

Suitability/Technology Assessment: Sep 02, 2011

## Table of Contents

Executive Summary	3
Condition Budget Summary	3
Suitability and Technology Summary	5
Capacity and Utilization	7
Enrollment Projection	8
Buildings	9
Building: Main	9
Building Condition Budget Summary	9
Building Condition Budget Detail	9
Building Deficiency Priority	11
Building Condition Deficiencies	12
Building Condition Deficiencies Narrative	13
Building: Add-1995	27
Building Deficiency Condition Budget Summary	27
Building Deficiency Condition Budget Detail	27
Building Deficiency Priority	28
Building Deficiencies Budget Detail	29
Building Deficiencies Budget Narrative	30
Appendix 1 - Assessment Criteria	38
Glossary	42

## Executive Summary

### School Name: Southgate ES MS

Number of Buildings:	1
Gross Area (SF):	27,783
Replacement Value:	\$5,839,545
Condition Budget:	\$3,877,508
Total FCI:	66.40%
Suitability Budget:	\$1,447,215
Technology Budget:	\$30,964
Total RSLI:	10%
Total KFI:	91.71%
Condition Score:	33.60
Technology Score:	70.00
Suitability Score:	29.19
School Score:	34.54



### Summary:

Southgate Public School was constructed in 1903, and additions to the main school building were constructed in 1930, 1980 (890 sq.ft.), and 1995. A new addition of 4 classrooms broke ground in May 2011. This report contains condition and adequacy data collected during the 2011 KDE Facility Inventory and Classification System. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

## Condition Budget Summary

### Condition Narrative:

Southgate Public School was constructed in 1903, and additions to the main school building were constructed in 1930, 1980 (890 sq.ft.), and 1995. A new addition of 4 classrooms broke ground in May 2011. This report contains condition and adequacy data collected during the 2011 KDE Facility Inventory and Classification System. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted useful life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

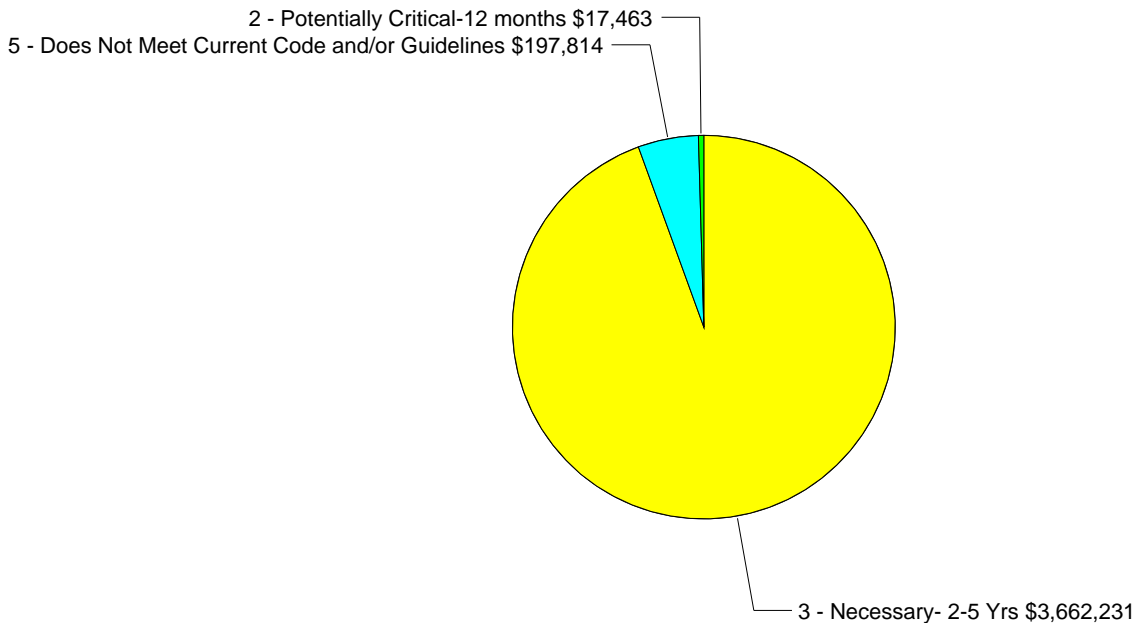
Following are the cost model's system details for this facility. The Remaining Service Life Index (RSLI), also known as the Condition Index (CI), is calculated as the sum of a renewable system's Remaining Service Life (RSL) divided by the sum of a system's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new system) to 0.00% (system expired). The 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's renewal such as demolition costs. The Condition Budget, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work.

Uniformat Classification	RSLI	SCI	Condition Budget
--------------------------	------	-----	------------------

Unifomat 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	10%	43.14%	\$263,524
B30 Roofing	0%	110.00%	\$366,077
C10 Interior Construction	9%	40.89%	\$125,599
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	8%	95.47%	\$623,596
D10 Conveying	0%	110.00%	\$75,831
D20 Plumbing	22%	92.59%	\$247,504
D30 HVAC	11%	101.02%	\$1,120,627
D40 Fire Protection	0%	108.24%	\$144,598
D50 Electrical	22%	75.87%	\$503,740
E10 Equipment	55%	30.63%	\$7,724
E20 Furnishings	10%	92.05%	\$58,098
G20 Site Improvements	24%	87.86%	\$197,527
G30 Site Mechanical Utilities	34%	92.13%	\$57,091
G40 Site Electrical Utilities	23%	92.07%	\$85,972
		<b>Total:</b>	<b>\$3,877,508</b>

## Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Main	23,314	74.8%	\$0	\$17,463	\$3,479,796	\$0	\$165,562	\$3,662,821
Add-1995	4,469	22.7%	\$0	\$0	\$182,435	\$0	\$32,251	\$214,686
<b>Total:</b>	<b>27,783</b>	<b>66.4%</b>	<b>\$0</b>	<b>\$17,463</b>	<b>\$3,662,231</b>	<b>\$0</b>	<b>\$197,814</b>	<b>\$3,877,508</b>



**School Condition Budget: \$3,877,508**

## Suitability and Technology Summary

The educational suitability assessment of a school facility is a measure of how well the building(s) and grounds support and enhance the educational programs being offered. The assessment evaluates multiple systems or categories. Some of these are school-wide, like learning environment, while others are focused on specific space types such as art rooms. Some systems or categories are found in all types of schools, such as general classrooms, while others are specific to certain grade configurations, like preschool classrooms. Each school receives an educational suitability score based on a 100 point scale developed as a percentage of possible points for all scored suitability categories.

The educational suitability assessment team evaluated the adequacy of the specific space types in each school model, e.g., general classrooms, science rooms, support spaces, etc. The possible score for each space type was weighted based on that space type's proportion of the total area of the school model. Consequently, general classrooms in an elementary school receive more possible points than general classrooms in a high school, since they represent a greater proportion of the total space.

### Suitability Scoring

The suitability scoring system includes additional educational suitability categories that cannot always be weighted based on simple square footage. Some examples of these categories include ease of supervision, learning environment, pedestrian traffic, and others. The weightings of these categories were determined through field work by experienced educators and architects and reflect each category's relative importance in that particular model. The points assigned to a specific educational suitability category in one model may differ from another model. A comparison of the points assigned to a specific educational suitability category across models is not appropriate because the size and proportion of spaces will be different based on the type of school. For example, an auditorium is typical at a high school, but elementary and middle schools may have multi-purpose spaces (e.g., "cafegymtoriums"). The points assigned to these spaces are likely to be different.

Another aspect of the suitability scoring system is that the weights assigned to the categories are expressed in numbers to two decimal points. This is due to several factors. Using a 100 point scale to review numerous educational suitability systems and categories, many of the point assignments are a fraction of a whole number. Expanding point assignments to two decimals allows the system to reflect the original logic of basing the suitability scoring on square footage and relative importance, and facilitates consistent sums when adding to arrive at a total suitability score.

### Suitability Budget

The budget for correcting educational suitability deficiencies is intended to be used as an estimate for correcting the overall educational suitability needs of a facility and not as a means to develop cost estimates for individual deficiencies. Experience has shown that it is difficult to calculate the cost of correcting items such as classrooms that are sized incorrectly, spaces with inappropriate adjacencies, lack of a variety of teaching and learning spaces, etc. The remediation of these deficiencies can take a variety of forms and requires a design study before accurate cost calculations can be made. A budget was developed for suitability improvements based on the overall suitability score of a particular school and team experience in correcting the overall deficiencies based on that score. Suitability Budget needs for each facility are included in the report and should be used as a starting place for long range planning.

