

Campus Report



Campus: Transportation - Metropolitan
Report: Dec 15, 2014

1958 Bldg Main**Executive Summary**

Gross Area (SF):	24,329
Year Built:	1958
Replacement Value:	\$3,950,661
Repair Cost:	\$1,149,241
Total FCI:	29.09%
Total RSLI:	19%
Condition Score:	3.55

**Facility Description:****BUILDING NARRATIVE**

The superstructure is steel frame with load bearing CMU. Floor construction is slab on-grade. Roof construction is steel. The exterior enclosure is comprised of walls constructed with painted CMU and metal panels. Exterior windows are aluminum frame with fixed panes. Exterior doors are both hollow metal and aluminum with some glazing. Roofing is comprised of low slope with modified bitumen. The roof is in fair condition with some leaks reported.

Current Investment Requirement and Condition by Unifomat Classification

Unifomat Classification	RSLI%	FCI%	Current Repair Amount
A10 Foundations	NR	0.00	\$0
B10 Superstructure	NR	0.00	\$0
B20 Exterior Enclosure	3.59	39.42	\$192,457
B30 Roofing	33.87	14.67	\$54,122
C10 Interior Construction	52.32	25.56	\$72,019
C30 Interior Finishes	27.46	22.02	\$123,610
D20 Plumbing	12.35	10.75	\$26,315
D30 HVAC	13.33	0.00	\$0
D40 Fire Protection	2.02	107.62	\$109,414
D50 Electrical	0.00	110.00	\$523,869
E10 Equipment	85.00	0.00	\$0
E20 Furnishings	0.00	110.00	\$47,436
Total:	19.36	29.09	\$1,149,241

System Listing for 1958 Bldg Main

Uniformat	System Description	Unit Price	UoM	Life	Install Year	Calc Next Renewal	Next Renewal ¹	RSL ²	RSLI%	REMR	FCI%	Current Repair Amt	Current Replacement Amt
A1010	Standard Foundations	\$7.18	S.F.	100	1958	NR			NR		0.00	\$0	\$174,697
A1020	Special Foundations	\$0.36	S.F.	100	1958	NR			NR		0.00	\$0	\$8,814
A1030	Slab on Grade	\$6.16	S.F.	100	1958	NR			NR		0.00	\$0	\$149,830
B1020	Roof Construction	\$11.90	S.F.	100	1958	NR			NR		0.00	\$0	\$289,587
B2010	Exterior Walls	\$13.11	S.F.	100	1958	NR			NR		0.06	\$20,004	\$318,861
B2020	Exterior Windows	\$6.21	S.F.	30	1958	1988		0	0.00		1	\$166,198	\$151,089
B2030	Exterior Doors	\$0.75	S.F.	30	1993	2023		10	33.33		0.34	\$6,255	\$18,257
B3010	Roof Coverings	\$14.67	S.F.	20	2000	2020		7	35.00		0.11	\$40,964	\$356,948
B3020	Roof Openings	\$0.49	S.F.	30	1993	2023	2013	10	0.00		1	\$13,157	\$11,961
C1010	Partitions	\$5.38	S.F.	100	1993	2093		80	80.00		0.00	\$0	\$130,944
C1020	Interior Doors	\$3.51	S.F.	40	1993	2033		20	50.00		0.00	\$0	\$85,302
C1030	Fittings	\$2.69	S.F.	20	1993	2013		0	0.00		1	\$72,019	\$65,472
C3010	Wall Finishes	\$4.62	S.F.	10	2000	2010		0	0.00		1	\$123,610	\$112,372
C3020	Floor Finishes	\$10.20	S.F.	20	2003	2023		10	50.00		0.00	\$0	\$248,038
C3030	Ceiling Finishes	\$8.25	S.F.	20	1996	2016		3	15.00		0.00	\$0	\$200,822
D2010	Plumbing Fixtures	\$6.69	S.F.	20	1996	2016		3	15.00		0.00	\$0	\$162,735
D2020	Domestic Water Distribution	\$0.69	S.F.	30	1986	2016		3	10.00		0.00	\$0	\$16,683
D2030	Sanitary Waste	\$1.71	S.F.	30	1986	2016		3	10.00		0.00	\$0	\$41,549
D2040	Rain Water Drainage	\$0.39	S.F.	20	1986	2006		0	0.00		1	\$10,387	\$9,443
D2090	Other Plumbing Systems	\$0.60	S.F.	20	1986	2006		0	0.00		1	\$15,927	\$14,479
D3050	Terminal & Package Units	\$27.56	S.F.	15	2000	2015		2	13.33		0.00	\$0	\$670,457
D3060	Controls & Instrumentation	\$2.21	S.F.	15	2000	2015		2	13.33		0.00	\$0	\$53,825
D3070	Systems Testing & Balance	\$0.62	S.F.	15	2000	2015		2	13.33		0.00	\$0	\$15,109
D4010	Sprinklers	\$4.09	S.F.	30			2013	0	0.00		1	\$109,414	\$99,467
D4030	Fire Protection Specialties	\$0.09	S.F.	15	2012	2027		14	93.33		0.00	\$0	\$2,203
D5010	Electrical Service/Distribution	\$2.59	S.F.	20	1958	1978		0	0.00		1	\$69,249	\$62,954
D5020	Lighting and Branch Wiring	\$12.27	S.F.	20	1986	2006		0	0.00		1	\$328,241	\$298,401
D5030	Communications and Security	\$4.33	S.F.	15	1993	2008		0	0.00		1	\$115,992	\$105,447
D5090	Other Electrical Systems	\$0.39	S.F.	15			2013	0	0.00		1	\$10,387	\$9,443
E1030	Vehicular Equipment	\$0.92	S.F.	20	2010	2030		17	85.00		0.00	\$0	\$22,349
E2010	Fixed Furnishings	\$1.77	S.F.	20	1958	1978		0	0.00		1	\$47,436	\$43,123

