

School Assessment Report



District: Kentucky School of the Blind

School: KSB

Report: Apr 11, 2012

Condition Assessment: Oct 18, 2011

Suitability/Technology Assessment: Oct 18, 2011

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Executive Summary

School Name: KSB

Number of Buildings:	6
Gross Area (SF):	157,510
Replacement Value:	\$40,892,171
Condition Budget:	\$29,349,962
Total FCI:	71.77%
Suitability Budget:	\$3,005,617
Technology Budget:	\$289,112
Total RSLI:	7%
Total KFI:	79.83%
Condition Score:	28.23
Technology Score:	60.00
Suitability Score:	79.00
School Score:	39.97



Summary:

The Kentucky School for the Blind (KSB) is an educational facility for blind and visually impaired students from Kentucky up to age 21. In 1855, it moved to its present location on Frankfort Avenue in the Clifton neighborhood. About this time, it was renamed the Kentucky School for the Blind. KSB Campus consists of other buildings not evaluated in the 2011 KFICS Assessment, during the 2011 KFICS Assessment there are only six educational, "Tier 1" type buildings considered in this report. In addition to the "Tier 1" type facilities there are also three, "Tier 2" type KSB facilities represented elsewhere in the 2011 KFICS Assessment database. 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:

The Kentucky School for the Blind (KSB) is an educational facility for blind and visually impaired students from Kentucky up to age 21. In 1855, it moved to its present location on Frankfort Avenue in the Clifton neighborhood. About this time, it was renamed the Kentucky School for the Blind. KSB Campus consists of other buildings not evaluated in the 2011 KFICS Assessment, during the 2011 KFICS Assessment there are only six educational, "Tier 1" type buildings considered in this report. In addition to the "Tier 1" type facilities there are also three, "Tier 2" type KSB facilities represented elsewhere in the 2011 KFICS Assessment database. 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.

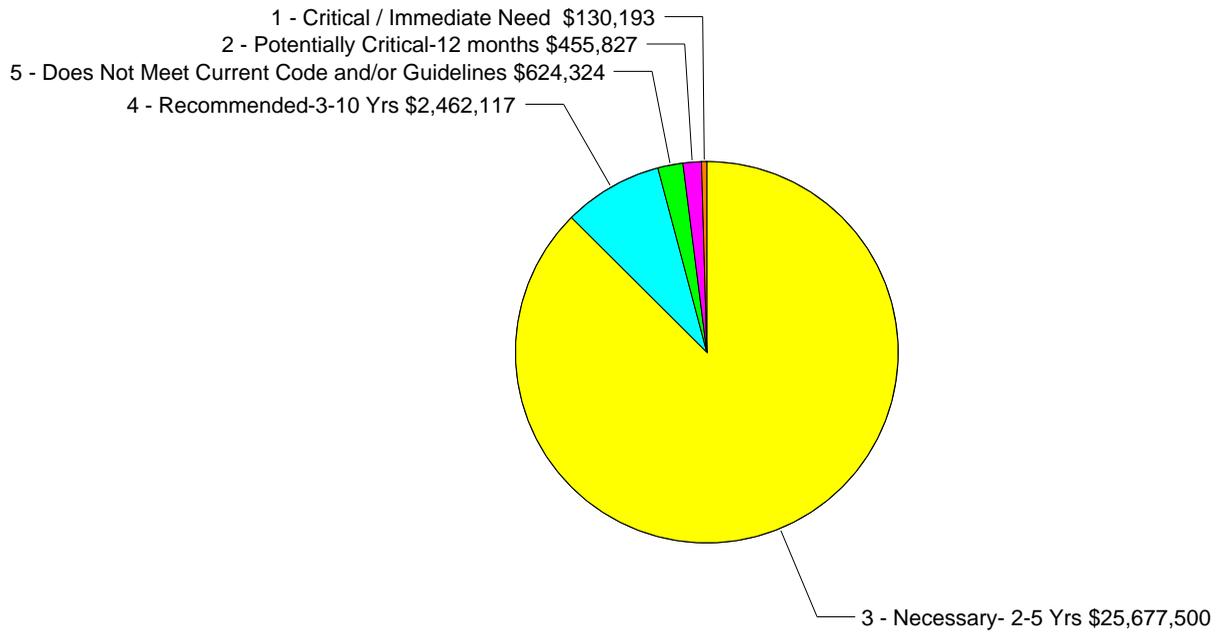
Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost 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
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	3.46%	\$15,938
B10 Superstructure	6%	0.00%	\$0
B20 Exterior Enclosure	0%	53.90%	\$2,090,398
B30 Roofing	21%	77.44%	\$2,165,847
C10 Interior Construction	4%	50.42%	\$1,038,914
C20 Stairs	11%	0.00%	\$0
C30 Interior Finishes	0%	110.00%	\$4,616,212
D10 Conveying	2%	110.00%	\$329,742
D20 Plumbing	3%	101.70%	\$1,999,509
D30 HVAC	1%	110.00%	\$8,475,034
D40 Fire Protection	5%	98.53%	\$804,235
D50 Electrical	10%	94.36%	\$4,468,004
E10 Equipment	0%	110.00%	\$887,511
E20 Furnishings	0%	110.00%	\$718,825
F10 Special Construction	65%	15.87%	\$245,148
G20 Site Improvements	9%	79.89%	\$967,061
G30 Site Mechanical Utilities	20%	35.14%	\$139,210
G40 Site Electrical Utilities	12%	70.64%	\$388,375
		Total:	\$29,349,961

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					Total
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Hartford Food Service Cntr	17,175	70.7%	\$0	\$0	\$3,630,561	\$0	\$87,287	\$3,717,848
Langan Gym	39,449	66.5%	\$102,975	\$0	\$4,354,620	\$1,996,823	\$188,151	\$6,642,569
McDaniel Classroom	23,740	65.2%	\$0	\$0	\$3,932,828	\$0	\$0	\$3,932,828
Recreation (Gregory)	9,726	73.4%	\$0	\$0	\$1,776,722	\$0	\$31,043	\$1,807,765
Richie	24,553	80.3%	\$0	\$455,827	\$4,125,563	\$362,551	\$75,354	\$5,019,295
Scoggan Classroom	42,867	75.5%	\$27,218	\$0	\$7,857,207	\$102,742	\$242,490	\$8,229,657
Total:	157,510	71.8%	\$130,193	\$455,827	\$25,677,500	\$2,462,117	\$624,324	\$29,349,961



School Condition Budget: \$29,349,961

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:

The Kentucky School for the Blind is located in Louisville, Kentucky on a campus of 15 acres. KSB provides comprehensive educational services to all Kentucky students who are blind or visually impaired. The school offers a kindergarten through twelve program for full-time students. Dormitory housing is provided during the week. In addition, there is an outreach program that allows for students to attend KSB for short periods of time in order to refresh skills or learn new ones. Kentucky School for the Blind is considered the "hub of knowledge" for all matters pertaining to blind students. As such, it offers extensive library services that loan books and materials to school districts throughout the state.

Suitability Category Scoring Summary

Task No	Task Description	Score
4003	Support Spaces	0.00
4021	Agriculture and Natural Resources	0.00
4025	Business, Management, and Admin	0.00
4029	Culinary	0.00
4033	Health Services	0.00
4054	Tech Ed and Communications	0.00
4619	Construction Trades	0.00
4845	Support Spaces	0.00
4846	Learning Environment	0.00
4851	General Classrooms	0.00
4856	Kindergarten	0.00
4861	ECE	0.00
4866	Self-Contained Special Ed	0.00
4867	Instructional Resource Rooms	0.00
4868	Science	0.00
4869	Music	0.00
4870	Art	0.00
4892	Computer Labs	0.00
4893	P.E.	0.00
4894	Performing Arts	0.00
4895	Media Center	0.00
4924	Outside	0.00
4925	Safety and Security	0.00
4934	Support Spaces	0.00
4935	Learning Environment	0.00
4939	General Classrooms	0.00
4954	Self-Contained Special Ed	0.00
4959	Instructional Resource Rooms	0.00
4964	Science	0.00
4969	Music	0.00
4974	Art	0.00
4979	Career Tech Ed	0.00
4984	Computer Labs	0.00

Task No	Task Description	Score
4989	P.E.	0.00
4994	Performing Arts	0.00
4999	Media Center	0.00
5012	Outside	0.00
5017	Safety and Security	0.00
5022	Support Spaces	0.00
5023	Learning Environment	0.00
5027	General Classrooms	0.00
5042	Self-Contained Special Ed	0.00
5047	Instructional Resource Rooms	0.00
5052	Science	0.00
5057	Music	0.00
5062	Art	0.00
5067	Career Tech Ed	0.00
5072	Computer Labs	0.00
5077	P.E.	0.00
5082	Performing Arts	0.00
5087	Media Center	0.00
5100	Outside	0.00
5105	Safety and Security	0.00
5110	Support Spaces	0.00
5111	Learning Environment	0.00
5115	General Classrooms	0.00
5120	Kindergarten	0.00
5125	ECE	0.00
5130	Self-Contained Special Ed	0.00
5135	Instructional Resource Rooms	0.00
5140	Science	0.00
5145	Music	0.00
5150	Art	0.00
5155	Career Tech Ed	0.00
5160	Computer Labs	0.00
5165	P.E.	0.00
5170	Performing Arts	0.00
5175	Media Center	0.00
5188	Outside	0.00
5193	Safety and Security	0.00
5198	Support Spaces	93.87
5199	Learning Environment	77.35
5203	General Classrooms	70.25
5208	Kindergarten	70.25
5213	ECE	0.00
5218	Self-Contained Special Ed	90.00
5223	Instructional Resource Rooms	90.00
5228	Science	80.00
5233	Music	80.00
5238	Art	68.00
5243	Career Tech Ed	90.00
5248	Computer Labs	80.00
5253	P.E.	80.00
5258	Performing Arts	75.50
5263	Media Center	90.00
5276	Outside	60.51
5281	Safety and Security	74.94
5286	Support Spaces	0.00

Task No	Task Description	Score
5287	Learning Environment	0.00
5296	Kindergarten	0.00
5301	ECE	0.00
5306	Self-Contained Special Ed	0.00
5311	Instructional Resource Rooms	0.00
5341	P.E. - Activity	0.00
5364	Outside	0.00
5369	Safety and Security	0.00
5421	Automotive Tech	0.00
5425	Cosmetology	0.00
5434	P.E.	0.00
5439	Media Center	0.00
5452	Outside	0.00
5457	Safety and Security	0.00
5462	Learning Environment	0.00
5466	General Classrooms	0.00
5482	Computer Labs	0.00

KSB Suitability Budget Total: \$3,005,617

Technology Narrative:

Technology infrastructure is implemented and designed based on older technology standards and/or equipment is nearing the end of its useful life. Wireless networks may not exist or may be very limited with poor access throughout the building. Technology spaces may lack adequate electricity, ventilation, and cooling. High speed bandwidth may be lacking or inconsistent throughout the facility. Routine functions may be significantly impacted by a lack of connectivity. Technology infrastructure limits administrative and educational programs and reduces the efficiency of the facilities' operation.

Technology Category Scoring Summary

Task No	Task Description	Score
5514	Technology Readiness ES	0.00
5525	Technology Readiness Secondary	60.00

KSB Technology Budget Total: \$289,112

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.

KSB

Capacity

Room Type	# of Units	Students/Room	Capacity
PreSchool	0	0	0
Elementary Classroom (K-3)	3	25	75
Elementary Classroom (4)	1	25	25
Classroom (5-6)	2	25	50
Secondary Classroom (7-12)	8	25	200
Art (Secondary)	1	0	0
Music (Secondary)	2	0	0
Science Lab (Secondary)	1	0	0
Career Tech Ed Voc Foods Etc.	2	0	0
PE (Secondary)	2	0	0
Computer Lab (Secondary)	1	0	0
Spec. Ed. - Self Contained	2	0	0
Resource	7	0	0
Alternative HS	0	25	0
Portable	0	0	0

Total Capacity (w/o scheduling factor) = 350
 ÷ Scheduling/Grouping Factor = 75%
Functional Capacity = 467

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.

KSB

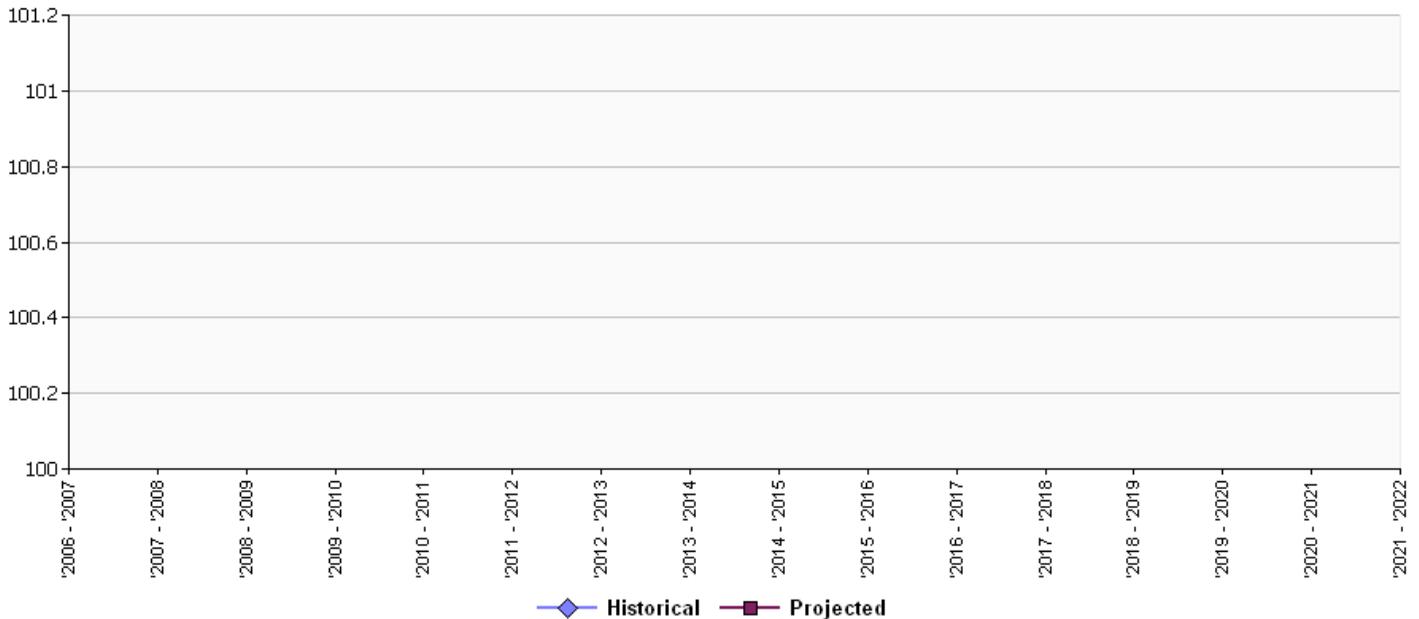
Historical Enrollment

Grade	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Subtotal	0	0	0	0	0	0

Projected Enrollment

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Subtotal	0	0	0	0	0	0	0	0	0	0

