School Assessment Report

District: Kentucky School of the Deaf

School: KSD

Report: Apr 11, 2012

Condition Assessment: Nov 18, 2011

Suitability/Technology Assessment: Nov 18, 2011

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Executive Summary

School Name: KSD

Number of Buildings:	5
Gross Area (SF):	109,422
Replacement Value:	$26,981,734
Condition Budget:	$16,555,223
Total FCI:	61.36%
Suitability Budget:	$4,018,187
Technology Budget:	$262,053
Total RSLI:	9%
Total KFI:	77.22%
Condition Score:	38.64
Technology Score:	45.05
Suitability Score:	57.45
School Score:	42.72

Summary:

The Kentucky School for the Deaf (KSD), located in Danville, Kentucky provides education to deaf and hard-of-hearing children from elementary through high school levels. KSD Campus consists of of a total of thirteen separate buildings, although during the 2011 KFICS Assessment there are only five educational, "Tier 1" type buildings considered in this report. In addition to the "Tier 1" type facilities there are also five, "Tier 2" type KSD 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 Deaf (KSD), located in Danville, Kentucky provides education to deaf and hard-of-hearing children from elementary through high school levels. KSD Campus consists of of a total of thirteen separate buildings, although during the 2011 KFICS Assessment there are only five educational, "Tier 1" type buildings considered in this report. In addition to the "Tier 1" type facilities there are also five, "Tier 2" type KSD 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.

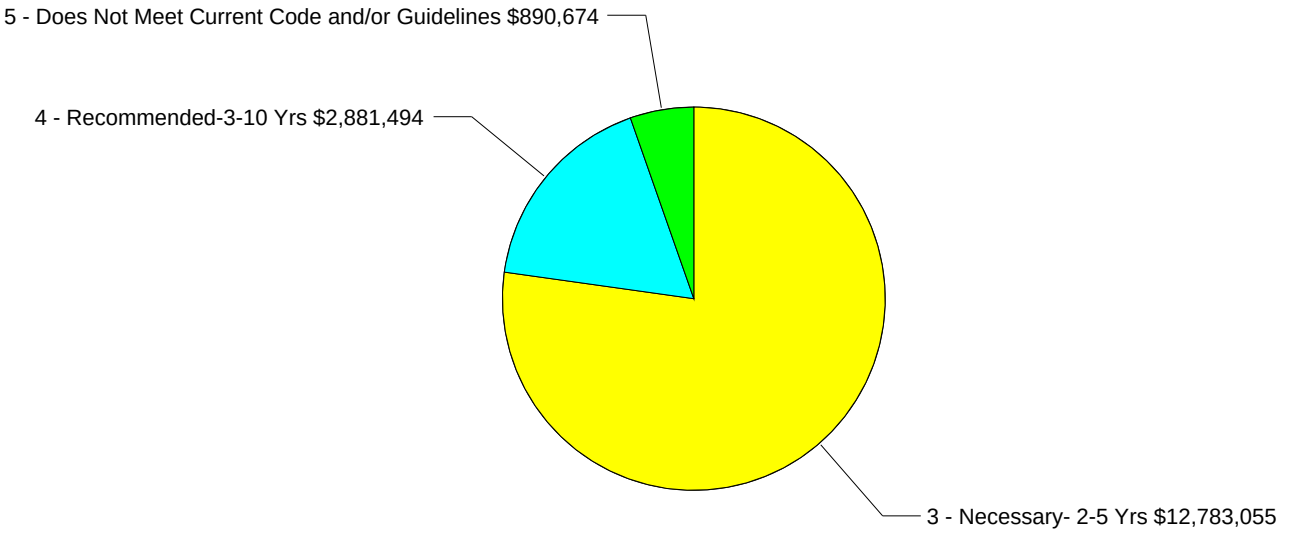
Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost 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 cortrective actions due to packaging the work.

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%	49.62%	$1,325,704
B30 Roofing	21%	52.43%	$898,731
C10 Interior Construction	9%	39.42%	$534,633
C20 Stairs	8%	0.00%	$0
C30 Interior Finishes	8%	76.83%	$2,092,734
D10 Conveying	3%	102.58%	$544,224
D20 Plumbing	2%	102.69%	$1,217,823
D30 HVAC	18%	97.34%	$5,053,894
D40 Fire Protection	3%	105.85%	$536,352
D50 Electrical	13%	84.17%	$2,575,627
E10 Equipment	0%	110.00%	$284,743
E20 Furnishings	0%	110.00%	$459,069
F10 Special Construction	35%	8.33%	$101,311
G20 Site Improvements	5%	78.48%	$557,692
G30 Site Mechanical Utilities	19%	17.20%	$40,274
G40 Site Electrical Utilities	4%	96.70%	$332,414
		Total:	**$16,555,224**

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Argo-McClure	21,423	85.3%	$0	$0	$3,503,376	$962,979	$120,266	$4,586,621
Bruce Hall	11,772	66.2%	$0	$0	$1,887,003	$27,196	$60,379	$1,974,577
Grow Hall-Cafeteria	13,720	47.9%	$0	$0	$935,161	$304,573	$51,936	$1,291,670
Nancy Lee Hall	23,805	73.9%	$0	$0	$4,242,269	$0	$264,159	$4,506,428
Thomas Gym	38,702	42.7%	$0	$0	$2,215,247	$1,586,747	$393,934	$4,195,927
Total:	109,422	61.4%	$0	$0	$12,783,055	$2,881,494	$890,674	$16,555,224



School Condition Budget: $16,555,224

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 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:

Kentucky Suitability Index (KSI) = (1.0 - Suitability Score (%))

KSI x .35 x School Current Replacement Value (CRV) =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 Deaf is located on a large campus with multiple buildings. The educational programs are housed in Brady, Walker, Argo, Kerr, Thomas Hall, Grow, and Bruce halls. The Lee building is a former middle school that is presently unused. The building is under consideration to house the elementary programs rather than where those programs are currently housed (Walker Hall). For purposes of this study, the suitability score reflects the moving of the elementary program into Lee Hall. A knowledge and understanding of the existing elementary program at Walker Hall allowed the evaluator to "move" programs from one building to another in order to arrive at an accurate suitability score. This study will, therefore, concentrate only on Nancy Lee Hall, Bruce Hall, Argo-McClure Hall, and Grow Hall. Bruce Hall is presently leased to the local school district and serves as an alternative education school. This building is a former dormitory. The bedrooms have been converted into small classrooms.

Suitability Category Scoring Summary

Task No	Task Description	Score
5198	Support Spaces	82.32
5199	Learning Environment	20.59
5203	General Classrooms	56.75
5208	Kindergarten	0.00
5213	ECE	0.00
5218	Self-Contained Special Ed	0.00
5223	Instructional Resource Rooms	77.75
5228	Science	0.00
5233	Music	0.00
5238	Art	0.00
5243	Career Tech Ed	80.00
5248	Computer Labs	80.00
5253	P.E.	100.00
5258	Performing Arts	0.00
5263	Media Center	29.50
5276	Outside	50.77
5281	Safety and Security	52.16

KSD Suitability Budget Total: $4,018,187

Technology Narrative:
There is limited technology infrastructure and most of the equipment has reached or has exceeded its useful life time. Wireless networks may not exist. There may be minimal electricity, ventilation and cooling in all or most all technology spaces. High speed bandwidth may not be available or is unavailable for long periods of time throughout the normal school day. Routine functions are severely impacted by a lack of connectivity. There are few if any administrative or educational programs supported by technology.