¹ For blank cells default to dates shown in Calculated Next Renewal Column

² Cells are left blank for Non Renewable Systems, no RSL will be calculated. Systems are expected to expire at the end of their life cycle.

Renewal Schedule

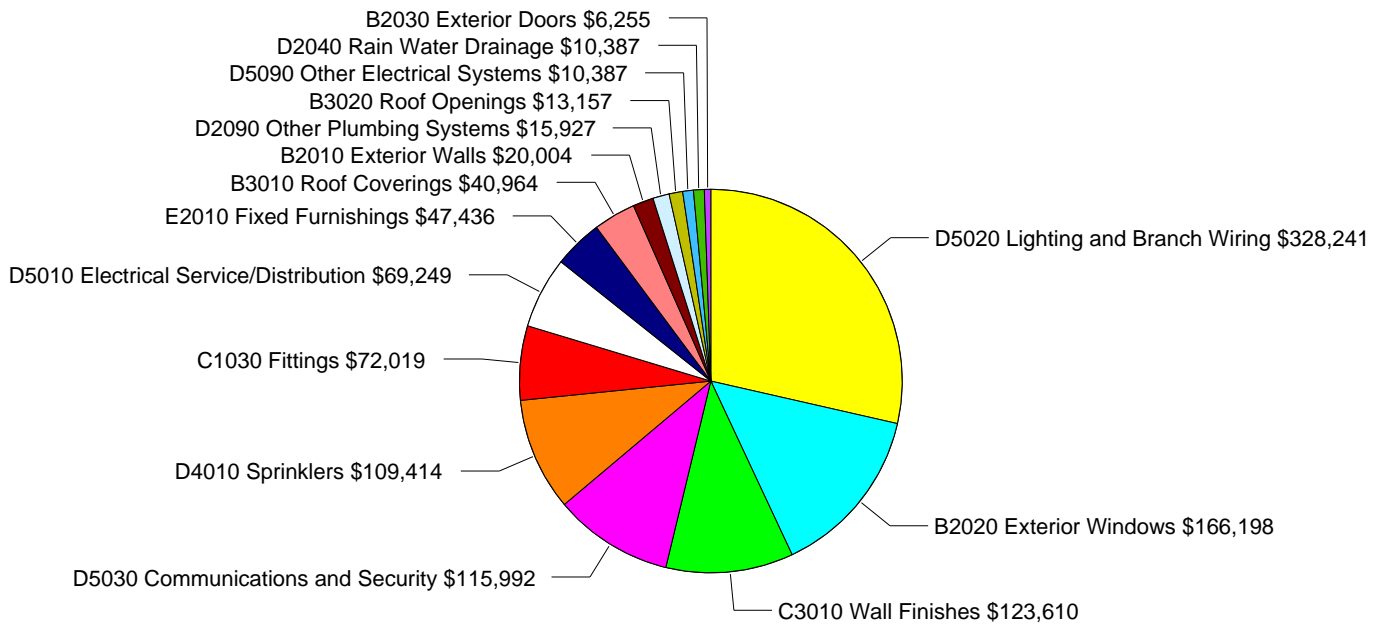
Uniformat	System Description	Current	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total		\$1,149,240		\$862,863	\$506,991				\$482,901			\$559,786	\$3,561,781
A1010	Standard Foundations												
A1020	Special Foundations												
A1030	Slab on Grade												
A2010	Basement Excavation												
A2020	Basement Walls												
B1010	Floor Construction												
B1020	Roof Construction												
B2010	Exterior Walls	\$20,004											\$20,004
B2020	Exterior Windows	\$166,198											\$166,198
B2030	Exterior Doors	\$6,255										\$26,989	\$33,244
B3010	Roof Coverings	\$40,964							\$482,901				\$523,865
B3020	Roof Openings	\$13,157											\$13,157
C1010	Partitions												
C1020	Interior Doors												
C1030	Fittings	\$72,019											\$72,019
C2010	Stair Construction												
C3010	Wall Finishes	\$123,610										\$166,121	\$289,731
C3020	Floor Finishes											\$366,676	\$366,676
C3030	Ceiling Finishes				\$241,388								\$241,388
D1010	Elevators and Lifts												
D1020	Escalators and Moving Walks												
D1090	Other Conveying Systems												
D2010	Plumbing Fixtures				\$195,608								\$195,608
D2020	Domestic Water Distribution				\$20,053								\$20,053
D2030	Sanitary Waste				\$49,942								\$49,942
D2040	Rain Water Drainage	\$10,387											\$10,387
D2090	Other Plumbing Systems	\$15,927											\$15,927
D3010	Energy Supply												
D3020	Heat Generating Systems												
D3030	Cooling Generating Systems												
D3040	Distribution Systems												
D3050	Terminal & Package Units			\$782,417									\$782,417