School Projected K-12 Enrollment



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

Buildings

Building Name: Hartford Food Service Cntr

Year Built: 1969
Gross Area (SF): 17,175

The Dorothy Hartford Food Service Building was originally constructed in 1969. There have been no additions and no major renovations. The building has a full service kitchen, serving line/cafeteria, cold and dry storage rooms. The facility accommodates student and staff dining. The building also serves as the telecommunication hub for the entire campus and demarc point for incoming fiber optic and telecommunication copper trunk. 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 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%	46.41%	\$203,727
B30 Roofing	94%	0.00%	\$0
C10 Interior Construction	0%	101.70%	\$251,239
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	0%	110.00%	\$497,771
D20 Plumbing	3%	103.43%	\$334,773
D30 HVAC	0%	110.00%	\$1,061,008
D40 Fire Protection	12%	58.33%	\$87,287
D50 Electrical	12%	74.38%	\$536,701
E10 Equipment	0%	110.00%	\$657,495
G20 Site Improvements	7%	62.41%	\$87,847
G30 Site Mechanical Utilities	14%	0.00%	\$0
G40 Site Electrical Utilities	29%	0.00%	\$0
		Total:	\$3,717,848

Building Condition Budget Detail

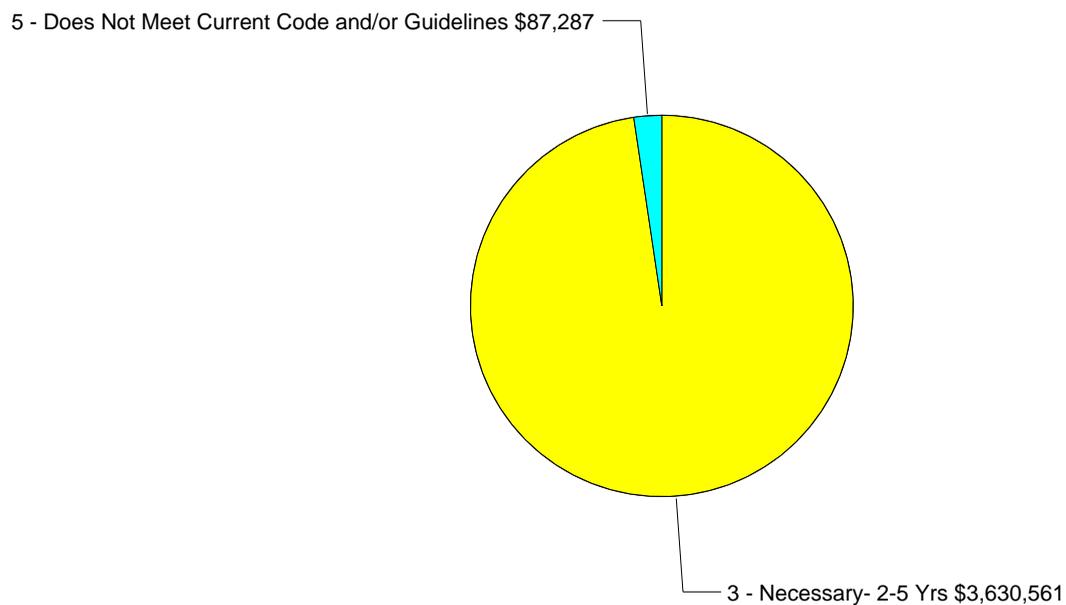
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$6.32	100	1969	2069	\$142,249	-	0.00%	\$0
A1030	Slab on Grade	\$5.47	100	1969	2069	\$122,911	-	0.00%	\$0
A2010	Basement Excavation	\$0.18	100	1969	2069	\$4,136	-	0.00%	\$0
A2020	Basement Walls	\$2.50	100	1969	2069	\$56,224	-	0.00%	\$0
B1010	Floor Construction	\$8.80	100	1969	2069	\$197,925	-	0.00%	\$0
B1020	Roof Construction	\$10.25	100	1969	2069	\$230,489	-	0.00%	\$0
B2010	Exterior Walls	\$11.28	100	1969	2069	\$253,749	-	0.00%	\$0

School Assessment Report - Kentucky School of the Blind, KSB, Hartford Food Service Cntr

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
B2020	Exterior Windows	\$7.58	30	1969	1999	\$170,481	0%	110%	\$187,530
B2030	Exterior Doors	\$0.65	30	1969	1999	\$14,725	0%	110%	\$16,197
B3010	Roof Coverings	\$12.40	20	2011	2031	\$278,792	95%	0.00%	\$0
C1010	Partitions	\$4.64	40	1969	2009	\$104,429	0%	110%	\$114,872
C1020	Interior Doors	\$3.04	40	1969	2009	\$68,390	0%	80.00%	\$54,712
C1030	Fittings	\$3.30	20	1969	1989	\$74,233	0%	110%	\$81,656
C2010	Stair Construction	\$2.04	40	1969	2009	\$45,768	-	0.00%	\$0
C3010	Wall Finishes	\$3.99	10	1991	2001	\$89,769	0%	110%	\$98,746
C3020	Floor Finishes	\$9.01	20	1991	2011	\$202,742	0%	110%	\$223,016
C3030	Ceiling Finishes	\$7.11	20	1991	2011	\$160,008	0%	110%	\$176,008
D2010	Plumbing Fixtures	\$5.69	30	1969	1999	\$127,985	0%	110%	\$140,784
D2020	Domestic Water Distribution	\$4.84	30	1969	1999	\$108,909	0%	110%	\$119,800
D2030	Sanitary Waste	\$3.00	30	1969	1999	\$67,445	0%	110%	\$74,190
D2040	Rain Water Drainage	\$0.33	30	2011	2041	\$7,442	97%	0.00%	\$0
D2090	Other Plumbing Systems- Nat Gas	\$0.53	20	1998	2018	\$11,877	30%	0.00%	\$0
D3010	Energy Supply-Steam Distribution	\$4.37	30	1969	1999	\$98,187	0%	110%	\$108,006
D3030	Cooling Generating Systems	\$26.23	30	1969	1999	\$589,935	0%	110%	\$648,928
D3040	Distribution Systems	\$7.77	30	1969	1999	\$174,840	0%	110%	\$192,324
D3060	Controls & Instrumentation	\$2.96	20	1969	1989	\$66,505	0%	110%	\$73,155
D3070	Systems Testing & Balance	\$1.56	30	1969	1999	\$35,085	0%	110%	\$38,594
D4010	Sprinklers	\$3.53	30			\$79,352	0%	110%	\$87,287
D4030	Fire Protection Specialties	\$0.08	15	2005	2020	\$1,880	53%	0.00%	\$0
D4090	Other Fire Protection Systems	\$3.04	15	2001	2016	\$68,412	27%	0.00%	\$0
D5010	Electrical Service/Distribution	\$7.73	30	1969	1999	\$173,896	0%	110%	\$191,285
D5020	Lighting and Branch Wiring	\$13.96	30	1969	1999	\$314,015	0%	110%	\$345,416
D5030	Communications and Security	\$4.85	20	1997	2017	\$109,017	25%	0.00%	\$0
D5090	Other Electrical Systems	\$5.54	15	2005	2020	\$124,639	53%	0.00%	\$0
E1090	Other Equipment -Food Service	\$26.58	20	1969	1989	\$597,723	0%	110%	\$657,495
G2010	Roadways	\$1.09	50	1969	2019	\$24,614	14%	0.00%	\$0
G2020	Parking Lots	\$2.80	30	1969	1999	\$62,897	0%	110%	\$69,187
G2030	Pedestrian Paving	\$0.53	50	1969	2019	\$11,920	14%	0.00%	\$0
G2040	Site Development	\$0.80	30	1991	2021	\$18,002	30%	0.00%	\$0
G2050	Landscaping	\$1.04	20	1991	2011	\$23,325	0%	80.00%	\$18,660
G3010	Water Supply	\$0.31	50	1969	2019	\$7,037	14%	0.00%	\$0
G3020	Sanitary Sewer	\$0.87	50	1969	2019	\$19,497	14%	0.00%	\$0
G3030	Storm Sewer	\$0.62	50	1969	2019	\$13,985	14%	0.00%	\$0
G3060	Fuel Distribution	\$0.18	50	1969	2019	\$4,060	14%	0.00%	\$0
G4010	Electrical Distribution	\$2.96	30	1991	2021	\$66,572	30%	0.00%	\$0
G4020	Site Lighting	\$1.58	30	1991	2021	\$35,618	30%	0.00%	\$0
Total		\$233.95				\$5,261,690	10%	70.66%	\$3,717,848

Building Deficiency Priority

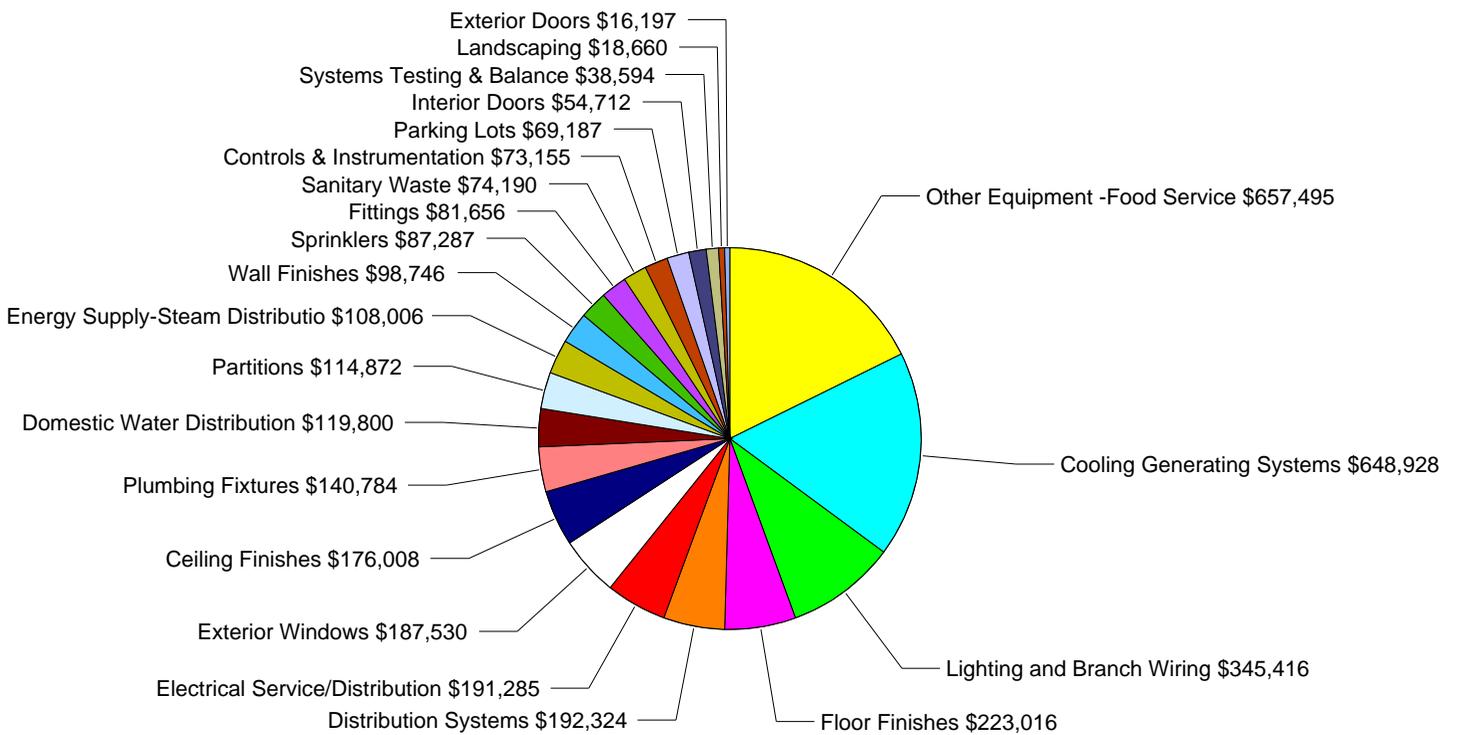
Deficiencies by Priority:



Hartford Food Service Cntr Condition Budget: \$3,717,848

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.



Hartford Food Service Cntr Condition Budget: \$3,717,848

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 1969. It has a 30-year service life which expired in 1999.

Recommendation: The system should be replaced.

Deficiency

Location: Hartford Food Service Cntr

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$187,530



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 1969. It has a 30-year service life which expired in 1999.

Recommendation: The system should be replaced.

Deficiency

Location: Hartford Food Service Cntr

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$16,197

System: B3010 - Roof Coverings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2011. It has a 20-year service life. Based on the assessment, it is expected to expire in 2031.

Recommendation: No action is required.



System: C1010 - Partitions

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1969. It has a 40-year service life which expired in 2009.

Recommendation: The system should be replaced.

Deficiency

Location: Hartford Food Service Cntr

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$114,872



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 1969. It has a 40-year service life which expired in 2009.

Recommendation: The system should be replaced.

Deficiency

Location: Hartford Food Service Cntr

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$54,712

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 1969. It has a 20-year service life which expired in 1989.

Recommendation: The system should be replaced.



Deficiency

Location: Hartford Food Service Cntr

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Notes: Includes:

- identifying devices
- lockers
- toilet & bath accessories
- storage shelving
- fabricated toilet partitions

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$81,656



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 1991. It has a 10-year service life which expired in 2001.

Recommendation: The system should be replaced.

Deficiency

Location: Hartford Food Service Cntr

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$98,746

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 1991. 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: Hartford Food Service Cntr
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$223,016



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 1991. 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: Hartford Food Service Cntr
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$176,008



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 1969. It has a 30-year service life which expired in 1999.

Recommendation: The system should be replaced.

Deficiency

Location: Hartford Food Service Cntr
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$140,784



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 1969. It has a 30-year service life which expired in 1999.

Recommendation: The system should be replaced.

Deficiency

Location: Hartford Food Service Cntr

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Notes: Domestic hot water heater and pumps were replaced in 1998, however the piping is original to 1969 construction date.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$119,800



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 1969. It has a 30-year service life which expired in 1999.

Recommendation: The system should be replaced.

Deficiency

Location: Hartford Food Service Cntr

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$74,190

System: D2040 - Rain Water Drainage

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2011. It has a 30-year service life. Based on the assessment, it is expected to expire in 2041.

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 1998. It has a 20-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.



System: D3010 - Energy Supply-Steam 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 1969. It has a 30-year service life which expired in 1999.

Recommendation: The system should be replaced.

Deficiency

Location: Hartford Food Service Cntr

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$108,006



System: D3030 - Cooling 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 1969. It has a 30-year service life which expired in 1999.

Recommendation: The system should be replaced.