Technology Category Scoring Summary

Task No	Task Description	Score

Task No	Task Description	Score
5525	Technology Readiness Secondary	45.05

KSD Technology Budget Total: $262,053

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.

KSD

Capacity

Room Type	# of Units	Students/Room	Capacity
PreSchool	0	0	0
Elementary Classroom (K-3)	17	25	425
Elementary Classroom (4)	0	25	0
Classroom (5-6)	0	25	0
Secondary Classroom (7-12)	0	25	0
Art (Secondary)	0	0	0
Music (Secondary)	0	0	0
Science Lab (Secondary)	1	0	0
Career Tech Ed Voc Foods Etc.	4	0	0
PE (Secondary)	1	0	0
Computer Lab (Secondary)	3	0	0
Spec. Ed. - Self Contained	0	0	0
Resource	0	0	0
Alternative HS	0	25	0
Portable	0	0	0

Total Capacity (w/o scheduling factor) =	425
÷ Scheduling/Grouping Factor =	75%
Functional Capacity =	**567**

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.

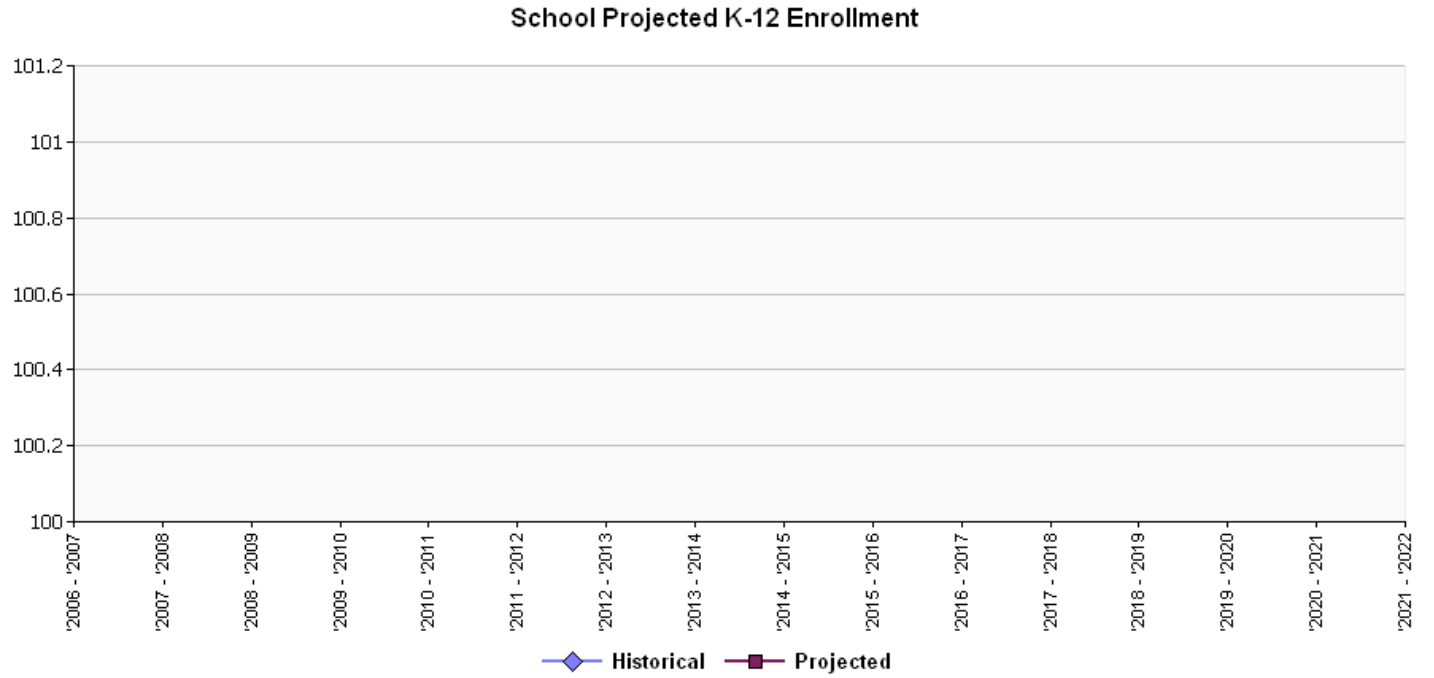
KSD

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



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

Buildings

Building Name: Argo-McClure

Year Built:	1964
Gross Area (SF):	21,423

The Argo-McClure Hall Building was originally constructed in 1964. An exterior green house was added in 1985 and no major renovations have been reported. The building has classrooms , vocational training areas, wood and metal fabrication shops, marine lab, and green house. 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
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	0%	49.50%	$314,790
B30 Roofing	0%	110.00%	$422,438
C10 Interior Construction	0%	100.83%	$311,496
C30 Interior Finishes	0%	110.00%	$686,169
D20 Plumbing	0%	110.00%	$298,296
D30 HVAC	0%	100.22%	$1,241,787
D40 Fire Protection	1%	107.41%	$120,266
D50 Electrical	0%	110.00%	$740,558
E20 Furnishings	0%	110.00%	$70,701
F10 Special Construction	0%	110.00%	$77,962
G20 Site Improvements	6%	91.03%	$175,662
G30 Site Mechanical Utilities	3%	110.00%	$40,274
G40 Site Electrical Utilities	0%	110.00%	$86,222
		Total:	**$4,586,621**

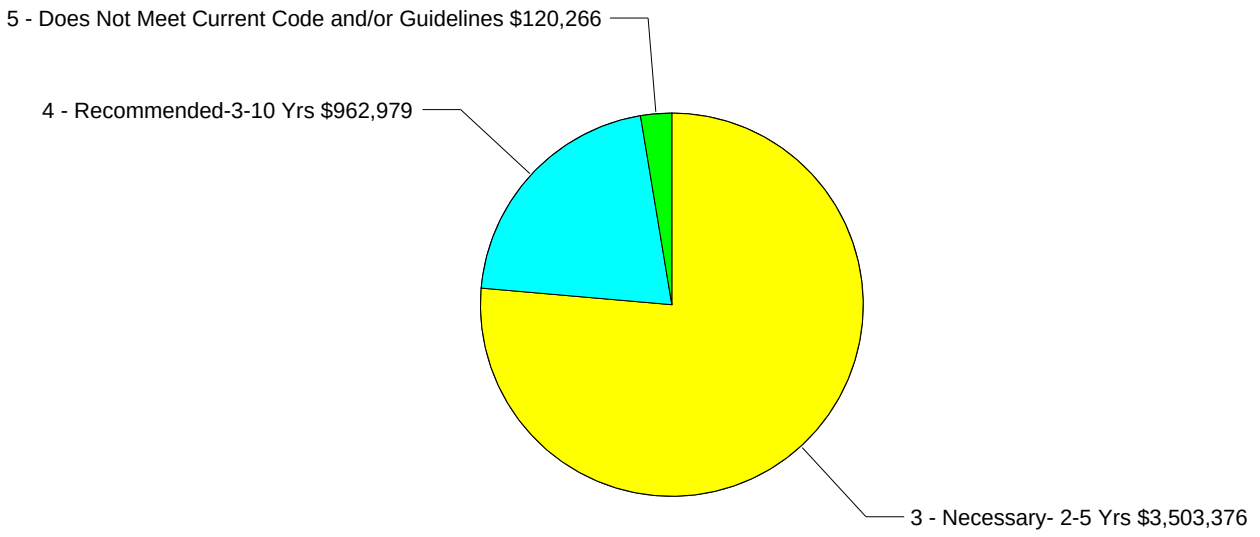
Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$6.99	100	1964	2064	$196,079	-	0.00%	$0
A1030	Slab on Grade	$6.05	100	1964	2064	$169,791	-	0.00%	$0
B1020	Roof Construction	$11.33	100	1964	2064	$317,842	-	0.00%	$0
B2010	Exterior Walls	$12.47	100	1964	2064	$349,795	-	0.00%	$0
B2020	Exterior Windows	$8.37	30	1964	1994	$234,804	0%	110%	$258,285
B2030	Exterior Doors	$1.83	30	1964	1994	$51,369	0%	110%	$56,505
B3010	Roof Coverings	$13.69	20	1984	2004	$384,034	0%	110%	$422,438
C1010	Partitions	$5.13	40	1964	2004	$143,892	0%	110%	$158,281
C1020	Interior Doors	$3.37	40	1964	2004	$94,433	0%	80.00%	$75,547
C1030	Fittings	$2.52	20	1964	1984	$70,608	0%	110%	$77,668
C3010	Wall Finishes	$4.41	10	1964	1974	$123,833	0%	110%	$136,217