D3060	Controls & Instrumentation			\$62,814									\$62,814
D3070	Systems Testing & Balance			\$17,632									\$17,632
D3090	Other HVAC Systems/Equip												
D4010	Sprinklers	\$109,414											\$109,414
D4020	Standpipes												
D4030	Fire Protection Specialties												
D4090	Other Fire Protection Systems												
D5010	Electrical Service/Distribution	\$69,249											\$69,249
D5020	Lighting and Branch Wiring	\$328,241											\$328,241
D5030	Communications and Security	\$115,992											\$115,992
D5090	Other Electrical Systems	\$10,387											\$10,387
E1020	Institutional Equipment												
E1030	Vehicular Equipment												
E1090	Other Equipment												
E2010	Fixed Furnishings	\$47,436											\$47,436
F1010	Special Structures												
F1020	Integrated Construction												

Campus Report - Transportation - Metropolitan

Uniformat	System Description	Current	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
F1030	Special Construction Systems												
F1040	Special Facilities												

Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: \$1,149,241

Condition Detail

System: B2010 - Exterior Walls

Analysis: The system is in good condition. The system was installed in 1958. It has a 100-year service life. However, in the assessment, it was found to be currently deficient and is non-renewable.



Location: Building Systems
Material: Exterior Walls
Distress: Failing
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Replace Soffit/Fasica
Qty: 800-S.F.
Estimate: \$20,004.22
Created: Bill Watson, 08/19/2013
Last Updated: Joanne Romaneli, 08/26/2013

Notes: Original plywood fascia has deteriorated to point of failure. Replace with prefinished metal panel system.

System: B2020 - Exterior Windows

Analysis: The system is in poor condition. The system was installed in 1958. It has a 30-year service life which expired in 1988.



Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$166,197.82
Created: Bill Watson, 08/07/2013
Last Updated: Joanne Romaneli, 08/26/2013

System: B2030 - Exterior Doors

Analysis: The system is in good condition. The system was installed in 1993. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

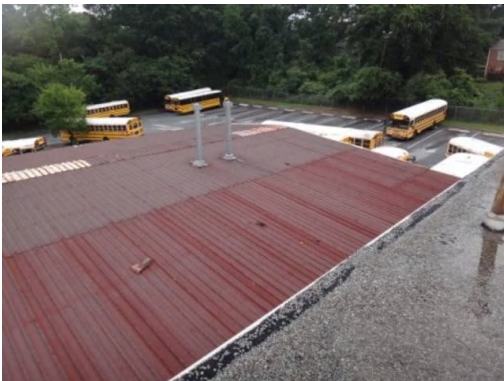


Location: Building Systems
Material: Exterior Doors
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Replace Hollow Steel Doors
Qty: 3-Ea.
Estimate: \$6,255.17
Created: Bill Watson, 08/08/2013
Last Updated: Joanne Romaneli, 08/26/2013

Notes: Although most doors have been replaced - 3 exterior doors are significantly damaged and in need of replacement.

System: B3010 - Roof Coverings

Analysis: The system is in good condition. The system was installed in 2000. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.



Location: Building Systems
Material: Roof Covering
Distress: Failing
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: R/R Batten Seam Metal Roof
Qty: 1,800-S.F.
Estimate: \$40,964.30
Created: Eduardo Lopez, 06/18/2014
Last Updated: Eduardo Lopez, 06/19/2014

Notes: Metal roof covering has serious corrosion and should be replaced.

System: B3020 - Roof Openings

Analysis: The system is in fair condition. The system was installed at an unknown date. It has a 30-year service life.



Location: Building Systems
Material: System
Distress: Non Compliant
Category: Code Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$13,157.33
Created: Bill Watson, 08/07/2013
Last Updated: Joanne Romaneli, 08/26/2013

Notes: Roof hatch location is too close to roof edge, lacks OSHA recommended ladder extensions, and is a safety risk.

System: C1030 - Fittings

Analysis: The system is in fair condition. The system was installed in 1993. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.



Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$72,019.06
Created: Bill Watson, 08/07/2013
Last Updated: Joanne Romaneli, 08/27/2013

System: C3010 - Wall Finishes

Analysis: The system is in poor condition. The system was installed in 2000. It has a 10-year service life which expired in 2010.

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$123,609.63
Created: GSS, 08/13/2014
Last Updated: GSS, 08/13/2014

System: D2040 - Rain Water Drainage

Analysis: The system is in poor condition. The system was installed in 1986. It has a 20-year service life which expired in 2006.

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$10,387.36
Created: GSS, 08/13/2014
Last Updated: GSS, 08/13/2014

System: D2090 - Other Plumbing Systems

Analysis: The system is in poor condition. The system was installed in 1986. It has a 20-year service life which expired in 2006.



Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$15,927.29
Created: Bill Watson, 08/07/2013
Last Updated: Joanne Romaneli, 08/27/2013

System: D4010 - Sprinklers

Analysis: The system is missing.

Photo is not available.

Location: Building Systems
Material: System
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$109,413.57
Created: Bill Watson, 08/07/2013
Last Updated: Charles Winkler, 08/07/2013

Notes: Although there are sprinklers in a few limited spaces, sprinklers should be added throughout per client standard.

System: D5010 - Electrical Service/Distribution

Analysis: The system is in poor condition. The system was installed in 1958. It has a 20-year service life which expired in 1978.



Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$69,249.09
Created: Bill Watson, 08/07/2013
Last Updated: Joanne Romaneli, 08/26/2013

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in poor condition. The system was installed in 1986. It has a 20-year service life which expired in 2006.

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$328,240.70
Created: GSS, 08/13/2014
Last Updated: GSS, 08/13/2014

System: D5030 - Communications and Security

Analysis: The system is in poor condition. The system was installed in 1993. It has a 15-year service life which expired in 2008.



Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$115,992.23
Created: Bill Watson, 08/07/2013
Last Updated: Joanne Romaneli, 08/27/2013

System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Photo is not available.

Location: Building Systems
Material: System
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$10,387.36
Created: Bill Watson, 08/07/2013
Last Updated: Charles Winkler, 08/07/2013

Notes: No emergency generator, client standard required.

System: E2010 - Fixed Furnishings

Analysis: The system is in poor condition. The system was installed in 1958. It has a 20-year service life which expired in 1978.



Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$47,435.63
Created: Bill Watson, 08/07/2013
Last Updated: Joanne Romanelli, 08/27/2013

Site

Executive Summary



Gross Area (SF): 24,329
Year Built: 1958

Replacement Value: \$836,970

Repair Cost: \$227,819
Total FCI: 27.22%
Total RSLI: 41%
Condition Score: 3.64

Facility Description:

SITE NARRATIVE

Transportation-Metropolitan was constructed in 1958. Campus site features include paved driveways and parking lots, pedestrian pavement, covered canopy, and a metal shed. An ancillary structure on site is a fueling station. Site mechanical and electrical features include water, sewer, storm sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2013 APS Facility Assessment. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

Current Investment Requirement and Condition by Uniformat Classification

Uniformat Classification	RSLI%	FCI%	Current Repair Amount
G20 Site Improvements	46.43	13.18	\$53,657
G30 Site Mechanical Utilities	42.90	31.36	\$106,990
G40 Site Electrical Utilities	10.40	75.67	\$67,172
Total:	41.17	27.22	\$227,819

System Listing for Site

Uniformat	System Description	Unit Price	UoM	Life	Install Year	Calc Next Renewal	Next Renewal ¹	RSL ²	RSLI%	REMR	FCI%	Current Repair Amt	Current Replacement Amt
G2010	Roadways	\$2.21	S.F.	35	1998	2033		20	57.14		0.00	\$0	\$53,825
G2020	Parking Lots	\$7.69	S.F.	35	1998	2033		20	57.14		0.29	\$53,657	\$186,973
G2030	Pedestrian Paving	\$2.01	S.F.	35	1998	2033		20	57.14		0.00	\$0	\$48,789
G2040	Site Development	\$4.50	S.F.	25	1993	2018		5	20.00		0.00	\$0	\$109,539
G2050	Landscaping	\$0.32	S.F.	25	1993	2018		5	20.00		0.00	\$0	\$7,869
G3010	Water Supply	\$0.93	S.F.	50	1958	2008		0	0.00		1	\$24,930	\$22,663
G3020	Sanitary Sewer	\$1.97	S.F.	50	1958	2008		0	0.00		1	\$52,629	\$47,845
G3030	Storm Sewer	\$1.10	S.F.	50	1958	2008		0	0.00		1	\$29,431	\$26,755
G3060	Fuel Distribution	\$10.03	S.F.	50	1993	2043		30	60.00		0.00	\$0	\$243,946
G4020	Site Lighting	\$2.51	S.F.	30			2013	0	0.00		1	\$67,172	\$61,065
G4030	Site Communication and Security	\$1.14	S.F.	30	1993	2023		10	33.33		0.00	\$0	\$27,700

¹ For blank cells default to dates shown in Calculated Next Renewal Column

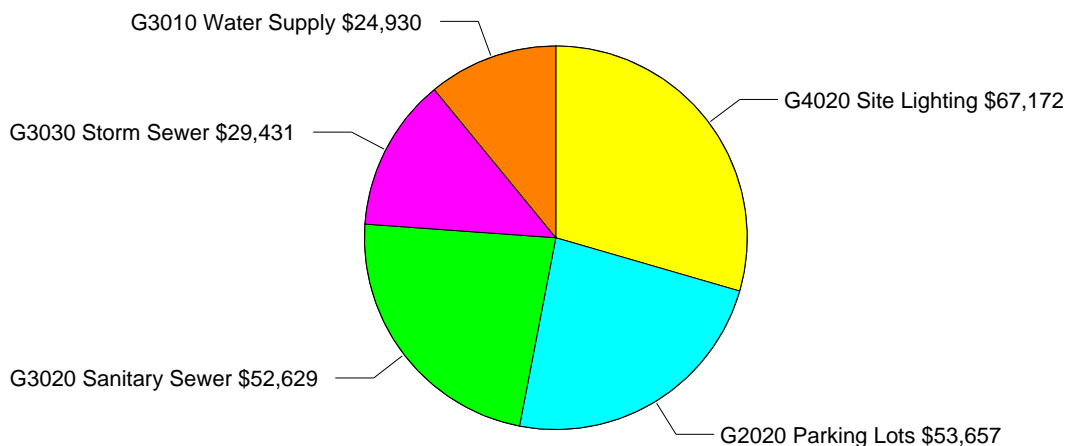
² Cells are left blank for Non Renewable Systems, no RSL will be calculated. Systems are expected to expire at the end of their life cycle.