Deficiency

Location: Hartford Food Service Cntr

Distress: Beyond Expected Life

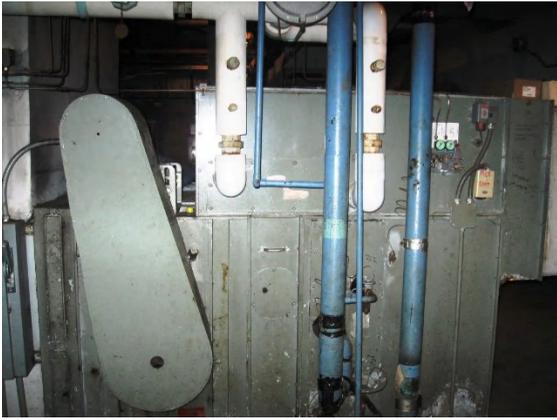
Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$648,928



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 1969. It has a 30-year service life which expired in 1999.

Recommendation: The system should be replaced.

Deficiency

Location: Hartford Food Service Cntr

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$192,324



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 1969. It has a 20-year service life which expired in 1989.

Recommendation: The system should be replaced.

Deficiency

Location: Hartford Food Service Cntr

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$73,155

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 1969. It has a 30-year service life which expired in 1999.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Hartford Food Service Cntr
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$38,594

System: D4010 - Sprinklers

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

Photo is not available.

Deficiency

Location: Hartford Food Service Cntr
Distress: Missing
Category: Compliance
Priority: 5 - Does Not Meet Current Code and/or Guidelines
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$87,287

System: D4030 - Fire Protection Specialties

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: D4090 - Other Fire Protection Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2001. It has a 15-year service life. Based on the assessment, it is expected to expire in 2016.
Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution

Analysis: The system 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 1969. It has a 30-year service life which expired in 1999.
Recommendation: The system should be replaced.



Deficiency

Location: Hartford Food Service Cntr
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$191,285



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 1969. It has a 30-year service life which expired in 1999.

Recommendation: The system should be replaced.

Deficiency

Location: Hartford Food Service Cntr
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$345,416

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 1997. It has a 20-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.

System: D5090 - Other Electrical Systems

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

Recommendation: No action is required.

System: E1090 - Other Equipment -Food Service

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 1969. It has a 20-year service life which expired in 1989.

Recommendation: The system should be replaced.



Deficiency

Location: Hartford Food Service Cntr
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$657,495

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 1969. It has a 50-year service life. Based on the assessment, it is expected to expire in 2019.

Recommendation: No action is required.



System: G2020 - Parking Lots

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1969. It has a 30-year service life which expired in 1999.

Recommendation: The system should be replaced.

Deficiency

Location: Hartford Food Service Cntr
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$69,187

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 1969. It has a 50-year service life. Based on the assessment, it is expected to expire in 2019.

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

Recommendation: No action is required.



System: 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 1991. 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: Hartford Food Service Cntr

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$18,660

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 1969. It has a 50-year service life. Based on the assessment, it is expected to expire in 2019.

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 1969. It has a 50-year service life. Based on the assessment, it is expected to expire in 2019.

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 1969. It has a 50-year service life. Based on the assessment, it is expected to expire in 2019.

Recommendation: No action is required.

System: G3060 - Fuel 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 1969. It has a 50-year service life. Based on the assessment, it is expected to expire in 2019.

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

Recommendation: No action is required.

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

Recommendation: No action is required.

Building Name: Langan Gym

Year Built: 1971
 Gross Area (SF): 39,449

The Paul J. Langan Physical Education Building (Gymnasium) was originally constructed in 1971. There have been no additions and no major renovations. The building has a regulation basket ball court, olympic size swimming pool, wrestling and weight rooms, classroom and offices. 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 Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	12.26%	\$15,938
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	32.03%	\$246,458
B30 Roofing	0%	110.00%	\$658,787
C10 Interior Construction	0%	56.07%	\$287,060
C30 Interior Finishes	0%	110.00%	\$1,224,172
D20 Plumbing	7%	81.53%	\$406,822
D30 HVAC	0%	110.00%	\$2,004,506
D40 Fire Protection	1%	107.62%	\$188,151
D50 Electrical	11%	88.09%	\$1,035,720
E10 Equipment	0%	110.00%	\$88,663
E20 Furnishings	0%	110.00%	\$110,574
F10 Special Construction	89%	7.28%	\$102,975
G20 Site Improvements	5%	71.46%	\$188,444
G30 Site Mechanical Utilities	18%	0.00%	\$0
G40 Site Electrical Utilities	14%	49.25%	\$84,299
		Total:	\$6,642,569

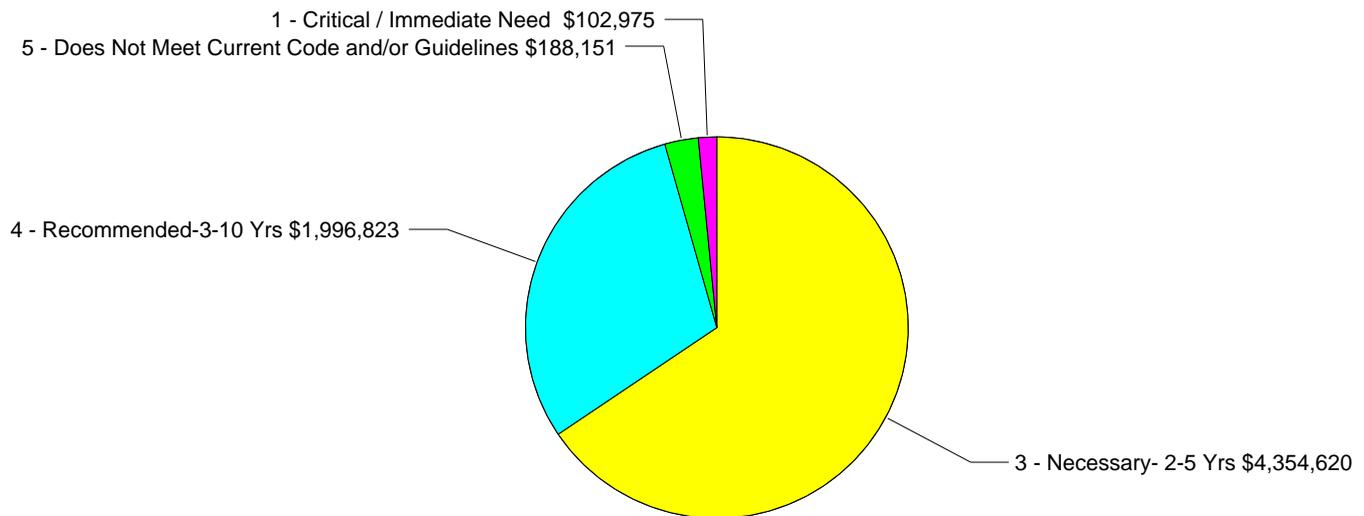
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.91	100	1971	2071	\$305,518	-	0.00%	\$0
A1030	Slab on Grade	\$5.11	100	1971	2071	\$263,892	-	0.00%	\$0
A2010	Basement Excavation	\$0.17	100	1971	2071	\$8,942	-	0.00%	\$0
A2020	Basement Walls	\$2.34	100	1971	2071	\$121,005	-	13.17%	\$15,938
B1020	Roof Construction	\$9.58	100	1971	2071	\$494,842	-	0.00%	\$0
B2010	Exterior Walls	\$10.56	100	1971	2071	\$545,317	-	0.00%	\$0
B2020	Exterior Windows	\$3.72	30	1971	2001	\$192,345	0%	110%	\$211,580
B2030	Exterior Doors	\$0.61	30	1971	2001	\$31,708	0%	110%	\$34,879
B3010	Roof Coverings	\$11.59	20	1990	2010	\$598,897	0%	110%	\$658,787
C1010	Partitions	\$4.34	40	1971	2011	\$224,368	-	0.00%	\$0
C1020	Interior Doors	\$1.89	40	1971	2011	\$97,717	0%	80.00%	\$78,174
C1030	Fittings	\$3.68	20	1971	1991	\$189,897	0%	110%	\$208,886
C3010	Wall Finishes	\$3.73	10	1991	2001	\$192,867	0%	110%	\$212,154
C3020	Floor Finishes	\$11.15	20	1991	2011	\$576,224	0%	110%	\$633,847
C3030	Ceiling Finishes	\$6.66	20	1991	2011	\$343,792	0%	110%	\$378,171
D2010	Plumbing Fixtures	\$5.33	30	1971	2001	\$275,381	0%	110%	\$302,919
D2020	Domestic Water Distribution	\$2.01	30	1991	2021	\$103,586	30%	0.00%	\$0
D2030	Sanitary Waste	\$1.83	30	1971	2001	\$94,458	0%	110%	\$103,903

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D2090	Other Plumbing Systems-Nat Gas	\$0.49	30	1991	2021	\$25,535	30%	0.00%	\$0
D3010	Energy Supply	\$3.60	30	1971	2001	\$186,094	0%	110%	\$204,704
D3040	Distribution Systems	\$7.27	30	1971	2001	\$375,681	0%	110%	\$413,249
D3050	Terminal & Package Units	\$22.08	15	1971	1986	\$1,140,800	0%	110%	\$1,254,880
D3060	Controls & Instrumentation	\$1.80	20	1971	1991	\$92,841	0%	110%	\$102,125
D3070	Systems Testing & Balance	\$0.52	30	1971	2001	\$26,862	0%	110%	\$29,549
D4010	Sprinklers	\$3.31	30			\$171,046	0%	110%	\$188,151
D4030	Fire Protection Specialties	\$0.07	15	2005	2020	\$3,776	53%	0.00%	\$0
D5010	Electrical Service/Distribution	\$2.73	30	1971	2001	\$141,064	0%	110%	\$155,170
D5020	Lighting and Branch Wiring	\$13.06	30	2004	2034	\$674,494	73%	110%	\$741,944
D5030	Communications and Security	\$4.53	20	2004	2024	\$234,245	60%	0.00%	\$0
D5090	Other Electrical Systems	\$2.44	15	1995	2010	\$126,005	0%	110%	\$138,606
E1090	Other Equipment-Athletic Equip	\$1.56	20	1971	1991	\$80,603	0%	110%	\$88,663
E2010	Fixed Furnishings	\$1.95	20	1971	1991	\$100,522	0%	110%	\$110,574
F1040	Special Facilities-Swimming Pool	\$27.40	20	2010	2030	\$1,415,333	90%	7.28%	\$102,975
G2010	Roadways	\$1.03	50	1971	2021	\$52,971	18%	0.00%	\$0
G2020	Parking Lots	\$2.61	30	1971	2001	\$135,051	0%	110%	\$148,556
G2030	Pedestrian Paving	\$0.50	50	1971	2021	\$25,829	18%	0.00%	\$0
G2050	Landscaping	\$0.97	20	1971	1991	\$49,861	0%	80.00%	\$39,889
G3010	Water Supply	\$0.28	50	1971	2021	\$14,547	18%	0.00%	\$0
G3020	Sanitary Sewer	\$0.81	50	1971	2021	\$42,086	18%	0.00%	\$0
G3030	Storm Sewer	\$0.58	50	1971	2021	\$29,941	18%	0.00%	\$0
G3060	Fuel Distribution	\$0.17	50	1971	2021	\$8,834	18%	0.00%	\$0
G4010	Electrical Distribution	\$1.83	30	1990	2020	\$94,535	27%	0.00%	\$0
G4020	Site Lighting	\$1.48	30	1971	2001	\$76,635	0%	110%	\$84,299
Total		\$193.31				\$9,985,948	25%	66.52%	\$6,642,569

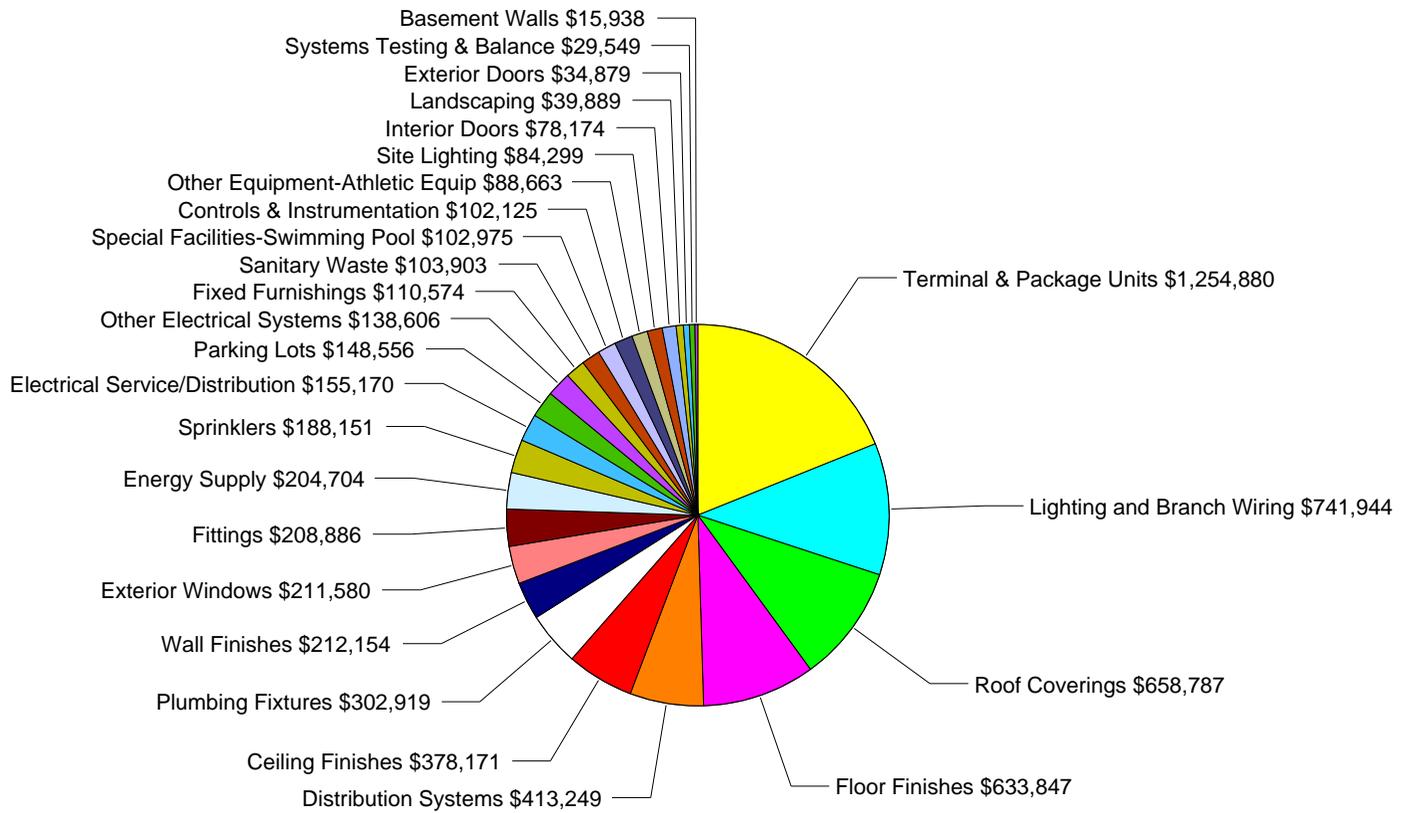
Building Deficiency Priority

Deficiencies by Priority:



Langan Gym Condition Budget: \$6,642,569

Building Deficiencies Budget Detail



Langan Gym Condition Budget: \$6,642,572

Building Deficiencies Budget 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 1971. It has a 30-year service life which expired in 2001.