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C3020	Floor Finishes	$9.95	20	1964	1984	$279,185	0%	110%	$307,103
C3030	Ceiling Finishes	$7.87	20	1964	1984	$220,772	0%	110%	$242,849
D2010	Plumbing Fixtures	$6.30	30	1964	1994	$176,765	0%	110%	$194,441
D2020	Domestic Water Distribution	$0.64	30	1964	1994	$17,954	0%	110%	$19,750
D2030	Sanitary Waste	$2.15	30	1964	1994	$60,385	0%	110%	$66,423
D2090	Other Plumbing Systems-Nat Gas	$0.57	20	1964	1984	$16,075	0%	110%	$17,682
D3010	Energy Supply	$3.93	30	1964	1994	$110,197	0%	0.00%	$0
D3040	Distribution Systems	$8.59	30	1964	1994	$240,948	0%	110%	$265,043
D3050	Terminal & Package Units	$26.08	15	1964	1979	$731,543	0%	110%	$804,698
D3060	Controls & Instrumentation	$2.11	20	1964	1984	$59,212	0%	110%	$65,134
D3070	Systems Testing & Balance	$0.61	30	1964	1994	$17,113	0%	110%	$18,824
D3090	Other HVAC Systems/Equip	$2.85	30	1964	1994	$80,081	0%	110%	$88,089
D4010	Sprinklers	$3.90	30			$109,333	0%	110%	$120,266
D4030	Fire Protection Specialties	$0.09	15	2005	2020	$2,637	53%	0.00%	$0
D5010	Electrical Service/Distribution	$3.21	30	1964	1994	$90,091	0%	110%	$99,100
D5020	Lighting and Branch Wiring	$15.43	30	1964	1994	$432,833	0%	110%	$476,117
D5030	Communications and Security	$5.36	20	1964	1984	$150,310	0%	110%	$165,341
E2010	Fixed Furnishings	$2.29	20	1964	1984	$64,273	0%	110%	$70,701
F1040	Special Facilities-Green House	$2.53	20	1985	2005	$70,874	0%	110%	$77,962
G2010	Roadways	$1.19	30	1985	2015	$33,468	10%	110%	$36,815
G2020	Parking Lots	$3.09	30	1985	2015	$86,699	10%	110%	$95,369
G2030	Pedestrian Paving	$0.58	50	1964	2014	$16,271	4%	110%	$17,898
G2040	Site Development	$0.88	30	1964	1994	$24,550	-	0.00%	$0
G2050	Landscaping	$1.14	20	1964	1984	$31,975	0%	80.00%	$25,580
G3010	Water Supply	$0.34	50	1964	2014	$9,656	4%	110%	$10,622
G3020	Sanitary Sewer	$0.96	50	1964	2014	$26,957	4%	110%	$29,652
G4010	Electrical Distribution	$1.05	30	1964	1994	$29,456	0%	110%	$32,402
G4020	Site Lighting	$1.74	30	1964	1994	$48,928	0%	110%	$53,821
Total		$191.60				$5,375,021	0%	85.33%	$4,586,621

Building Deficiency Priority

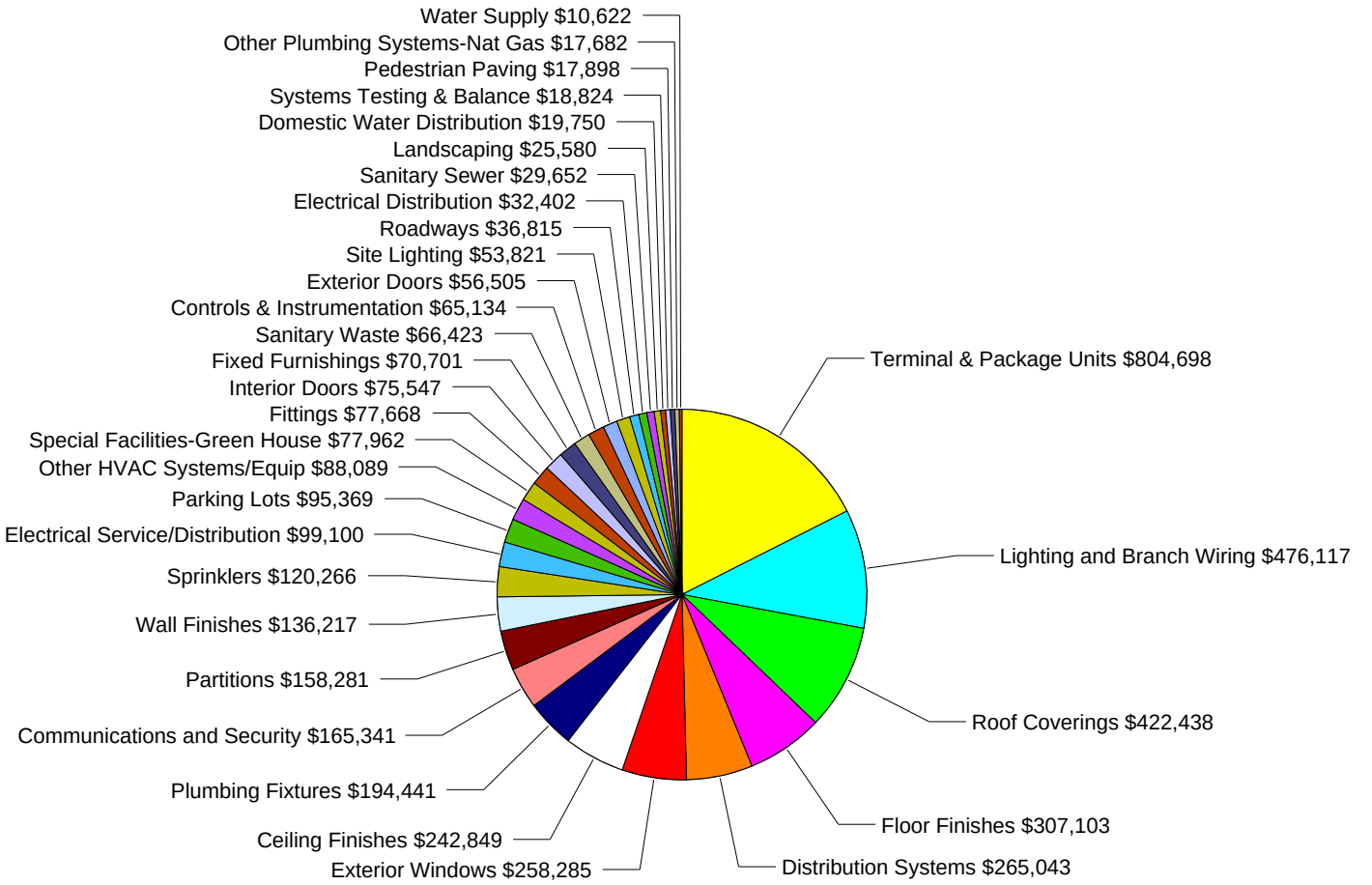
Deficiencies by Priority:



Argo-McClure Condition Budget: $4,586,621

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.



Argo-McClure Condition Budget: $4,586,623

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 1964. It has a 30-year service life which expired in 1994.
Recommendation: The system should be replaced.

Deficiency

Location: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $258,285

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.

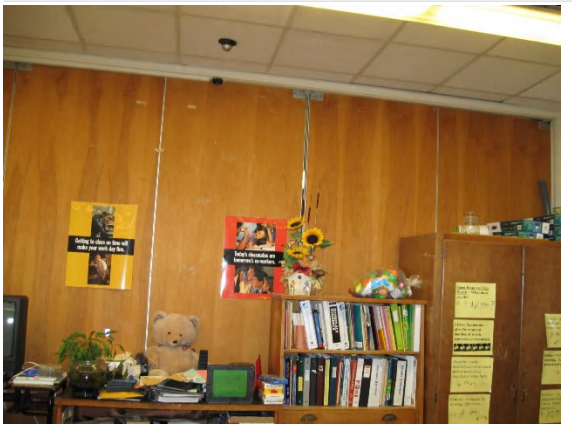
Deficiency

Location: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $56,505

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 1984. It has a 20-year service life which expired in 2004.
Recommendation: The system should be replaced.

Deficiency

Location: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Roof leaks are reported. Gutters and downspouts need repair and/or replacement with roof replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $422,438

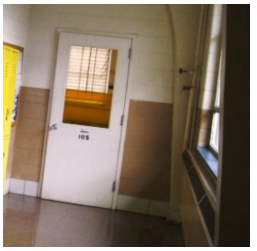


System: C1010 - Partitions
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1964. It has a 40-year service life which expired in 2004.
Recommendation: The system should be replaced.

Deficiency

Location: Argo-McClure
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended-3-10 Yrs
Notes: CMU partitions are most likely not feasible to replace; however the facility overall is recommended to have major reconfiguration of interior spaces during any planned renovation or remodel.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $158,281

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: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $75,547

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: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Includes
- chalk & tack boards
- identifying devices
- lockers
- toilet & bath accessories
- storage shelving
- handrails & ornamental metals
- fabricated toilet partitions
- fabricated compartments and cubicles
- closet specialties

Correction: Renew System
Qty: 1-Ea.
Condition Budget: $77,668

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 1964. It has a 10-year service life which expired in 1974.
Recommendation: The system should be replaced.

Deficiency

Location: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $136,217

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: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Existing 9X9 ACT may contain friable material with hazardous material remediation required during replacement.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $307,103

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: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $242,849

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: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $194,441

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: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Natural gas domestic water heater was replaced; however the piping and pumps are original to building construction date of 1964.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $19,750

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: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $66,423

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: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $17,682

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 1964. It has a 30-year service life which expired in 1994.
Recommendation: The system should be replaced.

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:	Argo-McClure
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary- 2-5 Yrs
Notes:	Building is mostly heating only with steam supply/return piping beyond expected life; recommend adding new engineered HVAC System with cooling, ventilation and fresh air supply.
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$265,043

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 1964. It has a 15-year service life which expired in 1979.
Recommendation:	The system should be replaced.

Deficiency

Location:	Argo-McClure
Distress:	Inadequate
Category:	Capital Renewal
Priority:	4 - Recommended-3-10 Yrs
Notes:	Building is mostly steam heating only with a few window units and split DX systems for a few offices; recommend adding new engineered HVAC System with cooling, heating, ventilation and fresh air supply.
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$804,698

System:	D3060 - Controls & Instrumentation
Analysis:	The system is missing.
Recommendation:	The system should be installed.

Deficiency

Location:	Argo-McClure
Distress:	Missing
Category:	Capital Renewal
Priority:	3 - Necessary- 2-5 Yrs
Notes:	Building is mostly heating only with local electric controls. Recommend adding DDC with new engineered HVAC System.
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$65,134

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: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $18,824

System: D3090 - Other HVAC Systems/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 1964. It has a 30-year service life which expired in 1994.
Recommendation: The system should be replaced.

Deficiency
Location: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Various other HVAC equipment including fume, dust and paint ventilation fans are beyond expected life.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $88,089

System: D4010 - Sprinklers
Analysis: The system is missing.
Recommendation: The system should be installed.

Photo is not available.

Deficiency

Location: Argo-McClure
Distress: Missing
Category: Compliance
Priority: 5 - Does Not Meet Current Code and/or Guidelines
Notes: Recommend adding wet type sprinkler system.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $120,266

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 1964. It has a 30-year service life which expired in 1994.
Recommendation: The system should be replaced.

Deficiency

Location: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $99,100

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 1964. It has a 30-year service life which expired in 1994.
Recommendation: The system should be replaced.

Deficiency

Location: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $476,117

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 1964. It has a 20-year service life which expired in 1984.
Recommendation: The system should be replaced.

Deficiency

Location: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Fire alarm, telephone and LAN systems are recommended for replacement. There is no security system and very limited CCTV; recommend adding system and upgrading cameras.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $165,341

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: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $70,701

System: F1040 - Special Facilities-Green House
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition 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: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Green house is functional and in use at the time of this assessment, however it is showing signs of age deterioration.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $77,962

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 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: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $36,815

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: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $95,369

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: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $17,898

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: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $25,580

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.

Deficiency

Location: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $10,622

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: Argo-McClure
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $29,652

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 1964. It has a 30-year service life which expired in 1994.
Recommendation: The system should be replaced.

Deficiency

Location:	Argo-McClure
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary- 2-5 Yrs
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$32,402

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 1964. It has a 30-year service life which expired in 1994.
Recommendation:	The system should be replaced.