Renewal Schedule

Uniformat	System Description	Current	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total		\$227,819					\$149,720					\$40,949	\$418,488
G1010	Site Clearing												
G1020	Site Demolition and Relocations												
G1030	Site Earthwork												
G1040	Hazardous Waste Remediation												
G2010	Roadways												
G2020	Parking Lots	\$53,657											\$53,657
G2030	Pedestrian Paving												
G2040	Site Development						\$139,685						\$139,685
G2050	Landscaping						\$10,035						\$10,035
G3010	Water Supply	\$24,930											\$24,930
G3020	Sanitary Sewer	\$52,629											\$52,629
G3030	Storm Sewer	\$29,431											\$29,431
G3040	Heating Distribution												
G3050	Cooling Distribution												
G3060	Fuel Distribution												
G3090	Other Site Mechanical Utilities												
G4010	Electrical Distribution												
G4020	Site Lighting	\$67,172											\$67,172
G4030	Site Communication and Security											\$40,949	\$40,949
G4090	Other Site Electrical Utilities												

Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



Budget Estimate Total: \$227,819

Condition Detail

System: G2020 - Parking Lots

Analysis: The system is in good condition. The system was installed in 1998. It has a 35-year service life. However, in the assessment, it was found to be currently deficient.



Location: Building Systems
Material: Parking Lots
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Resurface asphalt paving and restripe.
Qty: 1,200-S.Y.
Estimate: \$49,850.23
Created: Bill Watson, 08/05/2013
Last Updated: Joanne Romaneli, 08/27/2013

Notes: Asphalt is cracked and parking lines faded.

System: G2020 - Parking Lots

Analysis: The system is in good condition. The system was installed in 1998. It has a 35-year service life. However, in the assessment, it was found to be currently deficient.



Location: Building Systems
Material: Parking Lots
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Remove and replace concrete parking slab.
Qty: 1,000-S.F.
Estimate: \$3,807.15
Created: Bill Watson, 08/01/2013
Last Updated: Joanne Romaneli, 08/27/2013

Notes: Damaged concrete surfaces evident at several locations.

System: G3010 - Water Supply

Analysis: The system is in poor condition. The system was installed in 1958. It has a 50-year service life which expired in 2008.



Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$24,929.67
Created: Bill Watson, 08/07/2013
Last Updated: Joanne Romaneli, 08/27/2013

System: G3020 - Sanitary Sewer

Analysis: The system is in poor condition. The system was installed in 1958. It has a 50-year service life which expired in 2008.

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$52,629.31
Created: Bill Watson, 08/07/2013
Last Updated: Bill Watson, 08/07/2013

System: G3030 - Storm Sewer

Analysis: The system is in poor condition. The system was installed in 1958. It has a 50-year service life which expired in 2008.



Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$29,430.86
Created: Bill Watson, 08/07/2013
Last Updated: Joanne Romaneli, 08/27/2013

Notes: Despite good site (natural) drainage - the storm sewer system is beyond its expected service life.

System: G4020 - Site Lighting

Analysis: The system is missing.

Photo is not available.

Location: Building Systems
Material: System
Distress: Missing
Category: Mission Integrity
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$67,171.62
Created: Bill Watson, 08/07/2013
Last Updated: Bill Watson, 08/07/2013

Notes: Extremely large site area lacks proper site lighting.

Glossary

Abandoned	A facility owned by a district that is not occupied and not maintained. See Vacant.
Building	A fully enclosed and roofed structure that can be traversed internally without exiting to the exterior.
Building addition	An area, space or component of a building added to a building after the original building's year built date. NOTE: As a convention in the database, "Main" was used to designate the original building. Additions built prior to 1983 (30 years) 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 a 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 typically 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 typically set at 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, also known as the Condition Index (CI) is a factor used in the calculation of School Score expressed as $\text{Condition Score} = (1 - \text{FCI})$ where FCI represents the Facility Condition Index. See School Score.
Correction	Correction refers to an assessor's recommended deficiency repair or replacement action. For any system or element deficiency, there can be multiple and alternative solutions for its repair or replacement. A Correction is user defined and tied to a material defined in a Unifomat II element, or system it is intended to address. It excludes other peripheral costs that may also be included in the packaging of repair, replacement or renewal improvements that may also be triggered by the deficiency correction.
Criteria	Criteria refers to the set of requirements, guidelines or standards that are assessed and rated to develop a score. Criteria typically 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
District Facility Index (DFI)	The District Facility Index (DFI) 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).
District School Score (DSS)	The District School Score (DSS) is a calculated value derived by the following formula: $\text{School Score} = (\text{Condition Score} * \text{weighting factor}) + (\text{Suitability Score} * \text{weighting factor}) + (\text{Technology Score} * \text{weighting factor})$
District Suitability Index (DSI)	The District Suitability Index (DSI) 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).
District Technology Index (DTI)	The District Technology Index (DTI) is the ratio of the sum of technology deficiency costs to the facility Current Replacement Value ranging from 0% (new) to 100% (very poor).
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 typically used and averaged 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 (Current Period) plus facility system renewal for user defined forward years 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 forward of the Current Period.
Gross square feet (GSF)	The area of the enclosed floor space of a building or building addition in square feet measured to the outside face of the enclosing wall.
Install year	The year a system or element was built or the most recent major renovation date where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced.
Life cycle	Life cycle refers to the period of time that a building or or element exists and can serve its intended function. The cycle includes warranty period, intrinsic period, and run to failure period. (See Useful Life)
Next Renewal	Next Renewal refers to a manually adjusted expected useful life of a system or element based on on-site inspection either by reducing or extending the Calculated Next Renewal to more accurately current conditions.