Recommendation: The system should be replaced.

Deficiency

Location: Langan Gym

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$211,580



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 1971. It has a 30-year service life which expired in 2001.

Recommendation: The system should be replaced.

Deficiency

Location: Langan Gym

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$34,879

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 1990. It has a 20-year service life which expired in 2010.

Recommendation: The system should be replaced.



Deficiency

Location: Langan Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$658,787



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 1971. It has a 40-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Deficiency

Location: Langan Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$78,174



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 1971. It has a 20-year service life which expired in 1991.

Recommendation: The system should be replaced.

Deficiency

Location: Langan Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$208,886



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 1991. It has a 10-year service life which expired in 2001.

Recommendation: The system should be replaced.

Deficiency

Location: Langan Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$212,154



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 1991. 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: Langan Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$633,847

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 1991. 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: Langan Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$378,171



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 1971. It has a 30-year service life which expired in 2001.

Recommendation: The system should be replaced.

Deficiency

Location: Langan Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$302,919

System: D2020 - Domestic Water Distribution

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

Recommendation: No action is required.

System: D2030 - Sanitary Waste

Analysis: The system 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 1971. It has a 30-year service life which expired in 2001.

Recommendation: The system should be replaced.



Deficiency

Location: Langan Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$103,903

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

Recommendation: No action is required.



System: D3010 - Energy Supply

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 30-year service life which expired in 2001.

Recommendation: The system should be replaced.

Deficiency

Location: Langan Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$204,704

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 1971. It has a 30-year service life which expired in 2001.

Recommendation: The system should be replaced.



Deficiency

Location: Langan Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Gym does not have cooling, heat only.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$413,249



System: D3050 - Terminal & Package Units

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

Deficiency

Location: Langan Gym
Distress: Missing
Category: Capital Renewal
Priority: 4 - Recommended-3-10 Yrs
Notes: Gym does not have cooling capabilities, heat only. Recommend adding package units with cooling and fresh air ventilation to better control IAQ in the gym. An Engineering Study of the HVAC requirements is recommended before any repairs or renovations are implemented.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$1,254,880



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 1971. It has a 20-year service life which expired in 1991.
Recommendation: The system should be replaced.

Deficiency

Location: Langan Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$102,125

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 1971. It has a 30-year service life which expired in 2001.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Langan Gym

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$29,549

System: D4010 - Sprinklers

Analysis: The system is missing.

Recommendation: The system should be installed.

Photo is not available.

Deficiency

Location: Langan Gym

Distress: Missing

Category: Compliance

Priority: 5 - Does Not Meet Current Code and/or Guidelines

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$188,151

System: D4030 - Fire Protection Specialties

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

Recommendation: No action is required.

System: 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 1971. It has a 30-year service life which expired in 2001.

Recommendation: The system should be replaced.



Deficiency

Location: Langan Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$155,170



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 2004. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Deficiency

Location: Langan Gym
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended-3-10 Yrs
Notes: Lighting fixtures in the Basket Ball Court were replaced with High Bay Fluorescent type and most all other fluorescent light fixtures had lamps replaced with T8 type and electronic ballasts. However the branch panels, infrastructure and wiring are mostly original to building construction date of 1971.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$741,944

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 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.

Recommendation: No action is required.

System: D5090 - Other Electrical 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 1995. It has a 15-year service life which expired in 2010.

Recommendation: The system should be replaced.



Deficiency

Location: Langan Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$138,606



System: E1090 - Other Equipment-Athletic Equip

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 1971. It has a 20-year service life which expired in 1991.

Recommendation: The system should be replaced.

Deficiency

Location: Langan Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$88,663



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 1971. It has a 20-year service life which expired in 1991.

Recommendation: The system should be replaced.

Deficiency

Location: Langan Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$110,574



System: F1040 - Special Facilities-Swimming Pool

Analysis: The system is in 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. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Deficiency

Location: Langan Gym

Material: Swimming Pool

Distress: Damaged

Category: Capital Renewal

Priority: 1 - Critical / Immediate Need

Notes: Swimming Pool surface has been renovated and painted. The circulating pumps are new; however the main drain piping has been condemned by local code inspection. Drain piping size must be increased before the swimming pool may be used.

Correction: Replace filtration equipment and pumps

Qty: 1-SYSTEM

Condition Budget: \$102,975

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 1971. It has a 50-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.



System: G2020 - Parking Lots

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 30-year service life which expired in 2001.

Recommendation: The system should be replaced.

Deficiency

Location: Langan Gym

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$148,556

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 1971. It has a 50-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.



System: G2050 - Landscaping

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1971. It has a 20-year service life which expired in 1991.

Recommendation: The system should be replaced.

Deficiency

Location: Langan Gym

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$39,889

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 1971. It has a 50-year service life. Based on the assessment, it is expected to expire in 2021.

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 1971. It has a 50-year service life. Based on the assessment, it is expected to expire in 2021.

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 1971. It has a 50-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: G3060 - Fuel 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 1971. It has a 50-year service life. Based on the assessment, it is expected to expire in 2021.

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 1990. It has a 30-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.



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 1971. It has a 30-year service life which expired in 2001.

Recommendation: The system should be replaced.

Deficiency

Location: Langan Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$84,299

Building Name: McDaniel Classroom

Year Built: 1985
 Gross Area (SF): 23,740

The McDaniel Classroom Building was originally constructed in 1985. There have been no additions and no major renovations. External roof gutters and downspouts were added in 2001. The building is primarily used for classroom instruction with 10 classrooms, it also has a speech and hearing lab, library, office space and conference room area. 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 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	4%	46.42%	\$268,625
B30 Roofing	32%	0.00%	\$0
C10 Interior Construction	24%	25.28%	\$74,743
C20 Stairs	32%	0.00%	\$0
C30 Interior Finishes	5%	110.00%	\$656,268
D10 Conveying	9%	110.00%	\$74,681
D20 Plumbing	9%	110.00%	\$297,583
D30 HVAC	3%	110.00%	\$1,315,134
D40 Fire Protection	10%	107.47%	\$121,681
D50 Electrical	7%	110.00%	\$707,726
E10 Equipment	0%	110.00%	\$106,248
E20 Furnishings	0%	110.00%	\$67,975
G20 Site Improvements	16%	75.97%	\$159,288
G30 Site Mechanical Utilities	45%	0.00%	\$0
G40 Site Electrical Utilities	10%	110.00%	\$82,875
		Total:	\$3,932,828

Building Deficiency Condition Budget Detail

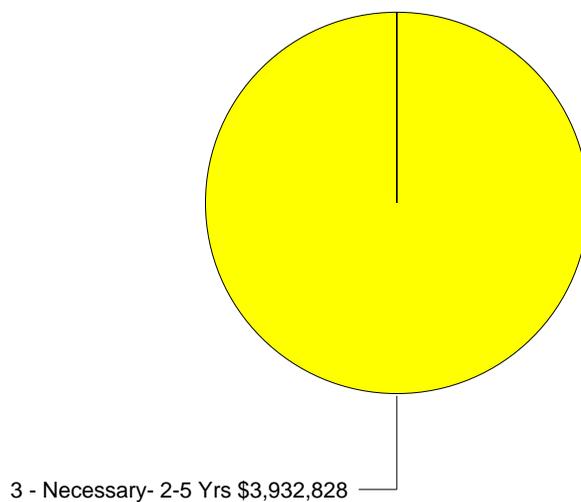
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$6.03	100	1985	2085	\$187,504	-	0.00%	\$0
A1030	Slab on Grade	\$5.21	100	1985	2085	\$162,069	-	0.00%	\$0
A2010	Basement Excavation	\$0.17	100	1985	2085	\$5,381	-	0.00%	\$0
A2020	Basement Walls	\$2.39	100	1985	2085	\$74,452	-	0.00%	\$0
B1010	Floor Construction	\$12.97	100	1985	2085	\$403,084	-	0.00%	\$0
B1020	Roof Construction	\$9.77	100	1985	2085	\$303,685	-	0.00%	\$0
B2010	Exterior Walls	\$10.76	100	1985	2085	\$334,524	-	0.00%	\$0
B2020	Exterior Windows	\$7.23	30	1985	2015	\$224,806	10%	110%	\$247,287
B2030	Exterior Doors	\$0.62	30	1985	2015	\$19,399	10%	110%	\$21,338
B3010	Roof Coverings	\$17.67	40	1985	2025	\$549,180	33%	0.00%	\$0
C1010	Partitions	\$4.43	40	1985	2025	\$137,593	33%	0.00%	\$0
C1020	Interior Doors	\$2.90	40	1985	2025	\$90,104	33%	0.00%	\$0
C1030	Fittings	\$2.19	20	1985	2005	\$67,948	0%	110%	\$74,743
C2010	Stair Construction	\$2.58	40	1985	2025	\$80,336	33%	0.00%	\$0
C3010	Wall Finishes	\$3.81	10	2005	2015	\$118,310	30%	110%	\$130,141
C3020	Floor Finishes	\$8.60	20	1985	2005	\$267,284	0%	110%	\$294,013

School Assessment Report - Kentucky School of the Blind, KSB, McDaniel Classroom

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C3030	Ceiling Finishes	\$6.79	20	1985	2005	\$211,013	0%	110%	\$232,114
D1010	Elevators and Lifts	\$2.18	30	1985	2015	\$67,892	10%	110%	\$74,681
D2010	Plumbing Fixtures	\$5.43	30	1985	2015	\$168,771	10%	110%	\$185,648
D2020	Domestic Water Distribution	\$0.54	30	1985	2015	\$16,912	10%	110%	\$18,603
D2030	Sanitary Waste	\$1.87	30	1985	2015	\$58,143	10%	110%	\$63,957
D2040	Rain Water Drainage	\$0.33	30	1985	2015	\$10,287	10%	110%	\$11,316
D2090	Other Plumbing Systems- Nat Gas	\$0.53	30	1985	2015	\$16,417	10%	110%	\$18,059
D3010	Energy Supply-Steam Distribution	\$3.39	30	1985	2015	\$105,346	10%	110%	\$115,881
D3020	Heat Generating Systems	\$2.80	30	1985	2015	\$87,051	10%	110%	\$95,756
D3040	Distribution Systems	\$7.41	30	1985	2015	\$230,303	10%	110%	\$253,333
D3050	Terminal & Package Units	\$22.51	15	1985	2000	\$699,880	0%	110%	\$769,868
D3060	Controls & Instrumentation	\$1.82	20	1985	2005	\$56,520	0%	110%	\$62,172
D3070	Systems Testing & Balance	\$0.53	30	1985	2015	\$16,476	10%	110%	\$18,124
D4010	Sprinklers	\$3.37	30	1985	2015	\$104,619	10%	110%	\$115,081
D4020	Standpipes	\$0.19	30	1985	2015	\$6,000	10%	110%	\$6,600
D4030	Fire Protection Specialties	\$0.08	15	2005	2020	\$2,599	53%	0.00%	\$0
D5010	Electrical Service/Distribution	\$2.77	30	1985	2015	\$86,162	10%	110%	\$94,778
D5020	Lighting and Branch Wiring	\$13.30	30	1985	2015	\$413,343	10%	110%	\$454,677
D5030	Communications and Security	\$4.63	20	1985	2005	\$143,882	0%	110%	\$158,271
E1020	Institutional Equipment	\$3.11	20	1985	2005	\$96,589	0%	110%	\$106,248
E2010	Fixed Furnishings	\$1.99	20	1985	2005	\$61,796	0%	110%	\$67,975
G2010	Roadways	\$1.04	50	1985	2035	\$32,182	46%	0.00%	\$0
G2020	Parking Lots	\$2.68	30	1985	2015	\$83,159	10%	110%	\$91,475
G2030	Pedestrian Paving	\$0.50	50	1985	2035	\$15,544	46%	0.00%	\$0
G2040	Site Development	\$0.77	30	1985	2015	\$23,888	10%	100%	\$23,888
G2050	Landscaping	\$1.77	20	1985	2005	\$54,907	0%	80.00%	\$43,925
G3010	Water Supply	\$0.29	50	1985	2035	\$9,078	46%	0.00%	\$0
G3020	Sanitary Sewer	\$0.83	50	1985	2035	\$25,650	46%	0.00%	\$0
G3030	Storm Sewer	\$0.59	50	1985	2035	\$18,348	46%	0.00%	\$0
G3060	Fuel Distribution	\$0.17	50	1985	2035	\$5,316	46%	0.00%	\$0
G4010	Electrical Distribution	\$0.92	30	1985	2015	\$28,601	10%	110%	\$31,461
G4020	Site Lighting	\$1.50	30	1985	2015	\$46,740	10%	110%	\$51,414
Total		\$193.94				\$6,029,072	12%	65.23%	\$3,932,828

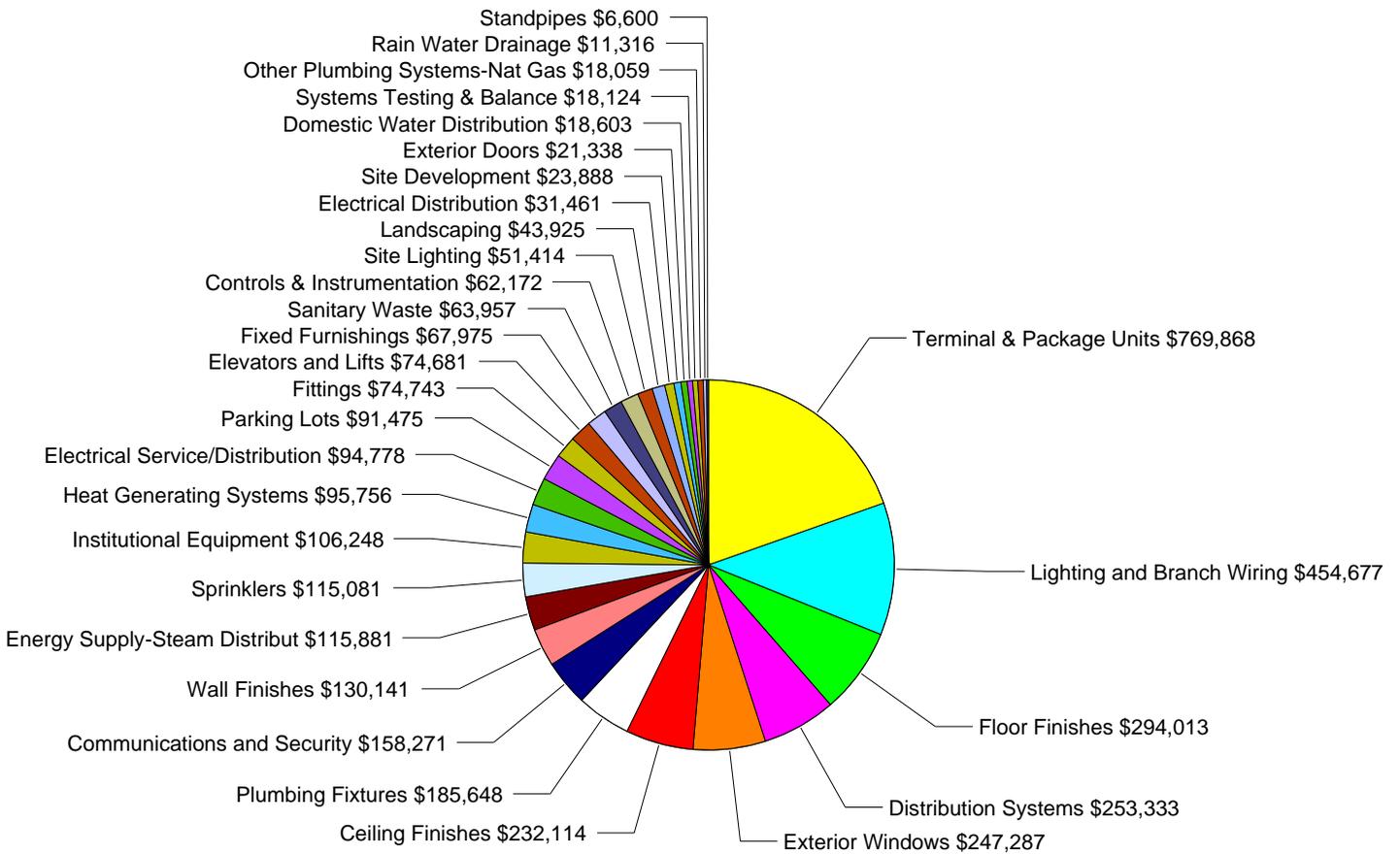
Building Deficiency Priority

Deficiencies by Priority:



McDaniel Classroom Condition Budget: \$3,932,828

Building Deficiencies Budget Detail



McDaniel Classroom Condition Budget: \$3,932,827

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 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$247,287

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 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$21,338

System: B3010 - Roof Coverings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1985. It has a 40-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: C1010 - Partitions

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1985. It has a 40-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1985. It has a 40-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.