Much like a facility condition index, the inverse of the suitability score is a measure of the value of the building which should be reinvested to remediate the deficiencies. The Kentucky Facilities Inventory and Classification System (KFICS) includes a model which is adequate to develop budget projections for remediating educational suitability deficiencies. The model is as follows:

$$\text{Kentucky Suitability Index (KSI)} = (1.0 - \text{Suitability Score (\%)})$$

$$\text{KSI} \times .35 \times \text{School Current Replacement Value (CRV)} = \text{Total Suitability Budget Needs}$$

The KSI budget projection of 35% of the Current Replacement Value is based on several factors:

First, the remediation of educational suitability deficiencies may be accomplished in a number of ways. For instance, remediating a classroom which does not meet the size standard for a given number of students can be "fixed" by, on one extreme, lowering the class size which costs no capital dollars, and on the other extreme, by building a new classroom, which would cost 100% of the replacement cost. Most often, the solution is to carve out some additional space, or combine three classrooms into two by removing the internal walls. Consequently, the cost of remediation is most often less than 100% of the replacement cost and our experience has shown that the 35% factor is an effective planning parameter.



Second, the fact that these deficiencies are typically remediated along with building condition deficiencies and often overlap in scope of work and cost. Budgets for both assessments at 100% of the replacement cost would likely result in excessive budgets.

The report below provides information about the Educational Suitability of this school, based on the Criteria in Appendix 1. Each area was scored 1 through 5, or "NA" with 1 being the high score. Items are scored "NA" 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 (e.g., no computer lab at a school where every student has a laptop). All scores are shown. However, the suitability deficiency budget reflects only the deficiencies identified with scores of 2 or lower.

#### Suitability Narrative:

Southgate Public Schools houses grades preschool through 8. The building is a two-story structure that was constructed during four different time periods. The school is currently undergoing construction to add additional classrooms.

### Suitability Category Scoring Summary

Task No	Task Description	Score
5110	Support Spaces	10.26
5111	Learning Environment	50.00
5115	General Classrooms	31.75
5120	Kindergarten	71.75
5125	ECE	29.50
5130	Self-Contained Special Ed	0.00
5135	Instructional Resource Rooms	71.75
5140	Science	0.00
5145	Music	0.00
5150	Art	31.76
5155	Career Tech Ed	0.00
5160	Computer Labs	80.00
5165	P.E.	35.50
5170	Performing Arts	0.00
5175	Media Center	22.00
5188	Outside	7.15
5193	Safety and Security	44.59

**Southgate ES MS Suitability Budget Total: \$1,447,215**

#### Technology Narrative:

Some of the technology infrastructure is designed and implemented using current KIDS or industry standards but there may be aged equipment which impedes system functionality. Wireless networks are available but there may be insufficient access points to provide connectivity to all administrative and instructional areas. Technology spaces may lack appropriate electricity, ventilation and cooling. High speed bandwidth may be limited and /or intermittent and may not provide the necessary capacity for administrative or educational functions. Administrative and educational programs are somewhat impacted because of the current technology infrastructure.

### Technology Category Scoring Summary

Task No	Task Description	Score
5514	Technology Readiness ES	70.00

**Southgate ES MS Technology Budget Total: \$30,964**

## Capacity and Utilization

The capacity of a facility is defined as the number of students the facility can accommodate. The capacity is calculated using the Kentucky Department of Education's (KDE) capacity model which totals the number of general classrooms contained in the school, and then multiplies this total by the number of students in each classroom to arrive at a net capacity. The number of students per classroom is set at 25 for all grade levels. The net capacity is then divided by a scheduling factor to arrive at the functional capacity. The scheduling factors are 100% for elementary schools, and 75% for middle and high schools. Utilization is calculated by dividing the number of students enrolled at the school by its capacity.

## Southgate ES MS

### Capacity

Room Type	# of Units	Students/Room	Capacity
PreSchool	1	0	0
Elementary Classroom (K-3)	4	25	100
Elementary Classroom (4)	0	25	0
Classroom (5-6)	2.5	25	62.5
Secondary Classroom (7-12)	2.5	25	62.5
Art (Secondary)	1	0	0
Music (Secondary)	0	0	0
Science Lab (Secondary)	0	0	0
Career Tech Ed Voc Foods Etc.	0	0	0
PE (Secondary)	1	0	0
Computer Lab (Secondary)	1	0	0
Spec. Ed. - Self Contained	0	0	0
Resource	4	0	0
Alternative HS	0	25	0
Portable	2	0	0

Total Capacity (w/o scheduling factor) = 225  
 ÷ Scheduling/Grouping Factor = 100%  
**Functional Capacity = 225**

## Enrollment Projection

Enrollment projections are merely an *estimate* of future activity based on the historical data and information provided. These numbers can be highly accurate, but it must be remembered that the numbers are still a projection or estimate. During the implementation of any of the recommendations provided, it is critical that the school reassess these numbers on a regular basis and adjust plans accordingly.

## Southgate ES MS

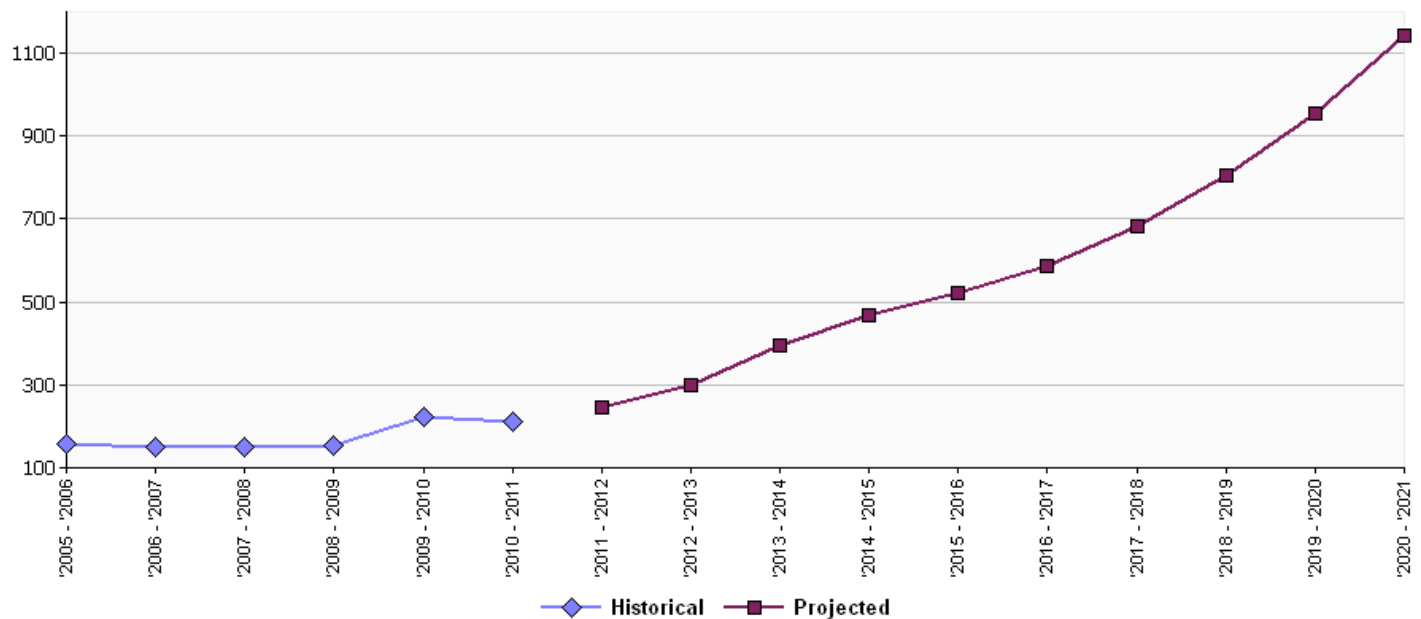
### Historical Enrollment

Grade	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Kindergarten	25	20	9	23	36	33
1	14	15	20	10	29	22
2	14	15	17	22	19	26
3	14	15	13	18	36	11
4	20	14	17	14	24	35
5	20	20	16	16	18	23
6	15	17	22	15	21	22
7	18	17	16	19	16	21
8	16	17	18	16	25	17
Subtotal	156	150	148	153	224	210

### Projected Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Kindergarten	36	39	68	95	104	117	143	174	213	262
1	28	41	73	87	110	139	178	228	294	381
2	31	36	34	39	44	48	54	60	66	74
3	7	8	13	23	26	29	31	34	36	40
4	51	73	92	106	118	130	150	175	204	237
5	28	33	36	36	33	32	33	34	35	36
6	25	29	34	31	34	38	41	45	48	53
7	25	28	25	27	27	27	28	29	30	31
8	14	11	22	23	25	26	26	27	29	30
Subtotal	245	298	397	467	521	586	684	806	955	1144

School Projected PK-8 Enrollment



\*\* EC Students are not used in the development of the projections.