Deficiency

Location:	Argo-McClure
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary- 2-5 Yrs
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$53,821

Building Name: Bruce Hall

Year Built:	1966
Gross Area (SF):	11,772

The Bruce Hall Building was originally constructed in 1966. There have been no additions and a major HVAC renovation completed in 1978 and a roof covering replacement in 2000. There were some minor renovations completed when it was leased to the current tenant. The building was originally designed as a dormitory, however it is currently leased to Boyle County and is utilized as an alternate education program. The facility spaces are being used as classrooms offices, administrative space and day room for student activities 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%	46.44%	$141,202
B30 Roofing	40%	0.00%	$0
C10 Interior Construction	10%	49.52%	$76,811
C20 Stairs	0%	0.00%	$0
C30 Interior Finishes	5%	110.00%	$344,695
D10 Conveying	26%	0.00%	$0
D20 Plumbing	0%	110.00%	$150,183
D30 HVAC	0%	110.00%	$640,920
D40 Fire Protection	1%	107.48%	$60,379
D50 Electrical	0%	110.00%	$372,070
E20 Furnishings	0%	110.00%	$71,316
G20 Site Improvements	2%	75.42%	$73,358
G30 Site Mechanical Utilities	7%	0.00%	$0
G40 Site Electrical Utilities	0%	110.00%	$43,644
		Total:	**$1,974,577**

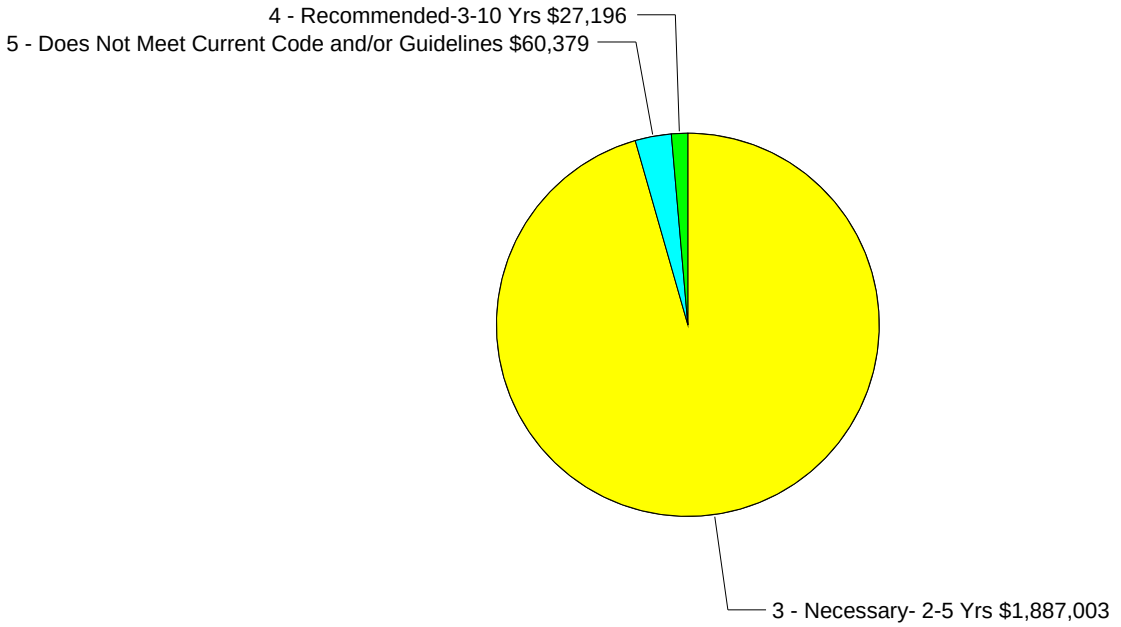
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$6.39	100	1966	2066	$98,554	-	0.00%	$0
A1030	Slab on Grade	$5.52	100	1966	2066	$85,055	-	0.00%	$0
A2010	Basement Excavation	$0.18	100	1966	2066	$2,835	-	0.00%	$0
A2020	Basement Walls	$2.53	100	1966	2066	$39,023	-	0.00%	$0
B1010	Floor Construction	$13.73	100	1966	2066	$211,597	-	0.00%	$0
B1020	Roof Construction	$10.35	100	1966	2066	$159,528	-	0.00%	$0
B2010	Exterior Walls	$11.39	100	1966	2066	$175,657	-	0.00%	$0
B2020	Exterior Windows	$7.66	30	1966	1996	$118,116	0%	110%	$129,928
B2030	Exterior Doors	$0.66	30	1980	2010	$10,250	0%	110%	$11,275
B3010	Roof Coverings	$12.52	20	2000	2020	$192,933	40%	0.00%	$0
C1010	Partitions	$4.69	40	1980	2020	$72,374	20%	0.00%	$0
C1020	Interior Doors	$3.07	40	1966	2006	$47,345	0%	80.00%	$37,876
C1030	Fittings	$2.30	20	1980	2000	$35,395	0%	110%	$38,935
C2010	Stair Construction	$2.73	40	1966	2006	$42,160	-	0.00%	$0
C3010	Wall Finishes	$4.03	10	2005	2015	$62,164	30%	110%	$68,381
C3020	Floor Finishes	$9.11	20	1980	2000	$140,422	0%	110%	$154,464

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C3030	Ceiling Finishes	$7.19	20	1980	2000	$110,772	0%	110%	$121,849
D1010	Elevators and Lifts	$2.32	30	1990	2020	$35,801	27%	0.00%	$0
D2010	Plumbing Fixtures	$5.76	30	1966	1996	$88,731	0%	110%	$97,604
D2020	Domestic Water Distribution	$0.59	30	1966	1996	$9,043	0%	110%	$9,947
D2030	Sanitary Waste	$1.97	30	1966	1996	$30,442	0%	110%	$33,487
D2090	Other Plumbing Systems-Nat Gas	$0.54	20	1966	1986	$8,314	0%	110%	$9,145
D3010	Energy Supply	$3.60	30	1980	2010	$55,533	0%	110%	$61,086
D3040	Distribution Systems	$7.85	30	1980	2010	$120,966	0%	110%	$133,063
D3050	Terminal & Package Units	$23.84	15	1980	1995	$367,570	0%	110%	$404,327
D3060	Controls & Instrumentation	$1.93	20	1980	2000	$29,798	0%	110%	$32,778
D3070	Systems Testing & Balance	$0.57	30	1980	2010	$8,787	0%	110%	$9,665
D4010	Sprinklers	$3.56	30			$54,890	0%	110%	$60,379
D4030	Fire Protection Specialties	$0.08	15	2005	2020	$1,289	53%	0.00%	$0
D5010	Electrical Service/Distribution	$2.95	30	1980	2010	$45,406	0%	110%	$49,947
D5020	Lighting and Branch Wiring	$14.10	30	1980	2010	$217,314	0%	110%	$239,046
D5030	Communications and Security	$4.90	20	1980	2000	$75,525	0%	110%	$83,077
E2010	Fixed Furnishings	$4.21	20	1966	1986	$64,833	0%	110%	$71,316
G2010	Roadways	$1.09	50	1966	2016	$16,871	8%	0.00%	$0
G2020	Parking Lots	$2.83	30	1980	2010	$43,579	0%	110%	$47,937
G2030	Pedestrian Paving	$0.53	50	1966	2016	$8,170	8%	0.00%	$0
G2040	Site Development	$0.81	30	1980	2010	$12,503	0%	100%	$12,503
G2050	Landscaping	$1.05	20	1980	2000	$16,146	0%	80.00%	$12,917
G3010	Water Supply	$0.31	50	1966	2016	$4,823	8%	0.00%	$0
G3020	Sanitary Sewer	$0.88	50	1966	2016	$13,524	8%	0.00%	$0
G3030	Storm Sewer	$0.63	50	1966	2016	$9,747	8%	0.00%	$0
G4010	Electrical Distribution	$0.97	30	1980	2010	$14,953	0%	110%	$16,448
G4020	Site Lighting	$1.60	30	1980	2010	$24,723	0%	110%	$27,196
Total		$193.54				$2,983,463	6%	66.18%	$1,974,577