System: C1030 - Fittings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1985. It has a 20-year service life which expired in 2005.

Recommendation: The system should be replaced.

Deficiency

Location: McDaniel Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$74,743

System: C2010 - Stair Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1985. It has a 40-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

System: C3010 - Wall Finishes

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

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$130,141



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 1985. It has a 20-year service life which expired in 2005.

Recommendation: The system should be replaced.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$294,013



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 1985. It has a 20-year service life which expired in 2005.

Recommendation: The system should be replaced.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$232,114

System: D1010 - Elevators and Lifts

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$74,681

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 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$185,648

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 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$18,603

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 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$63,957

System: D2040 - Rain Water Drainage

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$11,316

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 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$18,059

System: D3010 - Energy Supply-Steam 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 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$115,881

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 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$95,756

System: D3040 - Distribution Systems

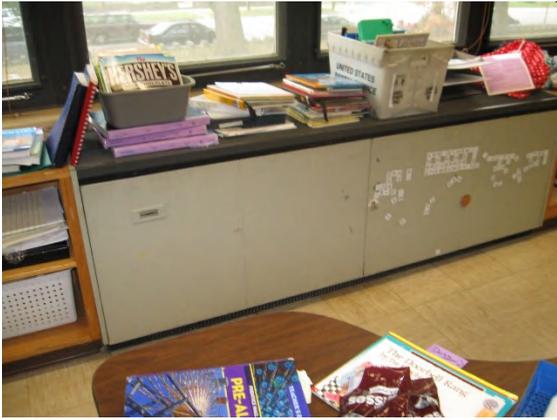
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$253,333



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 1985. It has a 15-year service life which expired in 2000.

Recommendation: The system should be replaced.

Deficiency

Location: McDaniel Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$769,868



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 1985. It has a 20-year service life which expired in 2005.

Recommendation: The system should be replaced.

Deficiency

Location: McDaniel Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$62,172

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 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$18,124

System: D4010 - Sprinklers

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$115,081

System: D4020 - Standpipes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$6,600

System: D4030 - Fire Protection Specialties

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

Recommendation: No action is required.

System: 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 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$94,778

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 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$454,677

System: D5030 - Communications and Security

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1985. It has a 20-year service life which expired in 2005.

Recommendation: The system should be replaced.



Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Fire alarm, communication and security systems are recommended for upgrades and replacing as required.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$158,271



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 1985. It has a 20-year service life which expired in 2005.

Recommendation: The system should be replaced.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$106,248



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 1985. It has a 20-year service life which expired in 2005.

Recommendation: The system should be replaced.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$67,975

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 1985. It has a 50-year service life. Based on the assessment, it is expected to expire in 2035.

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 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$91,475

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 1985. It has a 50-year service life. Based on the assessment, it is expected to expire in 2035.

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 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$23,888



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 1985. It has a 20-year service life which expired in 2005.

Recommendation: The system should be replaced.

Deficiency

Location: McDaniel Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$43,925

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 1985. It has a 50-year service life. Based on the assessment, it is expected to expire in 2035.

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 1985. It has a 50-year service life. Based on the assessment, it is expected to expire in 2035.

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 1985. It has a 50-year service life. Based on the assessment, it is expected to expire in 2035.

Recommendation: No action is required.

System: G3060 - Fuel 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 1985. It has a 50-year service life. Based on the assessment, it is expected to expire in 2035.

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 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$31,461

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 1985. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: McDaniel Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$51,414

Building Name: Recreation (Gregory)

Year Built: 1934
 Gross Area (SF): 9,726

The Gregory-Ries Student Recreation Center was originally constructed in 1934. There have been two additions; one in 1955 and the last one in 1977. The building contains a gymnasium, basket ball court, two lane bowling alley, multi-purpose room, concession stand, office and loft game room for student activity. 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 Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	46.41%	\$111,920
B30 Roofing	0%	110.00%	\$168,294
C10 Interior Construction	0%	49.65%	\$61,188
C20 Stairs	12%	0.00%	\$0
C30 Interior Finishes	0%	110.00%	\$273,584
D10 Conveying	0%	110.00%	\$31,043
D20 Plumbing	0%	110.00%	\$111,847
D30 HVAC	0%	110.00%	\$510,766
D40 Fire Protection	1%	107.37%	\$47,908
D50 Electrical	13%	85.44%	\$229,175
E10 Equipment	0%	110.00%	\$35,104
E20 Furnishings	0%	110.00%	\$28,287
F10 Special Construction	0%	110.00%	\$142,173
G20 Site Improvements	22%	24.17%	\$10,253
G30 Site Mechanical Utilities	15%	52.86%	\$11,707
G40 Site Electrical Utilities	0%	110.00%	\$34,515
		Total:	\$1,807,765

Building Deficiency Condition Budget Detail

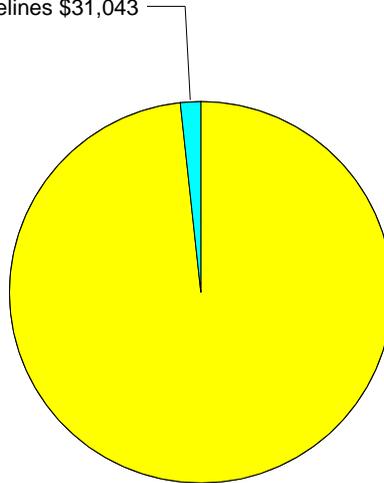
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$6.14	100	1934	2034	\$78,188	-	0.00%	\$0
A1030	Slab on Grade	\$5.31	100	1934	2034	\$67,600	-	0.00%	\$0
A2010	Basement Excavation	\$0.17	100	1934	2034	\$2,205	-	0.00%	\$0
A2020	Basement Walls	\$2.43	100	1934	2034	\$30,903	-	0.00%	\$0
B1010	Floor Construction	\$13.18	100	1934	2034	\$167,924	-	0.00%	\$0
B1020	Roof Construction	\$9.94	100	1934	2034	\$126,547	-	0.00%	\$0
B2010	Exterior Walls	\$10.94	100	1934	2034	\$139,396	-	0.00%	\$0
B2020	Exterior Windows	\$7.35	30	1977	2007	\$93,668	0%	110%	\$103,035
B2030	Exterior Doors	\$0.63	30	1977	2007	\$8,077	0%	110%	\$8,885
B3010	Roof Coverings	\$12.01	20	1977	1997	\$152,995	0%	110%	\$168,294
C1010	Partitions	\$4.50	40	1934	1974	\$57,293	-	0.00%	\$0
C1020	Interior Doors	\$2.97	40	1955	1995	\$37,821	0%	80.00%	\$30,257
C1030	Fittings	\$2.21	20	1977	1997	\$28,119	0%	110%	\$30,931
C2010	Stair Construction	\$2.63	40	1977	2017	\$33,462	13%	0.00%	\$0
C3010	Wall Finishes	\$3.88	10	1997	2007	\$49,390	0%	110%	\$54,329
C3020	Floor Finishes	\$8.74	20	1977	1997	\$111,313	0%	110%	\$122,444

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C3030	Ceiling Finishes	\$6.91	20	1977	1997	\$88,010	0%	110%	\$96,811
D1010	Elevators and Lifts	\$2.22	30			\$28,221	0%	110%	\$31,043
D2010	Plumbing Fixtures	\$5.53	30	1977	2007	\$70,393	0%	110%	\$77,432
D2020	Domestic Water Distribution	\$0.57	30	1977	2007	\$7,200	0%	110%	\$7,920
D2030	Sanitary Waste	\$1.89	30	1934	1964	\$24,087	0%	110%	\$26,495
D3010	Energy Supply-Steam Distrtrbution	\$3.62	30	1977	2007	\$46,141	0%	110%	\$50,755
D3040	Distribution Systems	\$7.54	30	1977	2007	\$96,082	0%	110%	\$105,690
D3050	Terminal & Package Units	\$22.90	15	1977	1992	\$291,672	0%	110%	\$320,839
D3060	Controls & Instrumentation	\$1.86	20	1977	1997	\$23,688	0%	110%	\$26,057
D3070	Systems Testing & Balance	\$0.53	30	1977	2007	\$6,750	0%	110%	\$7,425
D4010	Sprinklers	\$3.42	30	1977	2007	\$43,553	0%	110%	\$47,908
D4030	Fire Protection Specialties	\$0.08	15	2005	2020	\$1,065	53%	0.00%	\$0
D5010	Electrical Service/Distribution	\$2.82	30	1977	2007	\$35,952	0%	110%	\$39,547
D5020	Lighting and Branch Wiring	\$13.54	30	1977	2007	\$172,390	0%	110%	\$189,628
D5030	Communications and Security	\$4.70	20	2004	2024	\$59,877	60%	0.00%	\$0
E1020	Institutional Equipment-Athletic Equip	\$2.51	20	1977	1997	\$31,913	0%	110%	\$35,104
E2010	Fixed Furnishings	\$2.02	20	1934	1954	\$25,716	0%	110%	\$28,287
F1040	Special Facilities-Bowling Alley Equip	\$10.15	30	1977	2007	\$129,248	0%	110%	\$142,173
G2010	Roadways	\$1.05	50	1977	2027	\$13,311	30%	0.00%	\$0
G2030	Pedestrian Paving	\$0.50	50	1977	2027	\$6,368	30%	0.00%	\$0
G2040	Site Development	\$0.78	50	1977	2027	\$9,923	30%	0.00%	\$0
G2050	Landscaping	\$1.01	20	1977	1997	\$12,816	0%	80.00%	\$10,253
G3010	Water Supply	\$0.30	50	1977	2027	\$3,853	30%	0.00%	\$0
G3020	Sanitary Sewer	\$0.84	50	1934	1984	\$10,642	0%	110%	\$11,707
G3030	Storm Sewer	\$0.60	50	1977	2027	\$7,651	30%	0.00%	\$0
G4010	Electrical Distribution	\$0.93	30	1977	2007	\$11,845	0%	110%	\$13,029
G4020	Site Lighting	\$1.53	30	1977	2007	\$19,532	0%	110%	\$21,485
Total		\$193.37				\$2,462,796	3%	73.40%	\$1,807,765

Building Deficiency Priority

Deficiencies by Priority:

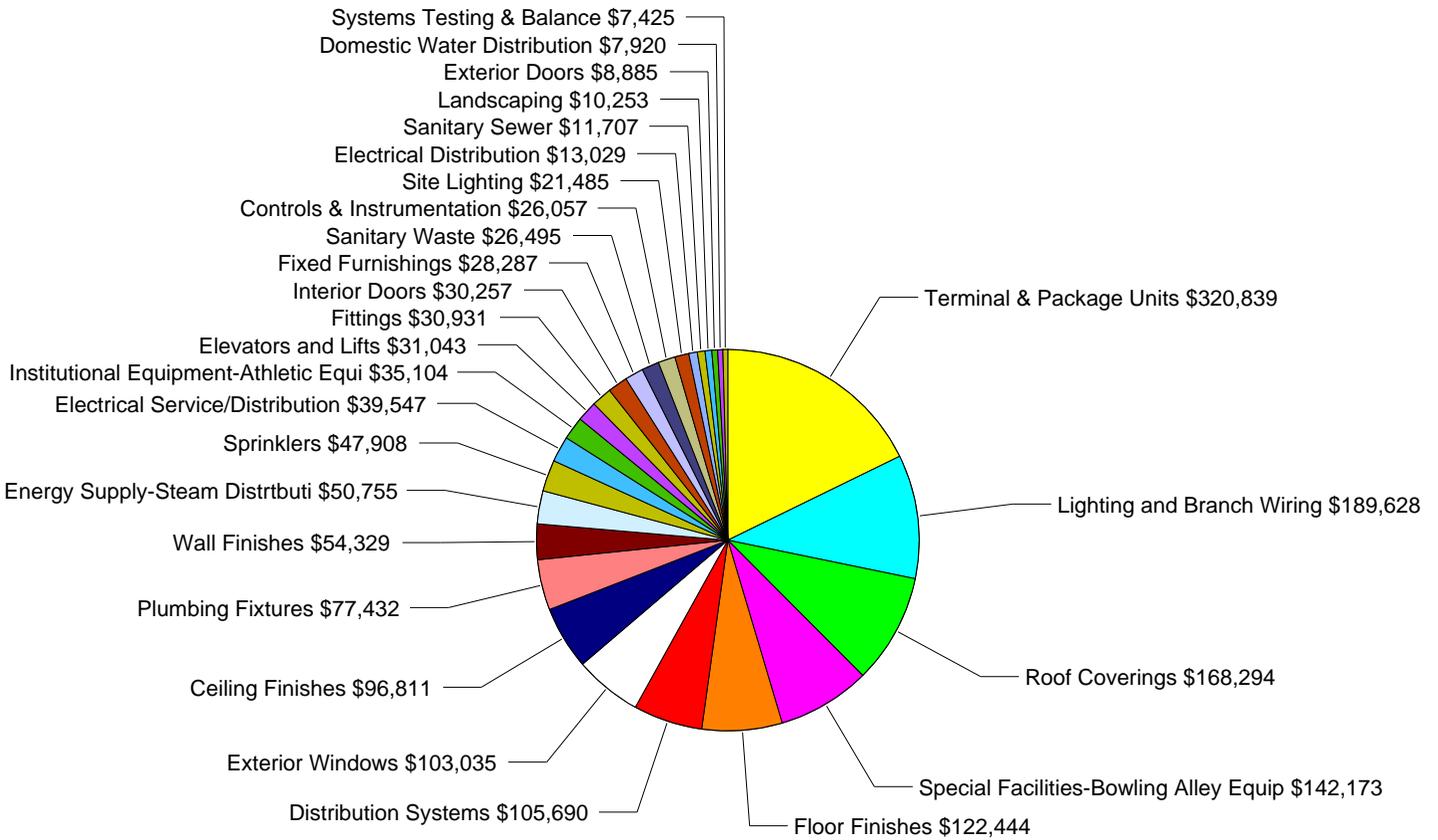
5 - Does Not Meet Current Code and/or Guidelines \$31,043



3 - Necessary- 2-5 Yrs \$1,776,722

Recreation (Gregory) Condition Budget: \$1,807,765

Building Deficiencies Budget Detail



Recreation (Gregory) Condition Budget: \$1,807,763

Building Deficiencies Budget 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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$103,035



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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$8,885

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 1977. It has a 20-year service life which expired in 1997.