## Buildings

### Building Name: Main

Year Built: 1903  
Gross Area (SF): 23,314

### Building Condition Budget Summary

Building condition is evaluated based on the constructed physical elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is used to construct 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 predicted next renewal date. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on a system's or component'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%	51.56%	\$263,524
B30 Roofing	0%	110.00%	\$306,274
C10 Interior Construction	0%	48.86%	\$125,599
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	0%	110.00%	\$601,129
D10 Conveying	0%	110.00%	\$63,471
D20 Plumbing	0%	110.00%	\$247,504
D30 HVAC	0%	110.00%	\$1,020,913
D40 Fire Protection	0%	107.96%	\$124,256
D50 Electrical	3%	90.66%	\$503,740
E10 Equipment	66%	32.44%	\$7,724
E20 Furnishings	0%	110.00%	\$58,098
G20 Site Improvements	0%	105.03%	\$197,527
G30 Site Mechanical Utilities	0%	110.00%	\$57,091
G40 Site Electrical Utilities	0%	110.00%	\$85,972
		<b>Total:</b>	<b>\$3,662,821</b>

### Building Condition Budget Detail

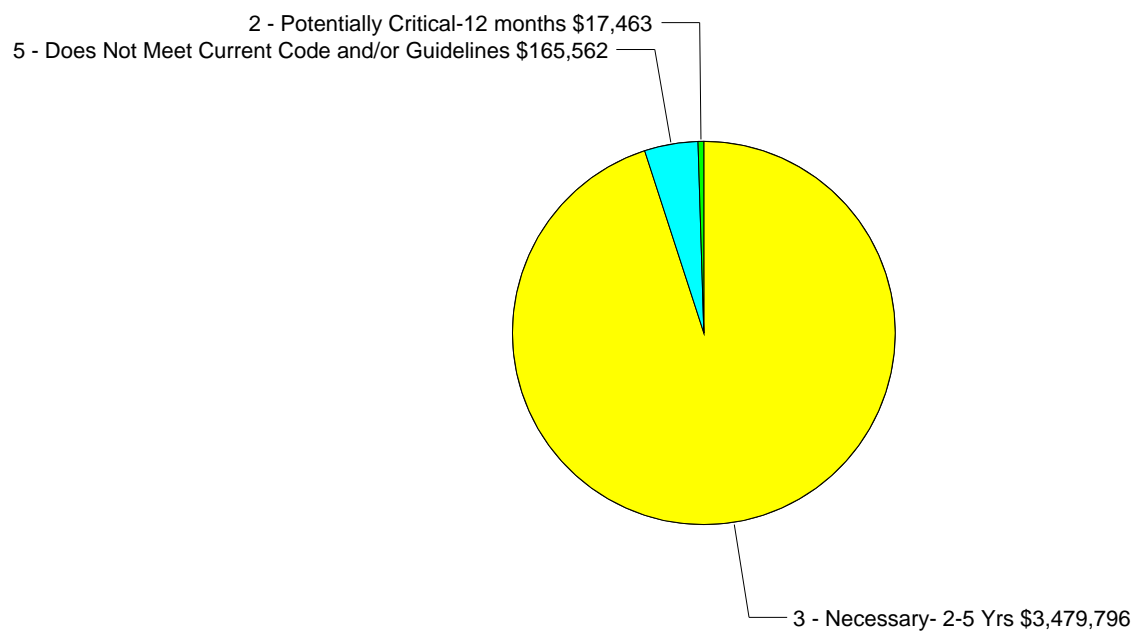
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.68	100	1903	2003	\$173,409	-	0.00%	\$0
A1030	Slab on Grade	\$4.58	100	1903	2003	\$139,826	-	0.00%	\$0
A2010	Basement Excavation	\$0.14	100	1903	2003	\$4,274	-	0.00%	\$0
A2020	Basement Walls	\$2.09	100	1903	2003	\$63,807	-	0.00%	\$0
B1010	Floor Construction	\$10.50	100	1903	2003	\$320,562	-	0.00%	\$0
B1020	Roof Construction	\$8.02	100	1903	2003	\$244,848	-	0.00%	\$0
B2010	Exterior Walls	\$9.68	100	1903	2003	\$295,527	-	8.94%	\$26,431
B2020	Exterior Windows	\$6.50	30	1980	2010	\$198,443	0%	110%	\$218,287
B2030	Exterior Doors	\$0.56	30	1903	1933	\$17,097	0%	110%	\$18,806
B3010	Roof Coverings	\$9.12	20	1980	2000	\$278,431	0%	110%	\$306,274
C1010	Partitions	\$3.96	40	1903	1943	\$120,898	-	0.00%	\$0
C1020	Interior Doors	\$2.64	40	1903	1943	\$80,598	0%	80.00%	\$64,479
C1030	Fittings	\$1.82	20	1980	2000	\$55,564	0%	110%	\$61,120

School Assessment Report - Southgate Ind, Southgate ES MS, Main

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C2010	Stair Construction	\$2.54	40	1903	1943	\$77,545	-	0.00%	\$0
C3010	Wall Finishes	\$3.42	10	2000	2010	\$104,412	0%	110%	\$114,853
C3020	Floor Finishes	\$8.36	20	1980	2000	\$255,228	0%	110%	\$280,751
C3030	Ceiling Finishes	\$6.12	20	1980	2000	\$186,842	0%	110%	\$205,526
D1010	Elevators and Lifts	\$1.89	30			\$57,701	0%	110%	\$63,471
D2010	Plumbing Fixtures	\$4.59	30	1980	2010	\$140,131	0%	110%	\$154,144
D2020	Domestic Water Distribution	\$0.45	30	1903	1933	\$13,738	0%	110%	\$15,112
D2030	Sanitary Waste	\$1.64	30	1903	1933	\$50,069	0%	110%	\$55,076
D2040	Rain Water Drainage	\$0.27	30	1903	1933	\$8,243	0%	110%	\$9,067
D2090	Other Plumbing Systems- Nat Gas	\$0.42	20	1980	2000	\$12,822	0%	110%	\$14,105
D3020	Heat Generating Systems	\$6.58	30	1980	2010	\$200,885	0%	110%	\$220,974
D3040	Distribution Systems	\$6.53	30	1903	1933	\$199,359	0%	110%	\$219,295
D3050	Terminal & Package Units	\$15.21	15	1980	1995	\$464,356	0%	110%	\$510,792
D3060	Controls & Instrumentation	\$1.61	20	1980	2000	\$49,153	0%	110%	\$54,068
D3070	Systems Testing & Balance	\$0.47	30	1980	2010	\$14,349	0%	110%	\$15,784
D4010	Sprinklers	\$2.87	30			\$87,620	0%	110%	\$96,382
D4020	Standpipes	\$0.17	30			\$5,190	0%	110%	\$5,709
D4030	Fire Protection Specialties	\$0.07	15	2000	2015	\$2,137	27%	0.00%	\$0
D4090	Other Fire Protection Systems	\$0.66	15	1980	1995	\$20,150	0%	110%	\$22,165
D5010	Electrical Service/Distribution	\$2.51	30	1903	1933	\$76,630	0%	110%	\$84,292
D5020	Lighting and Branch Wiring	\$12.49	30	1903	1933	\$381,316	0%	110%	\$419,447
D5030	Communications and Security	\$3.20	20	1995	2015	\$97,695	20%	0.00%	\$0
E1020	Institutional Equipment	\$0.23	20	1980	2000	\$7,022	0%	110%	\$7,724
E1090	Other Equipment	\$0.55	20	2010	2030	\$16,791	95%	0.00%	\$0
E2010	Fixed Furnishings	\$1.73	20	1980	2000	\$52,816	0%	110%	\$58,098
G2010	Roadways	\$1.11	50	1903	1953	\$33,888	0%	110%	\$37,277
G2020	Parking Lots	\$2.77	30	1903	1933	\$84,567	0%	110%	\$93,024
G2030	Pedestrian Paving	\$0.52	50	1903	1953	\$15,875	0%	110%	\$17,463
G2040	Site Development	\$0.74	30	1980	2010	\$22,592	0%	110%	\$24,851
G2050	Landscaping	\$1.02	20	1980	2000	\$31,140	0%	80.00%	\$24,912
G3010	Water Supply	\$0.30	50	1903	1953	\$9,159	0%	110%	\$10,075
G3020	Sanitary Sewer	\$0.82	50	1903	1953	\$25,034	0%	110%	\$27,538
G3030	Storm Sewer	\$0.58	50	1903	1953	\$17,707	0%	110%	\$19,478
G4010	Electrical Distribution	\$0.97	30	1903	1933	\$29,614	0%	110%	\$32,575
G4020	Site Lighting	\$1.59	30	1903	1933	\$48,542	0%	110%	\$53,396
Total		\$160.29				\$4,893,603	1%	74.85%	\$3,662,821