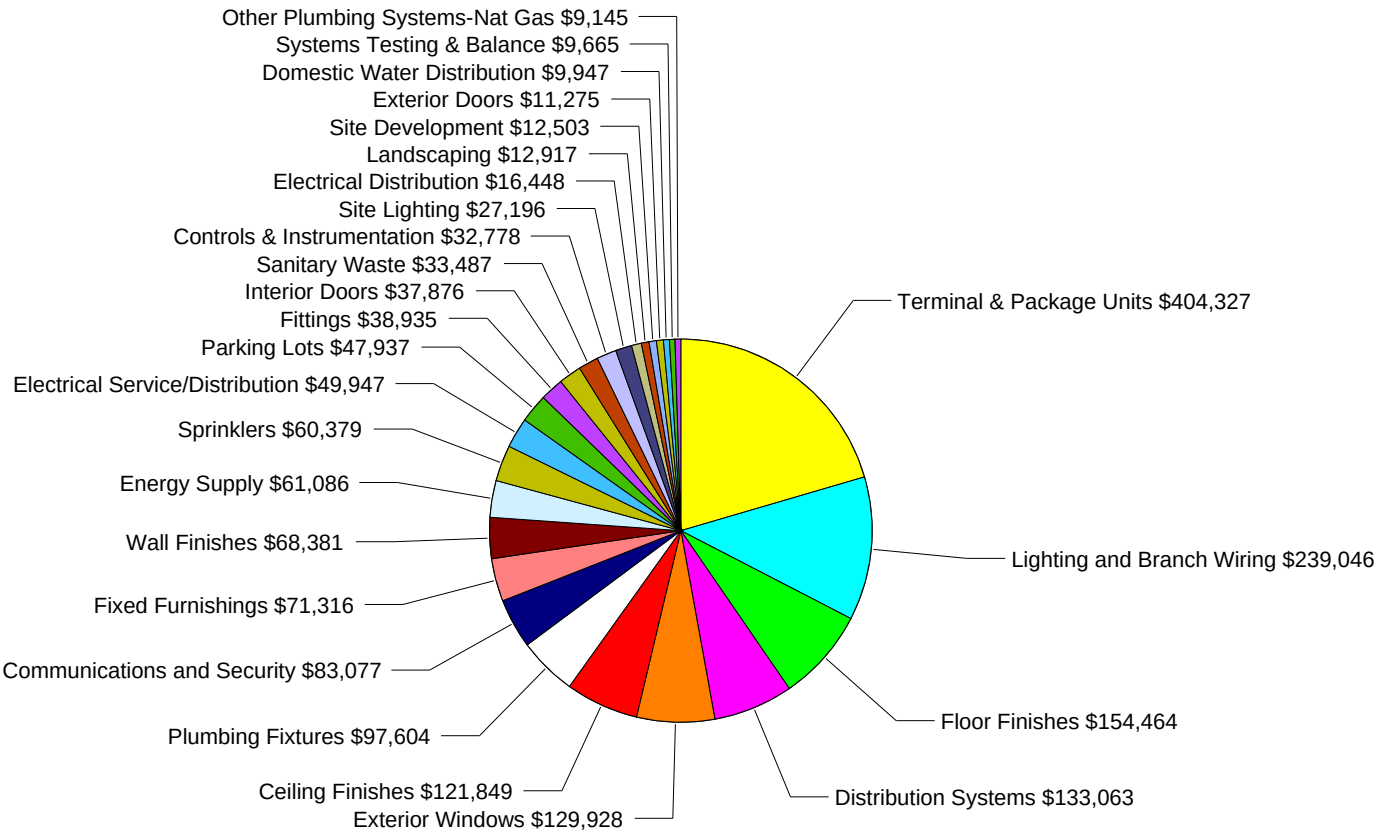
Building Deficiency Priority

Deficiencies by Priority:



Bruce Hall Condition Budget: $1,974,577

Building Deficiencies Budget Detail



Bruce Hall Condition Budget: $1,974,576

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 1966. It has a 30-year service life which expired in 1996.
Recommendation: The system should be replaced.

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $129,928

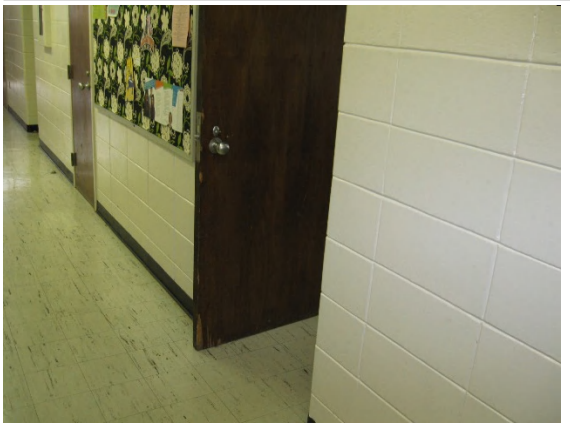
System: B2030 - Exterior Doors
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure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

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $11,275

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 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: C1010 - Partitions
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1980. It has a 40-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.



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 1966. It has a 40-year service life which expired in 2006.
Recommendation: The system should be replaced.

Deficiency
Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $37,876

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

Deficiency
Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $38,935

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: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $68,381

System: C3020 - Floor Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.
Recommendation: The system should be replaced.

Deficiency
Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $154,464

System: C3030 - Ceiling Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.
Recommendation: The system should be replaced.

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $121,849

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 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: 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 1966. It has a 30-year service life which expired in 1996.
Recommendation: The system should be replaced.

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $97,604

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 1966. It has a 30-year service life which expired in 1996.
Recommendation: The system should be replaced.

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $9,947

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 1966. It has a 30-year service life which expired in 1996.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $33,487

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 1966. It has a 20-year service life which expired in 1986.
Recommendation: The system should be replaced.

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $9,145

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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $61,086

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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $133,063

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

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $404,327

System: D3060 - Controls & Instrumentation
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.
Recommendation: The system should be replaced.

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $32,778

System: D3070 - Systems Testing & Balance
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $9,665

System: D4010 - Sprinklers
Analysis: The system is missing.
Recommendation: The system should be installed.

Photo is not available.

Deficiency

Location: Bruce Hall
Distress: Missing
Category: Compliance
Priority: 5 - Does Not Meet Current Code and/or Guidelines
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $60,379

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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $49,947

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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $239,046

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 1980. It has a 20-year service life which expired in 2000.
Recommendation: The system should be replaced.

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $83,077

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 1966. It has a 20-year service life which expired in 1986.
Recommendation: The system should be replaced.

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $71,316

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 1966. It has a 50-year service life. Based on the assessment, it is expected to expire in 2016.
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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency
Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $47,937

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 1966. It has a 50-year service life. Based on the assessment, it is expected to expire in 2016.
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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $12,503

System: G2050 - Landscaping
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.
Recommendation: The system should be replaced.