Recommendation: The system should be replaced.



Deficiency

Location: Recreation (Gregory)
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$168,294



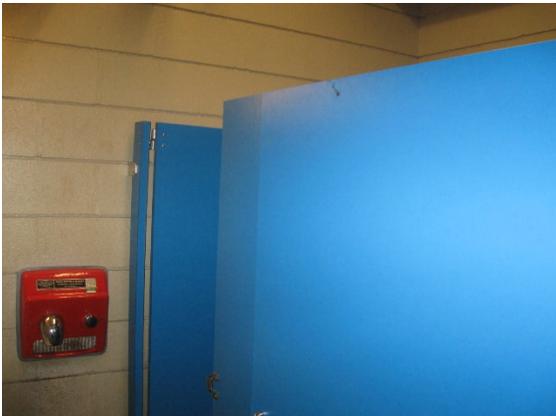
System: C1020 - Interior Doors

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1955. It has a 40-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$30,257



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 1977. It has a 20-year service life which expired in 1997.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$30,931

System: C2010 - Stair Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1977. It has a 40-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.



System: C3010 - Wall Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1997. It has a 10-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$54,329



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 1977. It has a 20-year service life which expired in 1997.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$122,444



System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1977. It has a 20-year service life which expired in 1997.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$96,811

Photo is not available.

System: D1010 - Elevators and Lifts

Analysis: The system is missing.

Recommendation: The system should be installed.

Deficiency

Location: Recreation (Gregory)

Distress: Missing

Category: ADA / Accessibility

Priority: 5 - Does Not Meet Current Code and/or Guidelines

Notes: No ADA compliant lift installed.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$31,043

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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.



Deficiency

Location: Recreation (Gregory)
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$77,432



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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$7,920

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 1934. It has a 30-year service life which expired in 1964.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Recreation (Gregory)
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$26,495



System: D3010 - Energy Supply-Steam 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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$50,755



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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$105,690

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 1977. It has a 15-year service life which expired in 1992.

Recommendation: The system should be replaced.



Deficiency

Location: Recreation (Gregory)
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$320,839



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 1977. It has a 20-year service life which expired in 1997.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$26,057

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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Recreation (Gregory)
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$7,425



System: D4010 - Sprinklers

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$47,908

System: D4030 - Fire Protection Specialties

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

Recommendation: No action is required.



System: 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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$39,547



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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$189,628

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 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.

Recommendation: No action is required.



System: E1020 - Institutional Equipment-Athletic Equip

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 1977. It has a 20-year service life which expired in 1997.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$35,104



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 1934. It has a 20-year service life which expired in 1954.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$28,287



System: F1040 - Special Facilities-Bowling Alley Equip

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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$142,173

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 1977. It has a 50-year service life. Based on the assessment, it is expected to expire in 2027.

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 1977. It has a 50-year service life. Based on the assessment, it is expected to expire in 2027.

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 1977. It has a 50-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.



System: G2050 - Landscaping

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1977. It has a 20-year service life which expired in 1997.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$10,253

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 1977. It has a 50-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

System: G3020 - Sanitary Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1934. It has a 50-year service life which expired in 1984.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Recreation (Gregory)
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$11,707

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 1977. It has a 50-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.



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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Recreation (Gregory)
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$13,029

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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.



Deficiency

Location: Recreation (Gregory)
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$21,485

Building Name: Richie

Year Built: 1977
 Gross Area (SF): 24,553

The Richie Building was originally constructed in 1977. There have been no additions and no major renovations. The building has a 300 seat auditorium, stage with dressing rooms and sound/lighting systems, 20 sound proof music practice rooms, conference room, and administrative offices. 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 Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	37%	0.00%	\$0
B20 Exterior Enclosure	0%	103.51%	\$727,124
B30 Roofing	0%	110.00%	\$509,895
C10 Interior Construction	3%	25.12%	\$74,961
C20 Stairs	12%	0.00%	\$0
C30 Interior Finishes	0%	110.00%	\$664,047
D10 Conveying	0%	110.00%	\$75,354
D20 Plumbing	0%	110.00%	\$282,256
D30 HVAC	0%	110.00%	\$1,475,983
D40 Fire Protection	1%	107.28%	\$116,719
D50 Electrical	13%	85.46%	\$557,266
E20 Furnishings	0%	110.00%	\$310,437
G20 Site Improvements	8%	75.23%	\$141,308
G30 Site Mechanical Utilities	30%	0.00%	\$0
G40 Site Electrical Utilities	0%	110.00%	\$83,944
		Total:	\$5,019,295

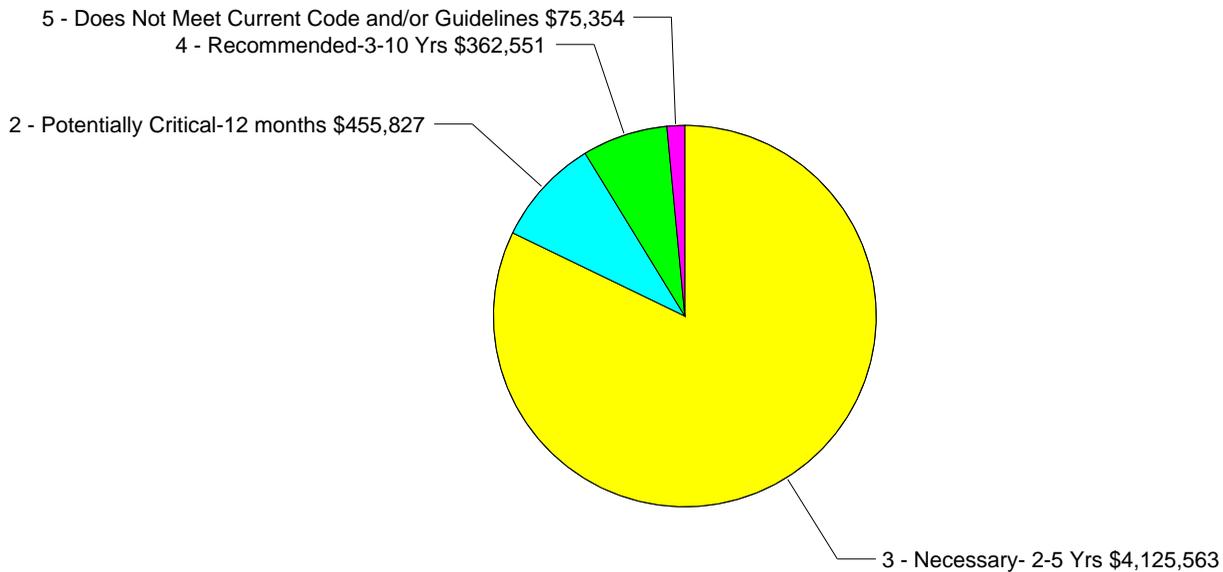
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.89	100	1977	2077	\$189,527	-	0.00%	\$0
A1030	Slab on Grade	\$5.10	100	1977	2077	\$163,908	-	0.00%	\$0
B1010	Floor Construction	\$12.67	100	1977	2077	\$407,512	65%	0.00%	\$0
B1020	Roof Construction	\$9.56	100	1977	2077	\$307,272	-	0.00%	\$0
B2010	Exterior Walls	\$14.18	100	1977	2077	\$455,828	65%	100%	\$455,827
B2020	Exterior Windows	\$7.07	30	1977	2007	\$227,229	0%	110%	\$249,952
B2030	Exterior Doors	\$0.60	30	1977	2007	\$19,404	0%	110%	\$21,344
B3010	Roof Coverings	\$11.56	20	1991	2011	\$371,599	0%	110%	\$408,758
B3020	Roof Openings-Sky Lights	\$2.86	30	1977	2007	\$91,942	0%	110%	\$101,137
C1010	Partitions	\$4.32	40	1977	2017	\$138,981	-	0.00%	\$0
C1020	Interior Doors	\$2.84	40	1977	2017	\$91,229	13%	0.00%	\$0
C1030	Fittings	\$2.12	20	1977	1997	\$68,146	0%	110%	\$74,961
C2010	Stair Construction	\$2.54	40	1977	2017	\$81,702	13%	0.00%	\$0
C3010	Wall Finishes	\$3.72	10	1999	2009	\$119,709	0%	110%	\$131,680
C3020	Floor Finishes	\$8.42	20	1977	1997	\$270,654	0%	110%	\$297,719
C3030	Ceiling Finishes	\$6.63	20	1977	1997	\$213,317	0%	110%	\$234,648
D1010	Elevators and Lifts	\$2.13	30	1977	2007	\$68,503	0%	110%	\$75,354
D2010	Plumbing Fixtures	\$5.31	30	1977	2007	\$170,696	0%	110%	\$187,765
D2020	Domestic Water Distribution	\$0.54	30	1977	2007	\$17,491	0%	110%	\$19,240
D2030	Sanitary Waste	\$1.82	30	1977	2007	\$58,456	0%	110%	\$64,301

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D2040	Rain Water Drainage	\$0.31	30	1977	2007	\$9,954	0%	110%	\$10,950
D3030	Cooling Generating Systems	\$16.54	30	1977	2007	\$531,781	0%	110%	\$584,959
D3040	Distribution Systems	\$11.78	30	1977	2007	\$378,617	0%	110%	\$416,479
D3050	Terminal & Package Units	\$9.75	20	1977	1997	\$313,397	0%	110%	\$344,736
D3060	Controls & Instrumentation	\$2.80	20	1977	1997	\$90,036	0%	110%	\$99,039
D3070	Systems Testing & Balance	\$0.87	30	1977	2007	\$27,972	0%	110%	\$30,770
D4010	Sprinklers	\$3.30	30	1977	2007	\$106,109	0%	110%	\$116,719
D4030	Fire Protection Specialties	\$0.08	15	2005	2020	\$2,688	53%	0.00%	\$0
D5010	Electrical Service/Distribution	\$2.72	30	1977	2007	\$87,470	0%	110%	\$96,217
D5020	Lighting and Branch Wiring	\$13.04	30	1977	2007	\$419,135	0%	110%	\$461,049
D5030	Communications and Security	\$4.52	20	2004	2024	\$145,460	60%	0.00%	\$0
E2010	Fixed Furnishings	\$8.78	20	1977	1997	\$282,216	0%	110%	\$310,437
G2010	Roadways	\$1.02	50	1977	2027	\$32,651	30%	0.00%	\$0
G2020	Parking Lots	\$2.61	30	1977	2007	\$84,055	0%	110%	\$92,461
G2030	Pedestrian Paving	\$0.50	50	1977	2027	\$16,076	30%	0.00%	\$0
G2040	Site Development	\$0.75	30	1977	2007	\$24,021	0%	100%	\$24,021
G2050	Landscaping	\$0.97	20	1977	1997	\$31,033	0%	80.00%	\$24,827
G3010	Water Supply	\$0.29	50	1977	2027	\$9,388	30%	0.00%	\$0
G3020	Sanitary Sewer	\$0.81	50	1977	2027	\$26,194	30%	0.00%	\$0
G3030	Storm Sewer	\$0.58	50	1977	2027	\$18,635	30%	0.00%	\$0
G3060	Fuel Distribution	\$0.17	50	1977	2027	\$5,498	30%	0.00%	\$0
G4010	Electrical Distribution	\$0.90	30	1977	2007	\$28,937	0%	110%	\$31,831
G4020	Site Lighting	\$1.47	30	1977	2007	\$47,376	0%	110%	\$52,114
Total		\$194.44				\$6,251,803	12%	80.29%	\$5,019,295

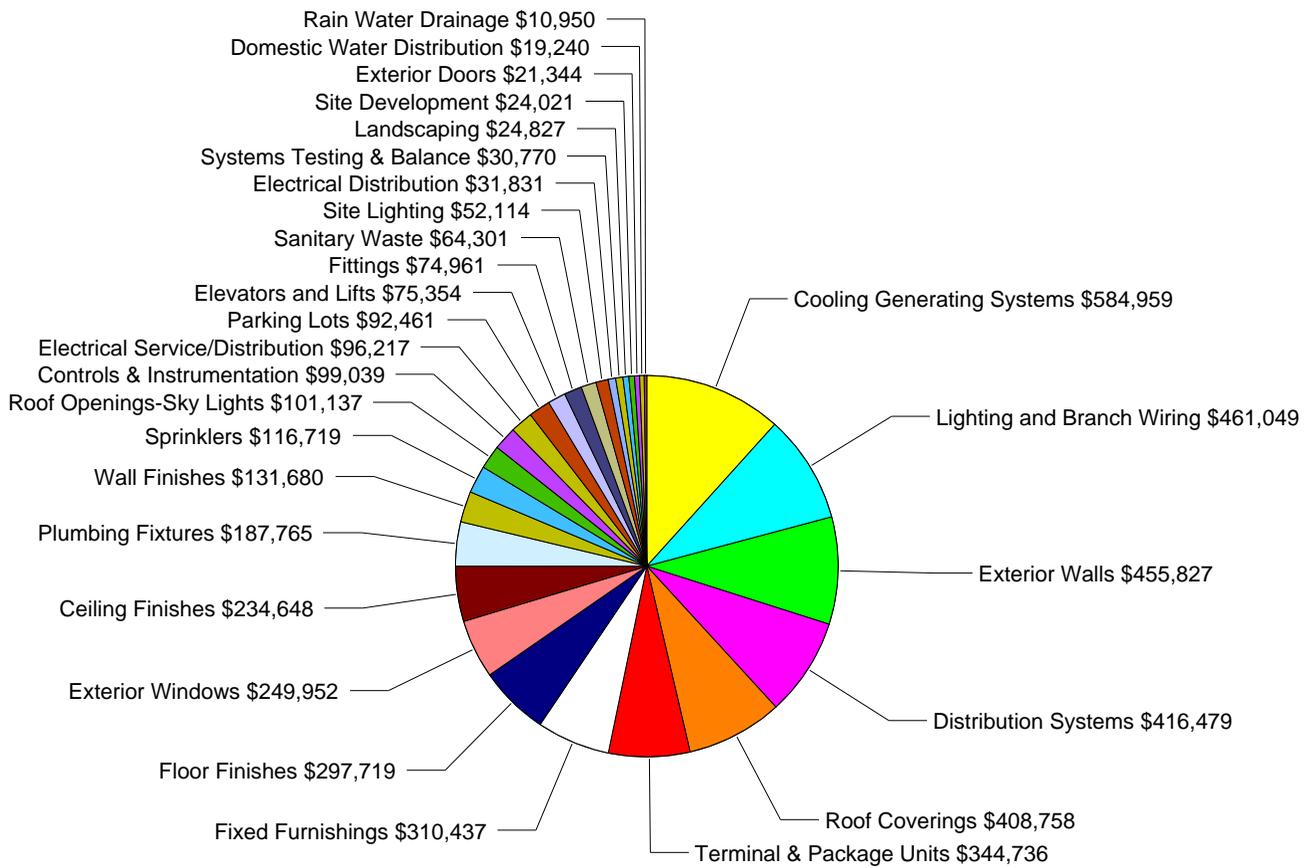
Building Deficiency Priority

Deficiencies by Priority:



Richie Condition Budget: \$5,019,295

Building Deficiencies Budget Detail



Richie Condition Budget: \$5,019,295

Building Deficiencies Budget Narrative

System: B1010 - Floor Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1977. It has a 100-year service life. Based on the assessment, it is expected to expire in 2077.