## Building Deficiency Priority

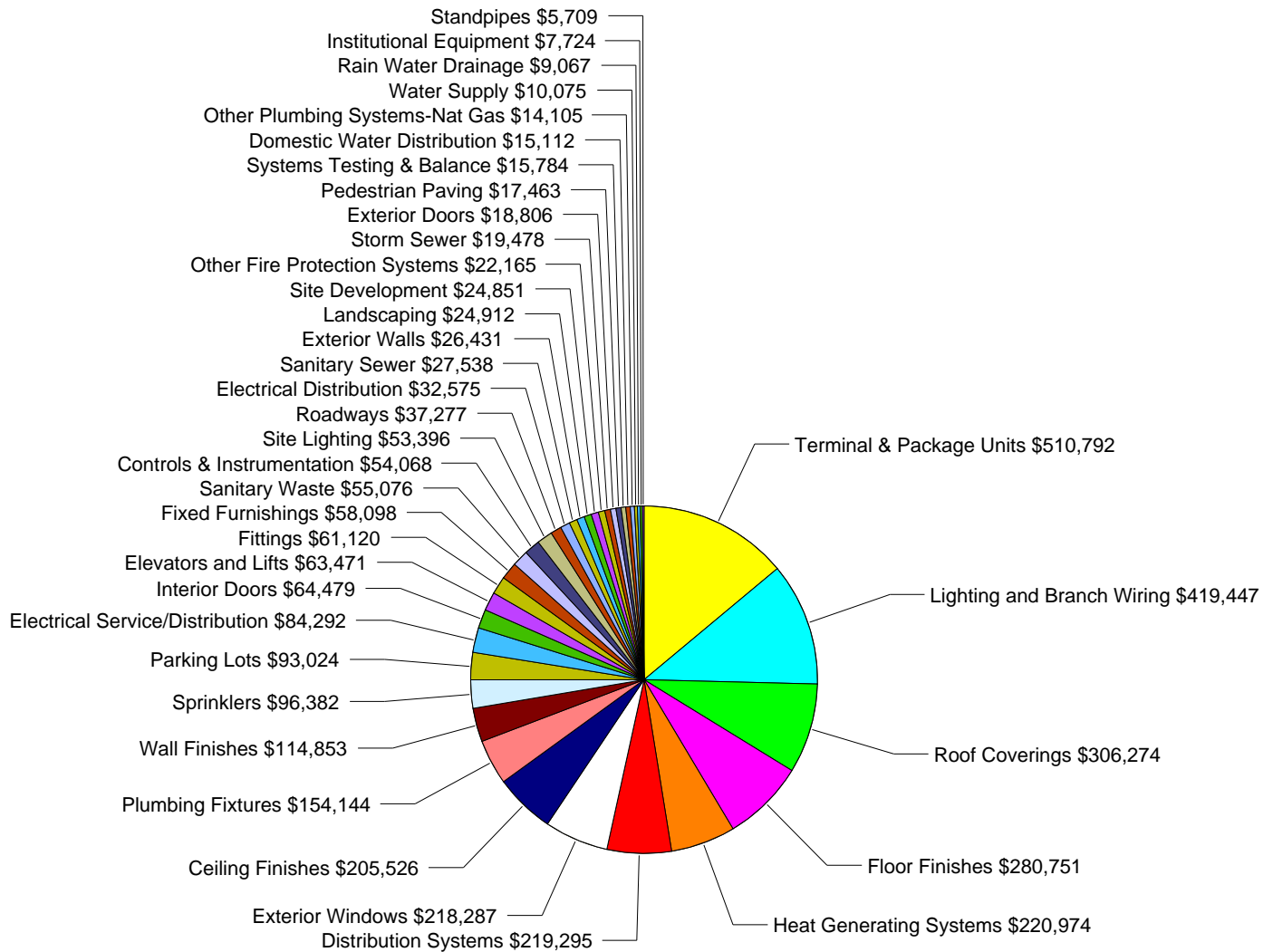
### Deficiencies by Priority:



**Main Condition Budget: \$3,662,821**

## Building Condition Deficiencies

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



**Main Condition Budget: \$3,662,821**

## Building Condition Deficiencies Narrative



**System:** B2020 - Exterior Windows

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

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Main

**Distress:** Beyond Useful Life

**Category:** Deferred Maintenance

**Priority:** 3 - Necessary- 2-5 Yrs

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$218,287



**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 1903. It has a 30-year service life which expired in 1933.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Main

**Distress:** Beyond Useful Life

**Category:** Deferred Maintenance

**Priority:** 3 - Necessary- 2-5 Yrs

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$18,806

**System:** B3010 - Roof Coverings

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

**Recommendation:** The system should be replaced.



**Deficiency**

Location: Main  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$306,274



**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 1903. It has a 40-year service life which expired in 1943.

Recommendation: The system should be replaced.

**Deficiency**

Location: Main  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$64,479



**System:** C1030 - Fittings

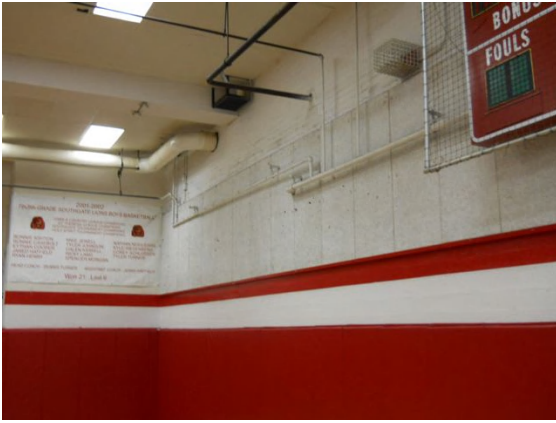
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order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

Recommendation: The system should be replaced.

**Deficiency**

Location: Main  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$61,120





**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 2000. It has a 10-year service life which expired in 2010.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Main

**Distress:** Beyond Useful Life

**Category:** Deferred Maintenance

**Priority:** 3 - Necessary- 2-5 Yrs

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$114,853



**System:** C3020 - Floor 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 1980. It has a 20-year service life which expired in 2000.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Main

**Distress:** Beyond Useful Life

**Category:** Deferred Maintenance

**Priority:** 3 - Necessary- 2-5 Yrs

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$280,751

**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 1980. It has a 20-year service life which expired in 2000.

**Recommendation:** The system should be replaced.



**Deficiency**

Location: Main  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$205,526



**System:** D1010 - Elevators and Lifts

Analysis: The system is missing.  
Recommendation: The system should be installed.

**Deficiency**

Location: Main  
Distress: Missing  
Category: Compliance  
Priority: 5 - Does Not Meet Current Code and/or Guidelines  
Notes: There is no Elevator in the school  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$63,471



**System:** D2010 - Plumbing Fixtures

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

**Deficiency**

Location: Main  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$154,144

**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 1903. It has a 30-year service life which expired in 1933.  
Recommendation: The system should be replaced.



**Deficiency**

Location: Main  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$15,112



**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 1903. It has a 30-year service life which expired in 1933.

**Recommendation:** The system should be replaced.

**Deficiency**

Location: Main  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$55,076



**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 1903. It has a 30-year service life which expired in 1933.

**Recommendation:** The system should be replaced.

**Deficiency**

Location: Main  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$9,067



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 1980. It has a 20-year service life which expired in 2000.

Recommendation: The system should be replaced.

**Deficiency**

Location: Main

Distress: Beyond Useful Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$14,105



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

Recommendation: The system should be replaced.

**Deficiency**

Location: Main

Distress: Beyond Useful Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$220,974

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 1903. It has a 30-year service life which expired in 1933.

Recommendation: The system should be replaced.





**Deficiency**

Location: Main  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$219,295



System: D3050 - Terminal & Package Units

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

Recommendation: The system should be replaced.

**Deficiency**

Location: Main  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$510,792



System: D3060 - Controls & Instrumentation

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

Recommendation: The system should be replaced.

**Deficiency**

Location: Main  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$54,068



System: D3070 - Systems Testing & Balance

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

Recommendation: The system should be replaced.

**Deficiency**

Location: Main  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$15,784



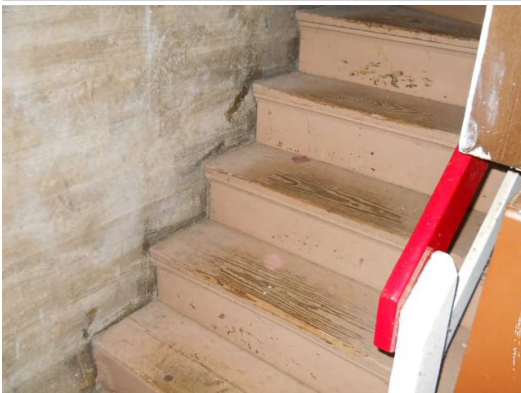
System: D4010 - Sprinklers

Analysis: The system is missing.

