout the building are beyond useful life and require replacement. This includes toilet partitions, lockers, room signage, chalk & tack boards throughout the building.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $766,079

System: C2010 - Stair Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1958. It has a 40-year service life which expired in 1998. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: C3010 - Wall Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1986. It has a 10-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 wall finishes are beyond useful life and require replacement throughout.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,349,087

System: C3020 - Floor Finishes
Analysis: The system Warning: unknown next-renewal year. The system was installed at an unknown date.
Recommendation: The system should be replaced.

System: C3020210 - Carpet
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1986. It has a 15-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 carpet system is beyond its useful life and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $121,108

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 1958. It has a 20-year service life which expired in 1978.
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 school the cermaic tile is showing signs of wear, is beyond its useful life and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $160,539

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 1958. It has a 50-year service life which expired in 2008 and is non-renewable.
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 1986. It has a 15-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 VCT system is showing signs of wear, cracked, shifting and/or delaminating throughout the building.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $709,749

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 1958. It has a 30-year service life which expired in 1988.
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 system in the gym and auditorium is beyond useful life and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $380,223

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 2001. It has a 20-year service life. Based on the assessment, it is expected to expire in 2021.
Recommendation: No action is required.

System: 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 1958. It has a 30-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The plumbing fixtures are a mixture of original and replacement fixtures over the life of the building, are not low flow fixtures, are beyond their useful life, and should be replaced with low flow fixtures.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,920,830

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 1958. It has a 30-year service life which expired in 1988.
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 original domestic water distribution system is rusted, beyond it's expected service life, and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $194,336

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 1958. It has a 30-year service life which expired in 1988.
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 original sanitary waste system is beyond it's expected service life, rusted, has routine reported backups, and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $656,237

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 1986. It has a 30-year service life. Based on the assessment, it is expected to expire in 2016.
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 1986. It has a 20-year service life which expired in 2006. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

System: D3020 - Heat Generating Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1958. It has a 30-year service life which expired in 1988.
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 boiler is beyond it's expected service life, inefficient, and should be replaced with an energy efficient model.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $994,212

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 2001. It has a 20-year service life. Based on the assessment, it is expected to expire in 2021.
Recommendation: No action is required.

System: 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 1986. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency
Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Short Term Conditions (2-3 Years)
Notes: The distribution system piping and fan coil units are aged and showing rust, the piping insulation appears water logged, and the pipe sheating is bent and damaged. The system should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,219,375

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 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: 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 2004. It has a 15-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: 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 1986. It has a 30-year service life. Based on the assessment, it is expected to expire in 2016.
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 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 1986. It has a 15-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 kitchen fire suppression system is beyond it's expected service life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $261,931

System: D5010 - Electrical Service/Distribution
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1958. It has a 30-year service life which expired in 1988.
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 electrical service and distribution system is a combination of original service and switchboard and new service and switchboard. The system is assessed to be dependent upon it's oldest component, is beyond it's expedcted service life, and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $980,130

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 1986. It has a 30-year service life. Based on the assessment, it is expected to expire in 2016.
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 2002. It has a 15-year service life. Based on the assessment, it is expected to expire in 2017.
Recommendation: No action is required.

System: D5030910 - Fire Alarm System
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 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 fire alarm system is operable but beyond it's expected service life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $297,009

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 2002. It has a 15-year service life. Based on the assessment, it is expected to expire in 2017.
Recommendation: No action is required.

System: 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 2002. It has a 15-year service life. Based on the assessment, it is expected to expire in 2017.
Recommendation: No action is required.

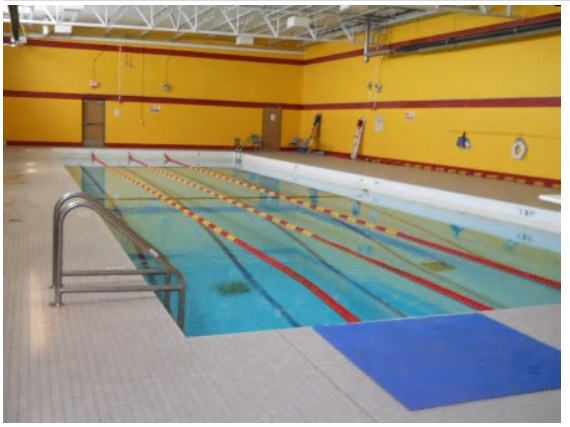
System: D5030920 - Public Address / Clock System
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 15-year service life. Based on the assessment, it is expected to expire in 2017.
Recommendation: No action is required.

System: 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 1986. It has a 20-year service life which expired in 2006. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

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 1986. It has a 20-year service life which expired in 2006. However, based on the 2009 assessment, the service life has been extended to 2017.
Recommendation: No action is required.

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 1958. It has a 20-year service life which expired in 1978.
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 fixed casework and auditorium seating is beyond useful life and requires replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $704,116



System: F1040 - Special Facilities - Pool 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 1958. It has a 20-year service life which expired in 1978.
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 pool area is beyond useful life and requires major renovations.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $943,516

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.