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	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 client funding requests or facility planning. Five typical industry priority settings were used for the assessment: Priority Description 1 Critical / Immediate Need, 2 Potentially Critical- 12 months, 3 Necessary- 2-5 Yrs 4 Recommended 6-10 Yrs, and 5 Does Not Meet Current Code and/or Guidelines
Remaining Service Life % (RSLI%)	Remaining Service Life % (RSLI%) is a calculated value such that $RSL\% = \text{Remaining Service Life (RSL)} \div \text{its system intrinsic Design Life (not displayed)}$.
Remaining Service Life (RSL)	Remaining service life (RSL) is a measure of a system's or element's predicted remaining useful life calculated as $RSL = \text{Next Renewal or Calculated Next Renewal Year} - \text{the Current Year}$.
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 system's 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)	Repair Evaluation Maintenance and Rehabilitation (REMR) is a scale used by federal users to objectively rank systems based on its condition: Minor / Excellent: No noticeable defects. Some aging or wear may be visible. Minor / Good: Only minor deterioration or defects are evident. Moderate / Fair: Some deterioration or defects are evident but function is not significantly affected. Moderate / Marginal: Moderate deterioration. Function is still adequate. Major / Poor: Serious deterioration in at least some portions of the structure. Functions is inadequate. Major / Very Poor: Serious deterioration in at least some portions of the structure. Function is inadequate. Major / Failed: No longer functions. General failure or complete failure of a major structural component. (Source: ERDC/CERL TR-REMR-OM-26)
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 user defined 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 trade 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 the database. Sustainment Restoration and Modernization (S/RM) refers to the Department of Defense program to keep the Departments 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 Unifomat II Classification for Building Elements (E1557-97) a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also Unifomat II.
System Condition Index (SCI)	System Condition Index (SCI) is the ratio of a system's current condition deficiency costs to its replacement value - also known as "percent used" ranging from 0 percent to 100 percent or greater due to the addition of the system's renewal premium the additional costs to prepare for the system renewal such as demolition costs.
Technology Budget	The Technology Budget, also known as Technology Readiness Needs, represents the budgeted trade 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 the Sum of scoring for technology readiness criteria issues * weighted value. See also 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 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, Temporary modular structures, Other modulares, Teacherages / residences, Storage sheds, Sports bleachers, concession stands, press boxes, Abandoned buildings, and buildings under construction.
Tier 3	A Tier 3 building is an ancillary building that is occupied but typically does not have a teaching-learning purpose, and includes the following Facilities: Administration buildings Maintenance buildings Transportation facilities
Unifomat	Unifomat, also known as Unifomat II, a publication of the Construction Specification Institute (CSI), is ASTM Unifomat II Classification for Building Elements (E1557-97). UniFormat is a method of arranging construction information based on functional elements or parts of a facility characterized by their functions without regard to the materials and methods used to accomplish them. These elements are often referred to as systems or assemblies.
Useful Life	Useful Life refers to the intrinsic period of time a system or element is expected to perform as intended. Useful life is generally provided by manufacturers of materials, systems and elements through their literature, testing and experience. Useful Lives in the database are derived from the Building Owners and Managers (BOMA) organization's guidelines, RSMeans cost data, and from client 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 client 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.