Recommendation: The system should be installed.

**Deficiency**

Location: Main  
Distress: Missing  
Category: Compliance  
Priority: 5 - Does Not Meet Current Code and/or Guidelines  
Notes: The school does not have a sprinkler system  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$96,382



System: D4020 - Standpipes

Analysis: The system is missing.

Recommendation: The system should be installed.

**Deficiency**

Location: Main  
Distress: Missing  
Category: Compliance  
Priority: 5 - Does Not Meet Current Code and/or Guidelines  
Notes: The school does not have a sprinkler system  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$5,709

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 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:** 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 1980. It has a 15-year service life which expired in 1995.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Main

**Distress:** Beyond Useful Life

**Category:** Deferred Maintenance

**Priority:** 3 - Necessary- 2-5 Yrs

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$22,165



**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 1903. It has a 30-year service life which expired in 1933.

**Recommendation:** The system should be replaced.

**Deficiency**

**Location:** Main

**Distress:** Beyond Useful Life

**Category:** Deferred Maintenance

**Priority:** 3 - Necessary- 2-5 Yrs

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$84,292

**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 1903. It has a 30-year service life which expired in 1933.

**Recommendation:** The system should be replaced.



**Deficiency**

Location: Main  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$419,447

---

System: D5030 - Communications and Security

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 20-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

---



System: E1020 - Institutional Equipment

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

Recommendation: The system should be replaced.

---

**Deficiency**

Location: Main  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$7,724

---

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 2010. It has a 20-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

---

System: E2010 - Fixed Furnishings

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

Recommendation: The system should be replaced.

---



**Deficiency**

Location: Main  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$58,098



System: G2010 - Roadways

Analysis: The system is missing.  
Recommendation: The system should be installed.

**Deficiency**

Location: Main  
Distress: Missing  
Category: Capital Renewal  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: There is no on-site parking or roadways. School is land-locked, no place for parking facilities  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$37,277



System: G2020 - Parking Lots

Analysis: The system is missing.  
Recommendation: The system should be installed.

**Deficiency**

Location: Main  
Distress: Missing  
Category: Capital Renewal  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: There is no on-site parking or roadways. School is land-locked, no place for parking facilities  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$93,024

System: G2030 - Pedestrian Paving

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 1903. It has a 50-year service life which expired in 1953.  
Recommendation: The system should be replaced.





**Deficiency**

Location: Main

Distress: Beyond Useful Life

Category: Deferred Maintenance

Priority: 2 - Potentially Critical-12 months

Notes: Significant settlement and sidewalk cracks. Safety Issue at the entrance to the Gym where the public enters/exits.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$17,463



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

Recommendation: The system should be replaced.

**Deficiency**

Location: Main

Distress: Beyond Useful Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$24,851



**System:** G2050 - Landscaping

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

Recommendation: The system should be replaced.

**Deficiency**

Location: Main

Distress: Beyond Useful Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$24,912

System: **G3010 - Water Supply**

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1903. It has a 50-year service life which expired in 1953.

Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

Location: Main

Distress: Beyond Useful Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$10,075



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 1903. It has a 50-year service life which expired in 1953.

Recommendation: The system should be replaced.

**Deficiency**

Location: Main

Distress: Beyond Useful Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$27,538

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 1903. It has a 50-year service life which expired in 1953.

Recommendation: The system should be replaced.



**Deficiency**

Location: Main  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$19,478



**System:** G4010 - Electrical 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 1903. It has a 30-year service life which expired in 1933.

**Recommendation:** The system should be replaced.

**Deficiency**

Location: Main  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$32,575



**System:** G4020 - Site Lighting

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1903. It has a 30-year service life which expired in 1933.

**Recommendation:** The system should be replaced.

**Deficiency**

Location: Main  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$53,396



**Building Name: Add-1995**

Year Built: 1995  
Gross Area (SF): 4,469

**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	20%	0.00%	\$0
B30 Roofing	0%	110.00%	\$59,803
C10 Interior Construction	19%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	16%	21.06%	\$22,466
D10 Conveying	0%	110.00%	\$12,360
D20 Plumbing	45%	0.00%	\$0
D30 HVAC	21%	55.04%	\$99,715
D40 Fire Protection	0%	110.00%	\$20,342
D50 Electrical	41%	0.00%	\$0
E10 Equipment	20%	0.00%	\$0
E20 Furnishings	19%	0.00%	\$0
G20 Site Improvements	49%	0.00%	\$0
G30 Site Mechanical Utilities	68%	0.00%	\$0
G40 Site Electrical Utilities	46%	0.00%	\$0
		<b>Total:</b>	<b>\$214,686</b>

**Building Deficiency Condition Budget Detail**

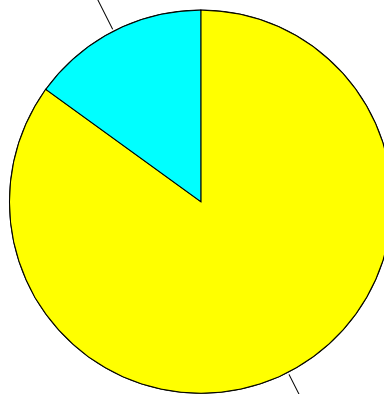
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.78	100	1995	2095	\$33,825	-	0.00%	\$0
A1030	Slab on Grade	\$4.66	100	1995	2095	\$27,271	-	0.00%	\$0
A2010	Basement Excavation	\$0.14	100	1995	2095	\$819	-	0.00%	\$0
A2020	Basement Walls	\$2.13	100	1995	2095	\$12,465	-	0.00%	\$0
B1010	Floor Construction	\$10.68	100	1995	2095	\$62,501	-	0.00%	\$0
B1020	Roof Construction	\$8.17	100	1995	2095	\$47,812	-	0.00%	\$0
B2010	Exterior Walls	\$9.86	100	1995	2095	\$57,702	-	0.00%	\$0
B2020	Exterior Windows	\$6.62	30	1995	2025	\$38,741	47%	0.00%	\$0
B2030	Exterior Doors	\$0.57	30	1995	2025	\$3,336	47%	0.00%	\$0
B3010	Roof Coverings	\$9.29	20	1995	2015	\$54,367	20%	110%	\$59,803
C1010	Partitions	\$4.02	40	1995	2035	\$23,526	-	0.00%	\$0
C1020	Interior Doors	\$2.68	40	1995	2035	\$15,684	60%	0.00%	\$0
C1030	Fittings	\$1.86	20	1995	2015	\$10,885	20%	0.00%	\$0
C2010	Stair Construction	\$2.57	40	1995	2035	\$15,040	-	0.00%	\$0
C3010	Wall Finishes	\$3.49	10	1995	2005	\$20,424	0%	110%	\$22,466
C3020	Floor Finishes	\$8.51	20	1995	2015	\$49,802	20%	0.00%	\$0
C3030	Ceiling Finishes	\$6.23	20	1995	2015	\$36,459	20%	0.00%	\$0
D1010	Elevators and Lifts	\$1.92	30			\$11,236	0%	110%	\$12,360
D2010	Plumbing Fixtures	\$4.67	30	1995	2025	\$27,330	47%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.46	30	1995	2025	\$2,692	47%	0.00%	\$0
D2030	Sanitary Waste	\$1.67	30	1995	2025	\$9,773	47%	0.00%	\$0
D2090	Other Plumbing Systems- Nat Gas	\$0.43	20	1995	2015	\$2,516	20%	0.00%	\$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D3020	Heat Generating Systems	\$6.70	30	1995	2025	\$39,209	47%	0.00%	\$0
D3040	Distribution Systems	\$6.65	30	1995	2025	\$38,917	47%	0.00%	\$0
D3050	Terminal & Package Units	\$15.49	15	1995	2010	\$90,650	0%	110%	\$99,715
D3060	Controls & Instrumentation	\$1.64	20	1995	2015	\$9,598	20%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.48	30	1995	2025	\$2,809	47%	0.00%	\$0
D4010	Sprinklers	\$2.92	30			\$17,088	0%	110%	\$18,797
D4020	Standpipes	\$0.17	30			\$995	0%	110%	\$1,094
D4030	Fire Protection Specialties	\$0.07	15	1995	2010	\$410	0%	110%	\$451
D5010	Electrical Service/Distribution	\$2.54	30	1995	2025	\$14,864	47%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$12.71	30	1995	2025	\$74,381	47%	0.00%	\$0
D5030	Communications and Security	\$3.26	20	1995	2015	\$19,078	20%	0.00%	\$0
E1020	Institutional Equipment	\$0.24	20	1995	2015	\$1,405	20%	0.00%	\$0
E2010	Fixed Furnishings	\$1.76	20	1995	2015	\$10,300	20%	0.00%	\$0
G2010	Roadways	\$1.13	50	1995	2045	\$6,613	68%	0.00%	\$0
G2020	Parking Lots	\$2.81	30	1995	2025	\$16,445	47%	0.00%	\$0
G2030	Pedestrian Paving	\$0.53	50	1995	2045	\$3,102	68%	0.00%	\$0
G2040	Site Development	\$0.76	30	1995	2025	\$4,448	47%	0.00%	\$0
G2050	Landscaping	\$1.05	20	1995	2015	\$6,145	20%	0.00%	\$0
G3010	Water Supply	\$0.31	50	1995	2045	\$1,814	68%	0.00%	\$0
G3020	Sanitary Sewer	\$0.82	50	1995	2045	\$4,799	68%	0.00%	\$0
G3030	Storm Sewer	\$0.59	50	1995	2045	\$3,453	68%	0.00%	\$0
G4010	Electrical Distribution	\$0.98	30	1995	2025	\$5,735	47%	0.00%	\$0
G4020	Site Lighting	\$1.62	30	1995	2025	\$9,480	47%	0.00%	\$0
Total		\$161.64				\$945,942	30%	22.70%	\$214,686