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $12,917

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 1966. It has a 50-year service life. Based on the assessment, it is expected to expire in 2016.
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 1966. It has a 50-year service life. Based on the assessment, it is expected to expire in 2016.
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 1966. It has a 50-year service life. Based on the assessment, it is expected to expire in 2016.
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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Bruce Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $16,448

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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Bruce Hall
Distress: Inadequate
Category: Capital Renewal
Priority: 4 - Recommended-3-10 Yrs
Notes: Recommend adding site lighting for security and safe pedestrian travel.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $27,196

Building Name: Grow Hall-Cafeteria

Year Built:	1968
Gross Area (SF):	13,720

The Grow Hall building was originally constructed in 1966. There have been no additions and no major renovations. The building has a full service kitchen, serving line, dining room, cold and dry storage rooms. The facility accommodates student and staff dining. 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%	71.71%	$187,194
B30 Roofing	32%	20.01%	$40,561
C10 Interior Construction	0%	49.61%	$66,080
C30 Interior Finishes	5%	60.73%	$163,434
D10 Conveying	0%	110.00%	$62,703
D20 Plumbing	3%	102.71%	$120,230
D30 HVAC	96%	0.00%	$0
D40 Fire Protection	10%	88.49%	$51,936
D50 Electrical	0%	110.00%	$319,707
E10 Equipment	0%	110.00%	$159,415
E20 Furnishings	0%	110.00%	$30,631
G20 Site Improvements	3%	71.68%	$52,294
G30 Site Mechanical Utilities	12%	0.00%	$0
G40 Site Electrical Utilities	0%	110.00%	$37,482
		Total:	**$1,291,670**

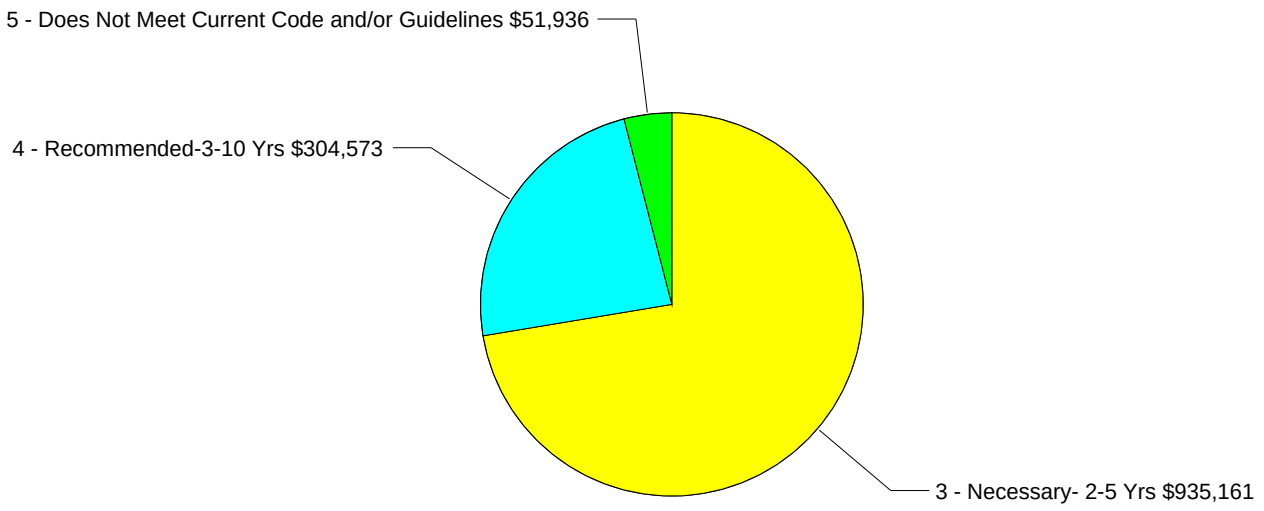
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$6.17	100	1968	2068	$84,630	-	0.00%	$0
A1030	Slab on Grade	$5.33	100	1968	2068	$73,110	-	0.00%	$0
A2010	Basement Excavation	$0.17	100	1968	2068	$2,375	-	0.00%	$0
A2020	Basement Walls	$2.44	100	1968	2068	$33,434	-	0.00%	$0
B1010	Floor Construction	$13.25	100	1968	2068	$181,753	-	0.00%	$0
B1020	Roof Construction	$9.99	100	1968	2068	$137,086	-	0.00%	$0
B2010	Exterior Walls	$11.00	100	1968	2068	$150,865	-	43.75%	$66,010
B2020	Exterior Windows	$7.39	30	1968	1998	$101,325	0%	110%	$111,457
B2030	Exterior Doors	$0.64	30	1968	1998	$8,843	0%	110%	$9,727
B3010	Roof Coverings	$12.08	20	2000	2020	$165,799	40%	0.00%	$0
B3020	Roof Openings	$2.69	30	1968	1998	$36,874	0%	110%	$40,561
C1010	Partitions	$4.52	40	1968	2008	$62,002	-	0.00%	$0
C1020	Interior Doors	$2.97	40	1968	2008	$40,743	0%	80.00%	$32,594
C1030	Fittings	$2.22	20	1968	1988	$30,442	0%	110%	$33,486
C3010	Wall Finishes	$3.90	10	2000	2010	$53,489	0%	110%	$58,838
C3020	Floor Finishes	$8.79	50	1968	2018	$120,560	12%	0.00%	$0
C3030	Ceiling Finishes	$6.93	20	1968	1988	$95,088	0%	110%	$104,597
D1010	Elevators and Lifts	$4.15	30	1980	2010	$57,002	0%	110%	$62,703

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D2010	Plumbing Fixtures	$5.55	30	1968	1998	$76,130	0%	110%	$83,742
D2020	Domestic Water Distribution	$0.57	30	2000	2030	$7,756	60%	0.00%	$0
D2030	Sanitary Waste	$1.91	30	1968	1998	$26,234	0%	110%	$28,857
D2090	Other Plumbing Systems-Nat Gas	$0.51	20	1968	1988	$6,937	0%	110%	$7,631
D3030	Cooling Generating Systems	$21.02	30	2011	2041	$288,447	97%	0.00%	$0
D3040	Distribution Systems	$7.58	30	2011	2041	$103,934	97%	0.00%	$0
D3050	Terminal & Package Units	$4.50	15	2011	2026	$61,691	93%	0.00%	$0
D3060	Controls & Instrumentation	$1.87	20	2011	2031	$25,661	95%	0.00%	$0
D3070	Systems Testing & Balance	$0.55	30	2011	2041	$7,546	97%	0.00%	$0
D4010	Sprinklers	$3.44	30			$47,215	0%	110%	$51,936
D4030	Fire Protection Specialties	$0.08	15	2005	2020	$1,147	53%	0.00%	$0
D4090	Other Fire Protection Systems	$0.75	15	2005	2020	$10,327	53%	0.00%	$0
D5010	Electrical Service/Distribution	$2.84	30	1968	1998	$39,009	0%	110%	$42,910
D5020	Lighting and Branch Wiring	$13.62	30	1968	1998	$186,847	0%	110%	$205,532
D5030	Communications and Security	$4.72	20	1988	2008	$64,787	0%	110%	$71,266
E1090	Other Equipment	$10.56	20	1985	2005	$144,923	0%	110%	$159,415
E2010	Fixed Furnishings	$2.03	20	1985	2005	$27,846	0%	110%	$30,631
G2010	Roadways	$1.06	50	1968	2018	$14,609	12%	0.00%	$0
G2020	Parking Lots	$2.73	30	1968	1998	$37,397	0%	110%	$41,136
G2030	Pedestrian Paving	$0.51	50	1968	2018	$6,997	12%	0.00%	$0
G2050	Landscaping	$1.02	20	1968	1988	$13,948	0%	80.00%	$11,158
G3010	Water Supply	$0.30	50	1968	2018	$4,150	12%	0.00%	$0
G3020	Sanitary Sewer	$0.85	50	1968	2018	$11,607	12%	0.00%	$0
G3030	Storm Sewer	$0.61	50	1968	2018	$8,386	12%	0.00%	$0
G3060	Fuel Distribution	$0.17	50	1968	2018	$2,346	12%	0.00%	$0
G4010	Electrical Distribution	$0.94	30	1980	2010	$12,897	0%	110%	$14,186
G4020	Site Lighting	$1.54	30	1980	2010	$21,178	0%	110%	$23,296
Total		$196.46				$2,695,371	29%	47.92%	$1,291,670