Recommendation: No action is required.



System: B2010 - Exterior Walls

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 1977. It has a 100-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Deficiency

Location: Richie

Distress: Damaged

Category: Critical Repair

Priority: 2 - Potentially Critical-12 months

Notes: The exterior walls are reported to leach water thru to interior spaces. The exact cause for this water intrusion was not determined during this KFICS 2011 assessment. However it was reported by KSB facility personnel that the construction detail for the exterior brick and interior CMU walls have inadequate air space between these two building components. It is recommended an engineering study be implemented to determine the exact scope of work to remedy this issue.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$455,827

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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.



Deficiency

Location: Richie
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$249,952



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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Richie
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$21,344



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 1991. 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: Richie
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$408,758



System: B3020 - Roof Openings-Sky Lights

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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Richie

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$101,137

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 1977. It has a 40-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.



System: C1030 - Fittings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1977. It has a 20-year service life which expired in 1997.

Recommendation: The system should be replaced.

Deficiency

Location: Richie

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$74,961

System: C2010 - Stair Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1977. It has a 40-year service life. Based on the assessment, it is expected to expire in 2017.

Recommendation: No action is required.



System: C3010 - Wall Finishes

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

Recommendation: The system should be replaced.

Deficiency

Location: Richie

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$131,680



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 1977. It has a 20-year service life which expired in 1997.

Recommendation: The system should be replaced.

Deficiency

Location: Richie

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$297,719



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 1977. It has a 20-year service life which expired in 1997.

Recommendation: The system should be replaced.

Deficiency

Location: Richie

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$234,648

System: D1010 - Elevators and Lifts

Analysis: The system is missing.

Recommendation: The system should be installed.

Photo is not available.

Deficiency

Location: Richie

Distress: Missing

Category: ADA / Accessibility

Priority: 5 - Does Not Meet Current Code and/or Guidelines

Notes: Adequate lifts for ADA compliance are missing.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$75,354

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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.



Deficiency

Location: Richie
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$187,765



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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Richie
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$19,240



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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Richie
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$64,301



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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Richie
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$10,950



System: D3030 - Cooling 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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Richie
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$584,959

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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.



Deficiency

Location: Richie
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$416,479



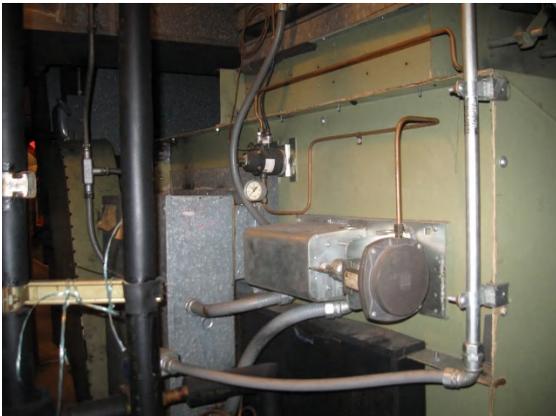
System: D3050 - Terminal & Package Units

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 1977. It has a 20-year service life which expired in 1997.

Recommendation: The system should be replaced.

Deficiency

Location: Richie
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$344,736



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 1977. It has a 20-year service life which expired in 1997.

Recommendation: The system should be replaced.

Deficiency

Location: Richie
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$99,039

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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Richie

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$30,770



System: D4010 - Sprinklers

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Richie

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$116,719

System: D4030 - Fire Protection Specialties

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

Recommendation: No action is required.



System: 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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Richie

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$96,217



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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Richie

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$461,049

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 2004. It has a 20-year service life. Based on the assessment, it is expected to expire in 2024.

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 1977. It has a 20-year service life which expired in 1997.

Recommendation: The system should be replaced.

Deficiency

Location: Richie

Distress: Beyond Expected Life

Category: Capital Renewal

Priority: 4 - Recommended-3-10 Yrs

Notes: The fixed auditorium seating is in good condition and functioning well, however it is beyond expected life and included in repairs for capital budget planning purposes.

Correction: Renew System

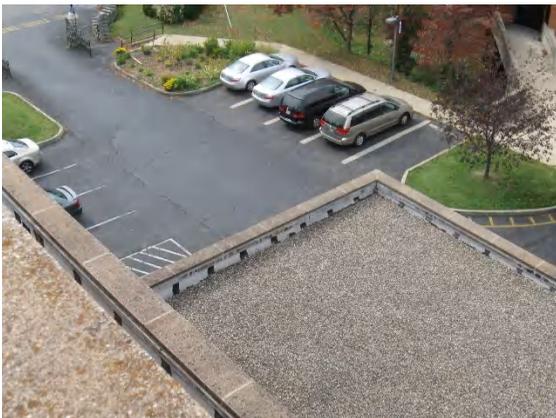
Qty: 1-Ea.

Condition Budget: \$310,437

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 1977. It has a 50-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.



System: G2020 - Parking Lots

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Richie

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$92,461

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 1977. It has a 50-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.



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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Deficiency

Location: Richie

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$24,021



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 1977. It has a 20-year service life which expired in 1997.

Recommendation: The system should be replaced.

Deficiency

Location: Richie

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$24,827

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 1977. It has a 50-year service life. Based on the assessment, it is expected to expire in 2027.

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 1977. It has a 50-year service life. Based on the assessment, it is expected to expire in 2027.

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 1977. It has a 50-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

System: G3060 - Fuel 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 1977. It has a 50-year service life. Based on the assessment, it is expected to expire in 2027.

Recommendation: No action is required.

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 1977. It has a 30-year service life which expired in 2007.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Richie
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$31,831

System: G4020 - Site Lighting

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

Photo is not available.

Deficiency

Location: Richie
Distress: Missing
Category: Capital Renewal
Priority: 4 - Recommended-3-10 Yrs
Notes: Recommend adding site lighting for security and safe pedestrian travel. Only building mounted wall packs are currently present.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$52,114

Building Name: Scoggan Classroom

Year Built: 1964
 Gross Area (SF): 42,867

The Lydia A. Scoggan Classroom Building was originally constructed in 1985. There have been no additions and no major renovations. External roof gutters and downspouts were added in 2001. The building has 19 classrooms, vocational training area, home economics lab, office space and conference room. 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 Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	46.42%	\$532,544
B30 Roofing	0%	110.00%	\$828,871
C10 Interior Construction	0%	49.59%	\$289,723
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	0%	110.00%	\$1,300,371
D10 Conveying	0%	110.00%	\$148,664
D20 Plumbing	0%	110.00%	\$566,227
D30 HVAC	4%	110.00%	\$2,107,637
D40 Fire Protection	1%	107.71%	\$242,490
D50 Electrical	5%	110.00%	\$1,401,415
E20 Furnishings	0%	110.00%	\$201,551
G20 Site Improvements	1%	103.76%	\$379,920
G30 Site Mechanical Utilities	4%	110.00%	\$127,503
G40 Site Electrical Utilities	0%	110.00%	\$102,742
		Total:	\$8,229,657

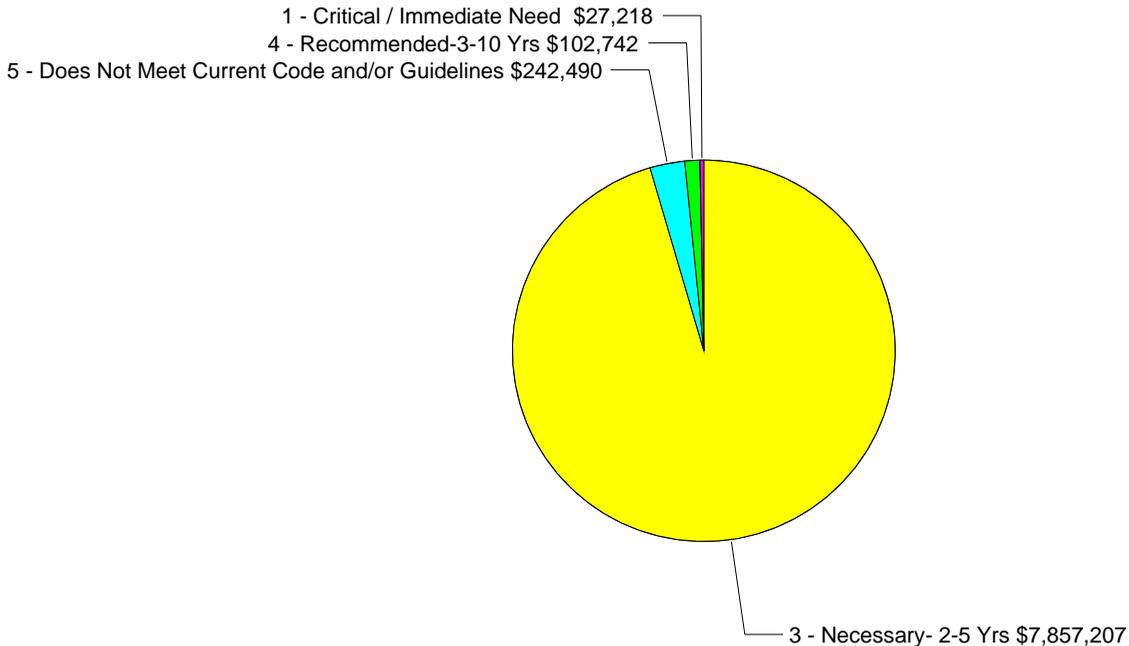
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$6.62	100	1964	2064	\$371,503	-	0.00%	\$0
A1030	Slab on Grade	\$5.72	100	1964	2064	\$320,909	-	0.00%	\$0
A2010	Basement Excavation	\$0.19	100	1964	2064	\$10,929	-	0.00%	\$0
A2020	Basement Walls	\$2.62	100	1964	2064	\$146,819	-	0.00%	\$0
B1010	Floor Construction	\$14.23	100	1964	2064	\$798,578	-	0.00%	\$0
B1020	Roof Construction	\$10.73	100	1964	2064	\$602,192	-	0.00%	\$0
B2010	Exterior Walls	\$11.81	100	1964	2064	\$663,188	-	0.00%	\$0
B2020	Exterior Windows	\$7.94	30	1964	1994	\$445,656	0%	110%	\$490,222
B2030	Exterior Doors	\$0.69	30	1964	1994	\$38,474	0%	110%	\$42,322
B3010	Roof Coverings	\$12.98	20	1985	2005	\$728,775	0%	110%	\$801,653
B3020	Roof Openings	\$0.44	30	1964	1994	\$24,744	0%	110%	\$27,218
C1010	Partitions	\$4.85	40	1964	2004	\$272,252	-	0.00%	\$0
C1020	Interior Doors	\$3.17	40	1964	2004	\$178,114	0%	80.00%	\$142,491
C1030	Fittings	\$2.38	20	1964	1984	\$133,847	0%	110%	\$147,231
C2010	Stair Construction	\$2.83	40	1964	2004	\$158,961	-	0.00%	\$0
C3010	Wall Finishes	\$4.19	10	1985	1995	\$235,051	0%	110%	\$258,556
C3020	Floor Finishes	\$9.43	20	1964	1984	\$529,409	0%	110%	\$582,349
C3030	Ceiling Finishes	\$7.44	20	1964	1984	\$417,696	0%	110%	\$459,465

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D1010	Elevators and Lifts	\$2.41	30	1964	1994	\$135,149	0%	110%	\$148,664
D2010	Plumbing Fixtures	\$5.97	30	1964	1994	\$335,347	0%	110%	\$368,881
D2020	Domestic Water Distribution	\$0.61	30	1964	1994	\$34,130	0%	110%	\$37,543
D2030	Sanitary Waste	\$2.04	30	1964	1994	\$114,374	0%	110%	\$125,811
D2090	Other Plumbing Systems- Nat Gas	\$0.55	20	1964	1984	\$30,902	0%	110%	\$33,992
D3030	Cooling Generating Systems	\$21.34	30	1984	2014	\$1,197,811	7%	110%	\$1,317,592
D3040	Distribution Systems	\$10.21	30	1964	1994	\$573,047	0%	110%	\$630,352
D3060	Controls & Instrumentation	\$2.01	20	1964	1984	\$112,617	0%	110%	\$123,878
D3070	Systems Testing & Balance	\$0.58	30	1964	1994	\$32,558	0%	110%	\$35,814
D4010	Sprinklers	\$3.70	30			\$207,804	0%	110%	\$228,584
D4020	Standpipes	\$0.23	30			\$12,641	0%	110%	\$13,906
D4030	Fire Protection Specialties	\$0.08	15	2005	2020	\$4,693	53%	0.00%	\$0
D5010	Electrical Service/Distribution	\$5.10	30	1984	2014	\$286,482	7%	110%	\$315,130
D5020	Lighting and Branch Wiring	\$12.53	30	1984	2014	\$703,150	7%	110%	\$773,465
D5030	Communications and Security	\$5.07	20	1984	2004	\$284,382	0%	110%	\$312,820
E2010	Fixed Furnishings	\$3.26	20	1964	1984	\$183,228	0%	110%	\$201,551
G2010	Roadways	\$1.14	50	1964	2014	\$64,201	4%	110%	\$70,621
G2020	Parking Lots	\$2.92	30	1964	1994	\$163,811	0%	110%	\$180,192
G2030	Pedestrian Paving	\$0.55	50	1964	2014	\$30,874	4%	110%	\$33,961
G2040	Site Development	\$0.83	30	1964	1994	\$46,726	0%	100%	\$46,726
G2050	Landscaping	\$1.08	20	1964	1984	\$60,524	0%	80.00%	\$48,419
G3010	Water Supply	\$0.32	50	1964	2014	\$18,148	4%	110%	\$19,963
G3020	Sanitary Sewer	\$0.91	50	1964	2014	\$51,009	4%	110%	\$56,110
G3030	Storm Sewer	\$0.64	50	1964	2014	\$36,089	4%	110%	\$39,698
G3060	Fuel Distribution	\$0.19	50	1964	2014	\$10,666	4%	110%	\$11,732
G4020	Site Lighting	\$1.66	30	1964	1994	\$93,402	0%	110%	\$102,742
Total		\$194.19				\$10,900,862	2%	75.50%	\$8,229,657