## Building Deficiency Priority

### Deficiencies by Priority:

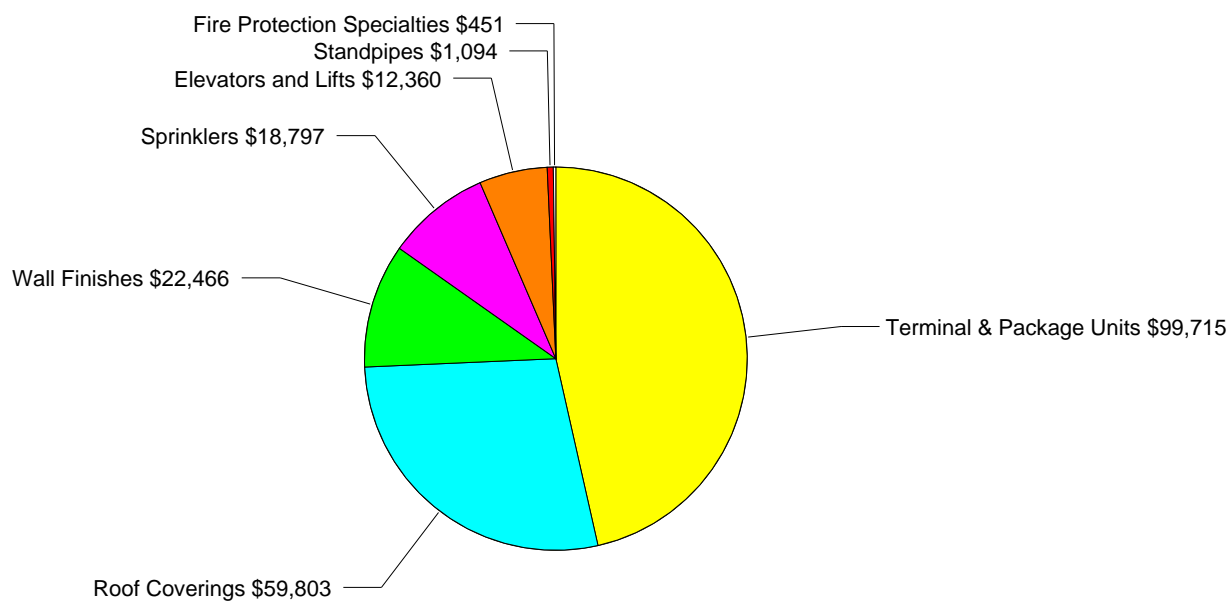
5 - Does Not Meet Current Code and/or Guideli \$32,251



3 - Necessary- 2-5 Yrs \$182,435

**Add-1995 Condition Budget: \$214,686**

## Building Deficiencies Budget Detail



**Add-1995 Condition Budget: \$214,686**

## Building Deficiencies Budget Narrative

---

**System:** B2020 - Exterior Windows

**Analysis:** The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 30-year service life. Based on the assessment, it is expected to expire in 2025.

**Recommendation:** No action is required.

---

**System:** B2030 - Exterior Doors

**Analysis:** The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 30-year service life. Based on the assessment, it is expected to expire in 2025.

**Recommendation:** No action is required.

---



**System:** B3010 - Roof Coverings

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1995. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.

**Recommendation:** The system should be replaced.

---

**Deficiency**

**Location:** Add-1995

**Distress:** Beyond Useful Life

**Category:** Deferred Maintenance

**Priority:** 3 - Necessary- 2-5 Yrs

**Notes:** Numerous roof leaks observed and reported during assessment visit.

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$59,803

---

**System:** C1020 - Interior Doors

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

**Recommendation:** No action is required.

---

System: C1030 - Fittings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 20-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.



System: 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 1995. It has a 10-year service life which expired in 2005.

Recommendation: The system should be replaced.

**Deficiency**

Location: Add-1995

Distress: Beyond Useful Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$22,466

System: C3020 - Floor Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 20-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: C3030 - Ceiling Finishes

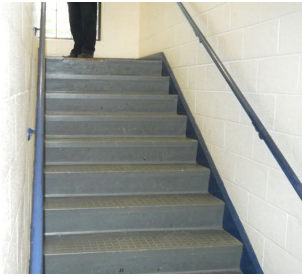
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 20-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: D1010 - Elevators and Lifts

Analysis: The system is missing.

Recommendation: The system should be installed.



**Deficiency**

Location: Add-1995  
Distress: Missing  
Category: Compliance  
Priority: 5 - Does Not Meet Current Code and/or Guidelines  
Notes: There is no elevator in the 2-story school  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$12,360

---

System: D2010 - Plumbing Fixtures

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 30-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

---

System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 30-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

---

System: D2030 - Sanitary Waste

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 30-year service life. Based on the assessment, it is expected to expire in 2025.

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

Recommendation: No action is required.

---

System: D3020 - Heat Generating Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 30-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

---



System: D3040 - Distribution Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 30-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.



System: D3050 - Terminal & Package Units

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1995. It has a 15-year service life which expired in 2010.

Recommendation: The system should be replaced.

**Deficiency**

Location: Add-1995

Distress: Beyond Useful Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$99,715

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

Recommendation: No action is required.

System: 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 1995. It has a 30-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: D4010 - Sprinklers

Analysis: The system is missing.

Recommendation: The system should be installed.



**Deficiency**

Location: Add-1995  
Distress: Missing  
Category: Compliance  
Priority: 5 - Does Not Meet Current Code and/or Guidelines  
Notes: The school does not have a sprinkler system  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$18,797

---



**System:** D4020 - Standpipes

Analysis: The system is missing.  
Recommendation: The system should be installed.

**Deficiency**

Location: Add-1995  
Distress: Missing  
Category: Compliance  
Priority: 5 - Does Not Meet Current Code and/or Guidelines  
Notes: The school does not have a sprinkler system  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$1,094

---



**System:** D4030 - Fire Protection Specialties

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1995. It has a 15-year service life which expired in 2010.  
Recommendation: The system should be replaced.

**Deficiency**

Location: Add-1995  
Distress: Beyond Useful Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$451

---

**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 1995. It has a 30-year service life. Based on the assessment, it is expected to expire in 2025.  
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 1995. It has a 30-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

---

System: D5030 - Communications and Security

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 20-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

---

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

Recommendation: No action is required.

---

System: E2010 - Fixed Furnishings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 20-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

---

System: G2010 - Roadways

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 50-year service life. Based on the assessment, it is expected to expire in 2045.

Recommendation: No action is required.

---

System: G2020 - Parking Lots

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 30-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

---

System: G2030 - Pedestrian Paving

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 50-year service life. Based on the assessment, it is expected to expire in 2045.

Recommendation: No action is required.

---

System: G2040 - Site Development

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 30-year service life. Based on the assessment, it is expected to expire in 2025.

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

Recommendation: No action is required.

---

System: 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 1995. It has a 50-year service life. Based on the assessment, it is expected to expire in 2045.

Recommendation: No action is required.

---

System: G3020 - Sanitary Sewer

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 50-year service life. Based on the assessment, it is expected to expire in 2045.

Recommendation: No action is required.

---

System: G3030 - Storm Sewer

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 50-year service life. Based on the assessment, it is expected to expire in 2045.

Recommendation: No action is required.

---

System: G4010 - Electrical 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 1995. It has a 30-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

---

System: G4020 - Site Lighting

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1995. It has a 30-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

## Appendix 1 - Assessment Criteria

### Assessment Criteria

Task No	Task Description	Score	Comments
1000	Facility Condition		
1000.0001	What is the Building's facility condition based on its facility condition index?	N/A	
5110	Support Spaces		
5110.5396	Restrooms (Student)	4	There is an inadequate number of student restrooms available for the two-story building. The building also has four different additions which makes access more difficult.
5110.5399	Administration	5	The office area is very small.
5110.5402	Counseling	2	
5110.5405	Clinic	4	There is no restroom or sink available.
5110.5408	Staff Work Room	2	
5110.5411	Cafeteria	5	The cafeteria is only 1/3 the size of what is required.
5110.5414	Food Service and Prep	5	The kitchen area is very small.
5110.5417	Custodial and Maintenance	5	There are an insufficient number of custodial closets in the school.
5111	Learning Environment		
5111.5112	Learning Style Variety	4	There are no flexible learning spaces available for the building.
5111.5113	Interior Environment	4	The interior circulation of the building is a challenge. The school consists of four different buildings built during four different time periods, making it difficult to navigate and supervise.
5111.5114	Exterior Environment	4	There are no outdoor learning opportunities available for students.
5115	General Classrooms		
5115.5116	Environment	4	Given the age and condition of the general classrooms, the rooms are not inviting or stimulating. Natural lighting is not available in every classroom. Air quality is poor.
5115.5117	Size	5	Classrooms are less than 500 square feet with only two exceptions. The classrooms do not meet Kentucky size standards.
5115.5118	Location	2	
5115.5119	Storage/Fixed Equip	3	Some of the classrooms have adequate storage; others do not. The primary classrooms all lack proper storage.
5120	Kindergarten		
5120.5121	Environment	4	The kindergarten classroom does not provide an inviting and stimulating environment. Air quality is poor; the thick glass walls do not permit adequate natural lighting.
5120.5122	Size	2	
5120.5123	Location	2	
5120.5124	Storage/Fixed Equip	3	Storage is limited.
5125	ECE		
5125.5126	Environment	4	The size and age of the preschool classroom does not create an inviting and stimulating environment. Air quality is poor; the overall aesthetics are poor.



Task No	Task Description	Score	Comments
5125.5127	Size	5	The room measures 494 square feet and does not meet Kentucky size standards.
5125.5128	Location	2	
5125.5129	Storage/Fixed Equip	4	The storage in the preschool room is not adequate. There is a sink but no bubbler system. There is no wet area flooring nor a restroom.
5130	Self-Contained Special Ed		
5130.5131	Environment	N/A	
5130.5132	Size	N/A	
5130.5133	Location	N/A	
5130.5134	Storage/Fixed Equip	N/A	
5135	Instructional Resource Rooms		
5135.5136	Environment	4	Given the age and condition of the resource classrooms, the rooms are not inviting or stimulating. Air quality is poor.
5135.5137	Size	2	
5135.5138	Location	2	
5135.5139	Storage/Fixed Equip	3	Storage is limited in the resource rooms.
5140	Science		
5140.5141	Environment	5	There is no dedicated science space for grades 7-8 and 5th/6th grade general classrooms do not have demo tables with hot/cold water for science instruction.
5140.5142	Size	5	There is no dedicated science space for grades 7-8 and 5th/6th grade general classrooms do not have demo tables with hot/cold water for science instruction.
5140.5143	Location	5	There is no dedicated science space for grades 7-8 and 5th/6th grade general classrooms do not have demo tables with hot/cold water for science instruction.
5140.5144	Storage/Fixed Equip	5	There is no dedicated science space for grades 7-8 and 5th/6th grade general classrooms do not have demo tables with hot/cold water for science instruction.
5145	Music		
5145.5146	Environment	5	There is no music room available for the facility. Music is taught in the auditorium.
5145.5147	Size	5	There is no music room available for the facility. Music is taught in the auditorium.
5145.5148	Location	5	There is no music room available for the facility. Music is taught in the auditorium.
5145.5149	Storage/Fixed Equip	5	There is no music room available for the facility. Music is taught in the auditorium.
5150	Art		
5150.5151	Environment	4	Given the age and condition of the art classroom, it is not inviting or stimulating. Air quality is poor; natural lighting is limited, and the overall aesthetics are not conducive to the program.
5150.5152	Size	5	The art room measures 571 square feet and does not meet Kentucky size standards.
5150.5153	Location	2	
5150.5154	Storage/Fixed Equip	3	Storage is limited.
5155	Career Tech Ed		
5155.5156	Environment	N/A	

Task No	Task Description	Score	Comments
5155.5157	Size	N/A	
5155.5158	Location	N/A	
5155.5159	Storage/Fixed Equip	N/A	
5160	Computer Labs		
5160.5161	Environment	2	
5160.5162	Size	2	
5160.5163	Location	2	
5160.5164	Storage/Fixed Equip	2	
5165	P.E.		
5165.5166	Environment	2	
5165.5167	Size	5	The gymnasium does not meet Kentucky size standards.
5165.5168	Location	2	
5165.5169	Storage/Fixed Equip	4	The gymnasium lacks adequate storage.
5170	Performing Arts		
5170.5171	Environment	N/A	
5170.5172	Size	N/A	The facility has an auditorium. There is no stadium seating. There is a stage area with no ADA access. There is no sound system.
5170.5173	Location	N/A	
5170.5174	Storage/Fixed Equip	N/A	
5175	Media Center		
5175.5176	Environment	4	The media space is small and is located next to the computer lab with no wall separating the two programs.. The space is not an inviting or stimulating environment for library activities.
5175.5177	Size	5	The media center measures 834 square feet and does not meet Kentucky size standards.
5175.5178	Location	2	
5175.5179	Storage/Fixed Equip	5	Media center storage is inadequate.
5188	Outside		
5188.5189	Vehicular Traffic	5	All vehicular traffic must drop off students on Blatt street. There is no area that allows for parents to park. The drop-off zone creates safety concerns.
5188.519	Pedestrian Traffic	4	Bikers and walkers enter the building from Blatt street, the same area for the parent drop-off zone. There are safety concerns because of this configuration.
5188.5191	Parking	5	There are no parking lots available for faculty, staff, and parents. Parking is all on-street and is shared with homeowners.
5188.5192	Athletic Courts and Fields	5	There are no playground spaces available. The school uses a playground that is owned by the Optimist Club. There is a small grassy area that used to be a softball field but the area is difficult to access, small, and because of its condition, it is not used by the school. .
5193	Safety and Security		
5193.5194	Fencing	5	There is no fencing anywhere on the property. The property is located on a city block downtown.
5193.5195	Signage & Way Finding	3	Signage both inside and outside the building is very limited.

Task No	Task Description	Score	Comments
5193.5196	Ease of Supervision	4	Supervision is not enhanced through proper sightlines. The two-story building, the four different additions to the school, and the location of the school site make supervision difficult.
5193.5197	Controlled Entrances	2	The building has a controlled entrance into the main office area. There is a buzzer system available. Other doors have a keyless entry card.
5514	Technology Readiness ES		
5514.5515	Comm\IT Equipment Environment	3	The hub is located in the clinic. The space is not properly climate controlled nor easily accessible.
5514.5516	Electrical Power	3	There are insufficient electrical outlets in all the classrooms, typically one outlet per room. Power cords are used extensively. The mobile unit and the computer lab cannot be used at the same time due to electrical capacity limitations.
5514.5517	Cooling	1	The computer lab has an individual wall unit that keeps the room adequately cooled.
5514.5518	Equity of Access	1	
5514.5519	LAN Connectivity	1	
5514.552	WAN Backbone	1	
5514.5521	LAN-WAN Performance	4	The connectivity for the network is usually slow.
5514.5522	Video Distribution	1	
5514.5523	Voice Distribution	1	
5514.5524	Intelligent Classroom-21st Century Learning Tools	1	

## Glossary

Abandoned Building	A facility owned by a district that is not occupied and not maintained. See Vacant.
Building addition	A fully enclosed and roofed structure that can be traversed internally without exiting to the exterior.
Building addition	An area, space or component of a building added to a building after the original building's year built date. NOTE: As a convention in KFICS, "Main" was 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.
Capacity	Capacity refers to the number of students the facility can accommodate. The capacity is calculated using the Kentucky Department of Education's (KDE) capacity model which totals the number of general classrooms contained in the school, and then multiplies this total by the number of students in each classroom to arrive at a net capacity. The number of students per classroom is set at 25 for all grade levels. The net capacity is then divided by a scheduling factor to arrive at the functional capacity. The scheduling factors are 100% for elementary schools, and 75% for middle and high schools.
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: ADA / Accessibility Capital Renewal Compliance Critical Repair Deferred Maintenance Environmental Functional Adequacy
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
Condition Budget	The Condition Budget, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work.
Condition Score	Condition Score is a factor used in the calculation of School Score expressed as $\text{Condition Score} = (1 - \text{FCI})$ where FCI represents the Facility Condition Index. See School Score.
Correction	Correction refers to an assessor's recommended deficiency repair or replacement action. For any system or element deficiency, there can be multiple and alternative solutions for its repair or replacement. A Correction is user defined and tied to a material defined in a Unifomat II element, or system it is intended to address. It excludes other peripheral costs that may also be included in the packaging of repair, replacement or renewal improvements that may also be triggered by the deficiency correction.
Criteria	Criteria refers to the set of requirements, guidelines or standards that are assessed and rated to develop a score. KFICS Criteria includes Condition, Educational Suitability (Suitability) and Technology Readiness (Technology).
Current Period	The Current Period is the current year plus a user defined number of forward years.