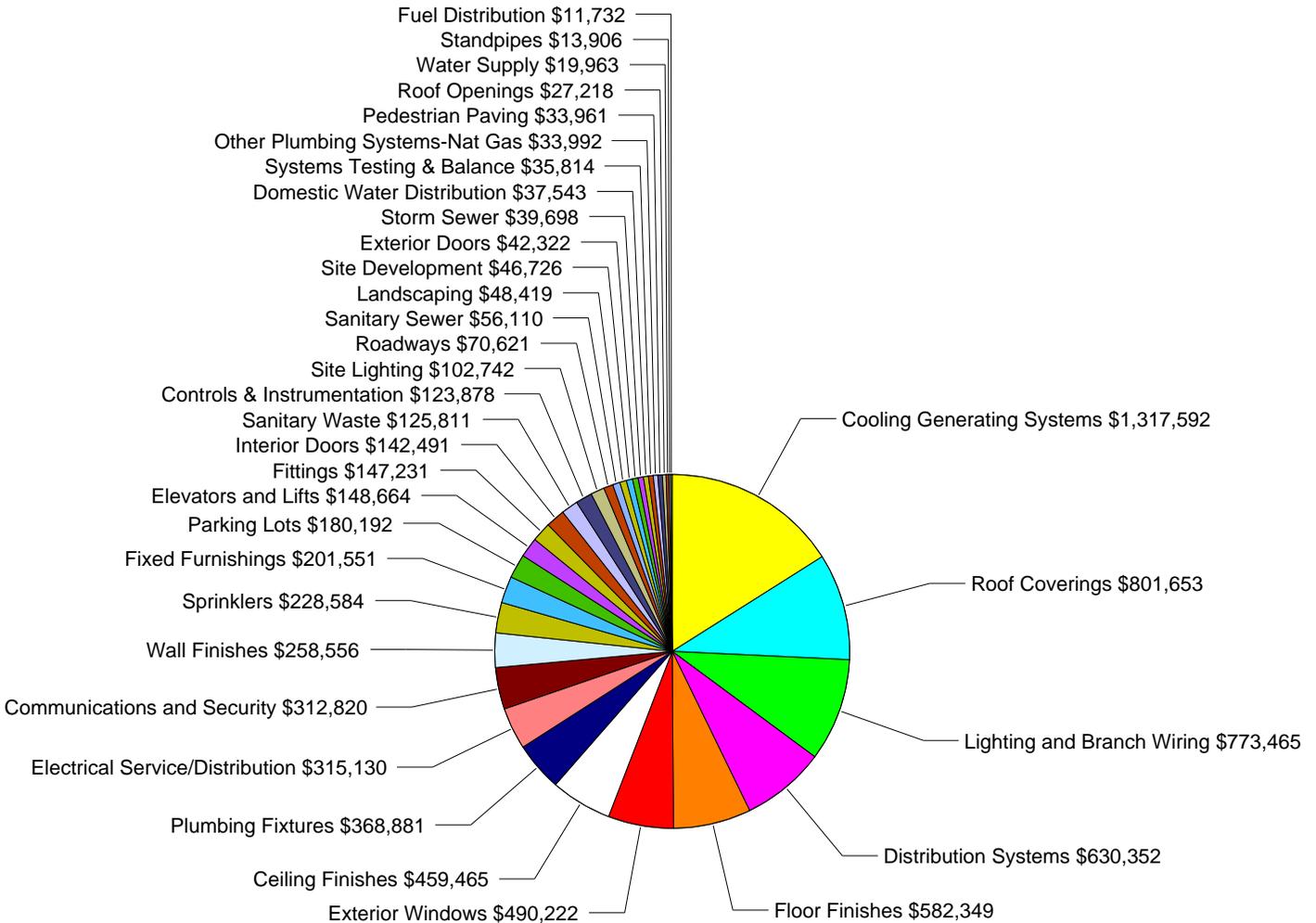
Building Deficiency Priority

Deficiencies by Priority:



Scoggan Classroom Condition Budget: \$8,229,657

Building Deficiencies Budget Detail



Scoggan Classroom Condition Budget: \$8,229,654

Building Deficiencies Budget 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 1964. It has a 30-year service life which expired in 1994.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$490,222



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 1964. It has a 30-year service life which expired in 1994.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$42,322

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 1985. It has a 20-year service life which expired in 2005.

Recommendation: The system should be replaced.



Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$801,653



System: B3020 - Roof Openings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1964. It has a 30-year service life which expired in 1994.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 1 - Critical / Immediate Need
Notes: Safety issue. Recommend personell do not use this roof access way in present condition.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$27,218



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 1964. It has a 40-year service life which expired in 2004.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$142,491



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 1964. It has a 20-year service life which expired in 1984.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$147,231



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 1985. It has a 10-year service life which expired in 1995.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$258,556

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 1964. It has a 20-year service life which expired in 1984.

Recommendation: The system should be replaced.



Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$582,349



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 1964. It has a 20-year service life which expired in 1984.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$459,465



System: D1010 - Elevators and Lifts

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 1964. It has a 30-year service life which expired in 1994.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$148,664



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 1964. It has a 30-year service life which expired in 1994.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$368,881



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 1964. It has a 30-year service life which expired in 1994.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Notes: Domestic hot water heaters were replaced in 1986, however the domestic water piping is original to building construction date in 1964.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$37,543

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 1964. It has a 30-year service life which expired in 1994.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$125,811



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 1964. It has a 20-year service life which expired in 1984.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$33,992



System: D3030 - Cooling Generating Systems

Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1984. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$1,317,592

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 1964. It has a 30-year service life which expired in 1994.

Recommendation: The system should be replaced.



Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$630,352



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 1964. It has a 20-year service life which expired in 1984.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$123,878

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 1964. It has a 30-year service life which expired in 1994.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$35,814

System: D4010 - Sprinklers

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

Photo is not available.

Deficiency

Location: Scoggan Classroom
Distress: Missing
Category: Compliance
Priority: 5 - Does Not Meet Current Code and/or Guidelines
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$228,584

System: D4020 - Standpipes

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

Photo is not available.

Deficiency

Location: Scoggan Classroom
Distress: Missing
Category: Compliance
Priority: 5 - Does Not Meet Current Code and/or Guidelines
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$13,906

System: D4030 - Fire Protection Specialties

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.



System: D5010 - Electrical Service/Distribution

Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1984. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The main electrical service located in this building feeds this building plus (4) other campus buildings. The original electrical service and switchgear was installed in 1964 with numerous "add ons" having unique installation dates.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$315,130

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1984. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.



Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$773,465



System: D5030 - Communications and Security

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1984. It has a 20-year service life which expired in 2004.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Recommend upgrading and replacing fire alarm, security and telephone systems.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$312,820



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 1964. It has a 20-year service life which expired in 1984.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$201,551



System: G2010 - Roadways

Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1964. It has a 50-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$70,621



System: G2020 - Parking Lots

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1964. It has a 30-year service life which expired in 1994.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$180,192



System: G2030 - Pedestrian Paving

Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1964. It has a 50-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$33,961



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 1964. It has a 30-year service life which expired in 1994.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$46,726



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 1964. It has a 20-year service life which expired in 1984.

Recommendation: The system should be replaced.

Deficiency

Location: Scoggan Classroom

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$48,419

System: G3010 - Water Supply

Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1964. It has a 50-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$19,963

System: G3020 - Sanitary Sewer

Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1964. It has a 50-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$56,110

System: G3030 - Storm Sewer

Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1964. It has a 50-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$39,698

System: G3060 - Fuel Distribution

Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1964. It has a 50-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.



Deficiency

Location: Scoggan Classroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$11,732



System: G4020 - Site Lighting
Analysis: The system is missing.
Recommendation: The system should be installed.

Deficiency

Location: Scoggan Classroom
Distress: Missing
Category: Capital Renewal
Priority: 4 - Recommended-3-10 Yrs
Notes: Only building mounted flood lights available for security. Recommend additional lighting for safe pedestrian and vehicle traffic.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$102,742

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	
5198	Support Spaces		
5198.5397	Restrooms (Student)	2	
5198.54	Administration	2	
5198.5404	Counseling	3	The counselor's office is located in the administration area. There is one reception area. The office space is small. Student record storage is excellent.
5198.5406	Clinic	1	The clinic is located in the dormitory. The space is very large with office, restrooms, multiple beds, and showers/restrooms. The medicine cabinet is lockable.
5198.5409	Staff Work Room	2	
5198.5412	Cafeteria	1	
5198.5415	Food Service and Prep	1	
5198.5418	Custodial and Maintenance	2	
5199	Learning Environment		
5199.52	Learning Style Variety	2	
5199.5201	Interior Environment	2	
5199.5202	Exterior Environment	3	The facility does not have an outdoor lab. There is a small courtyard with limited seating available. There is also a small gazebo located by the Rise building with limited seating.
5203	General Classrooms		
5203.5204	Environment	2	
5203.5205	Size	3	Classrooms measured 576 square feet and do not meet Kentucky size standards.
5203.5206	Location	2	
5203.5207	Storage/Fixed Equip	3	Storage is not adequate for textbooks and other educational material.
5208	Kindergarten		
5208.5209	Environment	2	
5208.521	Size	3	Kindergarten classrooms measured 576 square feet and do not meet Kentucky size standards.
5208.5211	Location	2	
5208.5212	Storage/Fixed Equip	3	Storage is not adequate for textbooks and other educational material.
5213	ECE		
5213.5214	Environment	N/A	
5213.5215	Size	N/A	
5213.5216	Location	N/A	
5213.5217	Storage/Fixed Equip	N/A	
5218	Self-Contained Special Ed		
5218.5219	Environment	2	
5218.522	Size	1	
5218.5221	Location	2	
5218.5222	Storage/Fixed Equip	2	
5223	Instructional Resource Rooms		
5223.5224	Environment	2	

Task No	Task Description	Score	Comments
5223.5225	Size	1	
5223.5226	Location	2	
5223.5227	Storage/Fixed Equip	2	
5228	Science		
5228.5229	Environment	2	
5228.523	Size	2	
5228.5231	Location	2	
5228.5232	Storage/Fixed Equip	2	
5233	Music		
5233.5234	Environment	2	
5233.5235	Size	2	
5233.5236	Location	2	
5233.5237	Storage/Fixed Equip	2	
5238	Art		
5238.5239	Environment	2	
5238.524	Size	3	The classroom measures 576 square feet and does not meet Kentucky size standards.
5238.5241	Location	3	The classroom is on the ground floor and has a western exposure. There is no door to the outside for a future outdoor art space.
5238.5242	Storage/Fixed Equip	3	The sink does not have a trap and storage is limited.
5243	Career Tech Ed		
5243.5244	Environment	2	
5243.5245	Size	1	
5243.5246	Location	2	
5243.5247	Storage/Fixed Equip	2	
5248	Computer Labs		
5248.5249	Environment	2	
5248.525	Size	2	
5248.5251	Location	2	
5248.5252	Storage/Fixed Equip	2	
5253	P.E.		
5253.5254	Environment	2	
5253.5255	Size	2	
5253.5256	Location	2	
5253.5257	Storage/Fixed Equip	2	
5258	Performing Arts		
5258.5259	Environment	2	
5258.526	Size	2	
5258.5261	Location	2	
5258.5262	Storage/Fixed Equip	4	Lighting and sound systems are inadequate. The stage is ADA accessible.
5263	Media Center		
5263.5264	Environment	2	
5263.5265	Size	1	
5263.5266	Location	2	
5263.5267	Storage/Fixed Equip	2	
5276	Outside		
5276.5277	Vehicular Traffic	4	Buses and other vehicles are separated, but the drop-off zones are small and difficult to navigate. The parent drop-off area is not close to an entrance.
5276.5278	Pedestrian Traffic	2	

Task No	Task Description	Score	Comments
5276.5279	Parking	4	Parking is insufficient for day staff. A church parking lot located near the school is used extensively.
5276.528	Athletic Courts and Fields	2	
5281	Safety and Security		
5281.5282	Fencing	2	
5281.5283	Signage & Way Finding	4	Signage is poor both within the building as well as outside. Some room numbers are inaccurate.
5281.5284	Ease of Supervision	2	
5281.5285	Controlled Entrances	2	There are 64 cameras available to cover the campus. Entrances are controlled by a keyless entry system.
5525	Technology Readiness Secondary		
5525.5526	Comm\IT Equipment Environment	3	The IT equipment is located in small closets and the rooms are not climate controlled.
5525.5527	Electrical Power	3	Electrical outlets in the classrooms are limited. Electrical extension cords that are daisy-chained are used extensively in classrooms and labs.
5525.5528	Cooling	1	
5525.5529	Equity of Access	1	
5525.553	LAN Connectivity	1	
5525.5531	WAN Backbone	1	The building has some wireless connectivity but the service is spotty.
5525.5532	LAN-WAN Performance	1	
5525.5533	Video Distribution	3	There is no video distribution system available. Most classrooms do not have TV's or other video system available.
5525.5534	Voice Distribution	1	There is an intercom system and phones in each classroom.
5525.5535	Intelligent Classroom-21st Century Learning Tools	1	
5525.5536	Mobility Access	4	The school does not have an adequate number of wireless points of presence in the building making reception unreliable.

Glossary

Abandoned Building	A facility owned by a district that is not occupied and not maintained. See Vacant.
Building	A fully enclosed and roofed structure that can be traversed internally without exiting to the exterior.
Building addition	An area, space or component of a building added to a building after the original building's year built date. 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 Uniformat 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: School Score = (Condition Score * weighting factor) + (Suitability Score * weighting factor) + (Technology Score * 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).
KentuckyTechnology 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 border="0"> <thead> <tr> <th>Priority</th> <th>Description</th> </tr> </thead> <tbody> <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> </tbody> </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
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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

Uniformat	Uniformat, also known as Uniformat II, a publication of the Construction Specification Institute (CSI), is ASTM Uniformat II Classification for Building Elements (E1557-97). UniFormat is a method of arranging construction information based on functional elements or parts of a facility characterized by their functions without regard to the materials and methods used to accomplish them. These elements are often referred to as systems or assemblies.
Useful Life	Useful Life refers to the intrinsic period of time a system or element is expected to perform as intended. Useful life is generally provided by manufacturers of materials, systems and elements through their literature, testing and experience. Useful Lives in KFICS are derived from the Building Owners and Managers (BOMA) organization's guidelines, RSMMeans 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.