Current Replacement Value (CRV)	Current Replacement Value (CRV), also known as Replacement Value represents the hypothetical total cost of rebuilding or replacing an existing facility in current dollars to an optimal state-of-the-art condition under current codes and construction standards and techniques.
Deferred maintenance	Deferred maintenance is condition work (excluding suitability and technology readiness needs) deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
Deficiency	A deficiency is a repair item that is damaged, missing, inadequate or insufficient for an intended purpose.
Distress	Distress refers to a user defined root cause of a deficiency. Distress descriptions are: Abandoned Beyond Useful Life Damaged Failing Inadequate Missing
Element	Elements are the major components that comprise building systems as defined by Unifomat.
Energy Audit Budget	Energy Audit Budget, also known as Energy Needs, represents the need for a detailed energy audit for those schools that used more than the average Energy Utilization Index (EUI) as reported by the Department of Energy for US primary and secondary schools.
Energy Utilization Index (EUI)	EUI is the measure of total energy consumed in the cooling or heating of a building in an annual period expressed as British thermal unit (BTU) per (cooled or heated) gross square foot.
Enrollment Projection	Enrollment Projection refers to an estimate of a future student population based on historical data and enrollment information provided. Two methods are used and averaged within KFICS to calculate projected enrollment: Annual % Change and Linear Regression.
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.
Kentucky Facility Index (KFI)	Kentucky Facility Index (KFI) is the ratio of the sum of a facility's Condition Budget plus Suitability Budget plus Technology Readiness Budget to the facility's Current Replacement Value (CRV) ranging from 0% (new) to 100% (very poor).
Kentucky School Score	The Kentucky School Score is a calculated value derived by the following formula: $\text{School Score} = (\text{Condition Score} * \text{weighting factor}) + (\text{Suitability Score} * \text{weighting factor}) + (\text{Technology Score} * \text{weighting factor})$
Kentucky Suitability Index (KSI)	Kentucky Suitability Index (KSI) is a ratio of the sum of Suitability deficiency costs to the facility's Current Replacement Value (CRV) ranging from 0% (new) to 100% (very poor).
Kentucky Technology Index (KTI)	Kentucky Technology Index (KTI) is the ratio of the sum of technology deficiency costs to the facility Current Replacement Value ranging from 0% (new) to 100% (very poor).
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.												
No Educational Program (NEP)	No Educational Program (NEP) refers to a Tier 1 facility that does not have a current educational program (elementary, middle or high school program) usually due to the facility being vacant, abandoned or used for other temporary function.												
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	<p>Priority refers to a deficiency's urgency for repair as determined by the assessment team and does not reflect the priority assigned to proposed project repairs as determined by KDE or by Districts in their funding requests or facility planning.</p> <p>Five typical industry priority settings were used for the assessment:</p> <table> <tr> <th>Priority</th><th>Description</th></tr> <tr> <td>1</td><td>Critical / Immediate Need</td></tr> <tr> <td>2</td><td>Potentially Critical-12 months</td></tr> <tr> <td>3</td><td>Necessary- 2-5 Yrs</td></tr> <tr> <td>4</td><td>Recommended-3-10 Yrs</td></tr> <tr> <td>5</td><td>Does Not Meet Current Code and/or Guidelines</td></tr> </table>	Priority	Description	1	Critical / Immediate Need	2	Potentially Critical-12 months	3	Necessary- 2-5 Yrs	4	Recommended-3-10 Yrs	5	Does Not Meet Current Code and/or Guidelines
Priority	Description												
1	Critical / Immediate Need												
2	Potentially Critical-12 months												
3	Necessary- 2-5 Yrs												
4	Recommended-3-10 Yrs												
5	Does Not Meet Current Code and/or Guidelines												
Remaining Service Life %	Remaining Service Life % is a calculated value such that $RSL\% = RSL \text{ divided by its system Design Life (not displayed)}$ .												
Remaining Service Life (RSL)	Remaining service life is a measure of a system's or element's predicted remaining useful life calculated as $RSL = \text{Next Renewal or Calculated Next Renewal Year minus the Current Year}$ .												
Remaining Service Life Index (RSLI)	The Remaining Service Life Index (RSLI) also known as the Condition Index (CI) is calculated as the sum of a renewable systems Remaining Service Life (RSL) Value divided by the sum of a system's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new) to 0.00% (expired - no remaining life).												
Remaining Service Life Value	Remaining Service Life Value also known as the RSL Weight is a calculated value used to determine the RSLI that is equal to the system Value (Unit Cost * Qty) * RSL (not displayed).												
Repair Evaluation (REMR)	<p>Repair Evaluation Maintenance and Rehabilitation (REMR) is a scale used by federal users to objectively rank systems based on its condition:</p> <p>Minor / Excellent: No noticeable defects. Some aging or wear may be visible.</p> <p>Minor / Good: Only minor deterioration or defects are evident.</p> <p>Moderate / Fair: Some deterioration or defects are evident but function is not significantly affected.</p> <p>Moderate / Marginal: Moderate deterioration. Function is still adequate.</p> <p>Major / Poor: Serious deterioration in at least some portions of the structure. Functions is inadequate.</p> <p>Major / Very Poor: Serious deterioration in at least some portions of the structure. Function is inadequate.</p> <p>Major / Failed: No longer functions. General failure or complete failure of a major structural component.</p> <p>(Source: ERDC/CERL TR-REMR-OM-26)</p>												
Replacement Value	See Current Replacement Value.												
Site	A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support a facility.												
Soft Costs	Soft Costs are a construction industry term that refers to expense items that are not considered direct construction costs. Soft costs are user defined and include architectural, engineering, management, testing, and mitigation fees, and other owner pre- and post-construction expenses.												
Suitability	Suitability refers to the measure of how well a facility supports the educational program(s) that it houses based on criteria derived from state laws, guidelines and national educational best practices.												

Suitability Budget	The Suitability Budget, also known as Suitability Needs, represents the budgeted contractor's installed cost plus soft costs for the corrections required to bring a program's educational suitability item or characteristic into compliance with standards, guidelines or best practices.
Suitability Score	Suitability Score is a calculated value expressed as $\text{Suitability Score} = (\text{Sum of scoring for Suitability Criteria issues}) * \text{weighted value. See School Score.}$
Sustainment Restoration and Modernization (S/RM)	S/RM is currently not used in KFICS. Sustainment Restoration and Modernization (S/RM) refers to the Department of Defense program to keep the Department's inventory of facilities in good working order (i.e. day to day maintenance requirements). In addition it provides resources to restore facilities whose age is excessive or have been damaged by fire accident or natural disasters and alternations of facilities to implement new or higher standards to accommodate new functions or mission.
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 Budget	The Technology Budget, also known as Technology Readiness Needs, represents the budgeted contractor's installed cost plus owner's soft costs for the corrections required to bring a program's technology readiness item or characteristic into compliance with standards guidelines or best practices.
Technology Score	Technology Score, also known as Technology Readiness Score, is calculated as follows: $(\text{Sum of scoring for technology readiness criteria issues}) * \text{weighted value. See School Score.}$
Tier 1	A Tier 1 facility generally has a teaching-learning purpose and may include the following Facilities: Sites Educational buildings Classrooms Libraries and media centers Cafeterias and kitchens Auditoriums gymnasiums and multipurpose rooms Vocational Agricultural buildings and greenhouses New school facilities built within the past 12 months not in current KDE inventory records
Tier 2	A Tier 2 building is an ancillary building that typically is not occupied or does not have a teaching-learning purpose or is a temporary structure, including the following Facilities: Sites Storage buildings Temporary modular structures Other modulars Teacherages / residences Storage sheds Sports bleachers concession stands press boxes Abandoned buildings Buildings under construction
Tier 3	A Tier 3 building is an ancillary building that is occupied but typically does not have a teaching-learning purpose, and includes the following Facilities: Administration buildings Maintenance buildings Transportation facilities

Unifomat	Unifomat, also known as Unifomat II, a publication of the Construction Specification Institute (CSI), is ASTM Unifomat 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 KFICS 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.