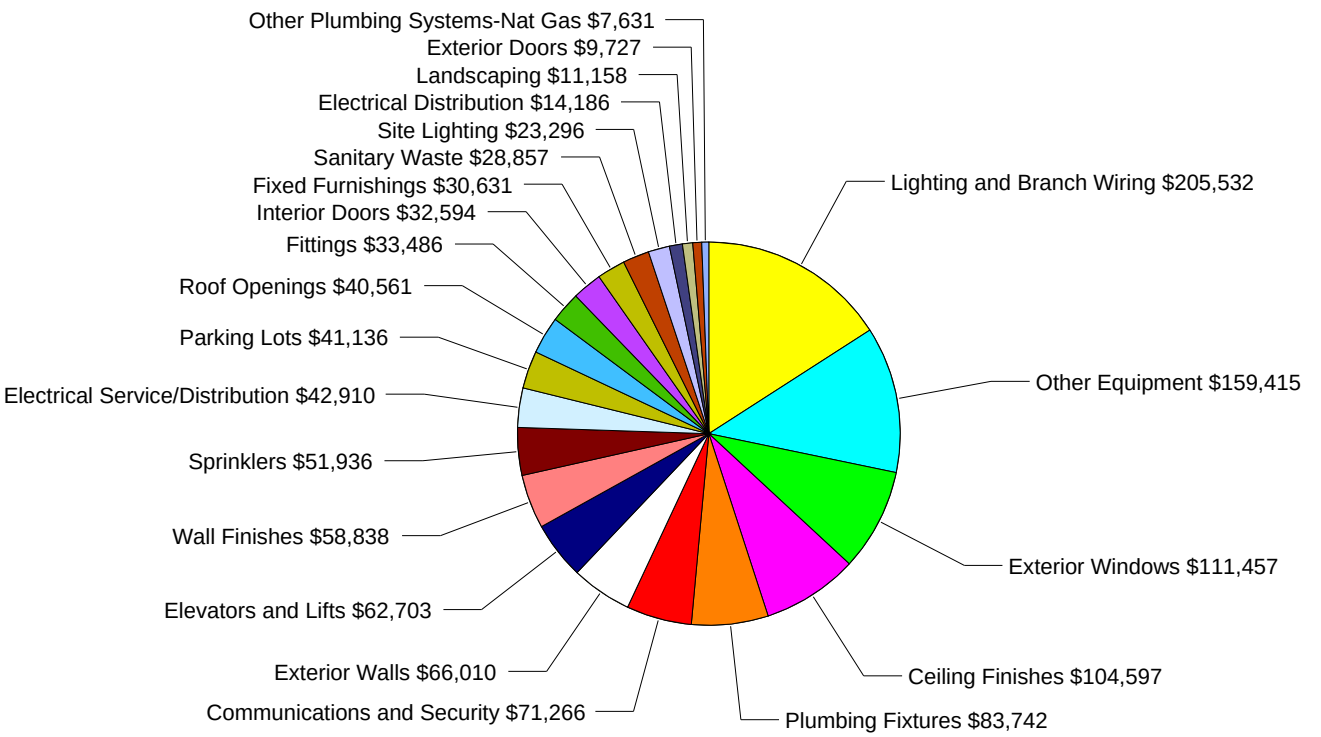
Building Deficiency Priority

Deficiencies by Priority:



Grow Hall-Cafeteria Condition Budget: $1,291,670

Building Deficiencies Budget Detail



Grow Hall-Cafeteria Condition Budget: $1,291,669

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 1968. It has a 30-year service life which expired in 1998.
Recommendation: The system should be replaced.

Deficiency

Location: Grow Hall-Cafeteria
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $111,457

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 1968. It has a 30-year service life which expired in 1998.
Recommendation: The system should be replaced.

Deficiency

Location: Grow Hall-Cafeteria
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $9,727

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 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: 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 1968. It has a 30-year service life which expired in 1998.
Recommendation: The system should be replaced.

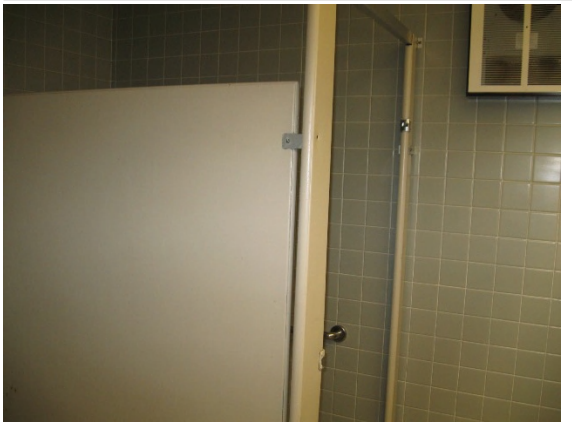
Deficiency

Location: Grow Hall-Cafeteria
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended-3-10 Yrs
Notes: The roof skylights were not inspected during this 2011 assessment but are believed to be original to the building construction date of 1968 and therefore beyond expected life. The openings are recommended to be included in the capital budget planning budget.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $40,561

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 1968. It has a 40-year service life which expired in 2008.
Recommendation: The system should be replaced.

Deficiency

Location: Grow Hall-Cafeteria
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $32,594



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 1968. It has a 20-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency

Location: Grow Hall-Cafeteria
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: C 1030 Fittings
Includes
• chalk & tack boards
• identifying devices
• lockers
• toilet & bath accessories
• storage shelving
• handrails & ornamental metals
• fabricated toilet partitions
• fabricated compartments and cubicles
• closet specialties

Correction: Renew System
Qty: 1-Ea.
Condition Budget: $33,486

System: C3010 - Wall Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2000. It has a 10-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Grow Hall-Cafeteria
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $58,838

System: C3020 - Floor Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1968. It has a 50-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

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 1968. It has a 20-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency

Location: Grow Hall-Cafeteria
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended-3-10 Yrs
Notes: Drywall and wood ceiling finishes needs refurbishing.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $104,597

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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Grow Hall-Cafeteria
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Frieght elevator controller is beyond expected life.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $62,703

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 1968. It has a 30-year service life which expired in 1998.
Recommendation: The system should be replaced.

Deficiency
Location: Grow Hall-Cafeteria
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $83,742

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 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.
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 1968. It has a 30-year service life which expired in 1998.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: Grow Hall-Cafeteria
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $28,857

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 1968. It has a 20-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency

Location: Grow Hall-Cafeteria
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $7,631

System: D3030 - Cooling Generating Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2011. It has a 30-year service life. Based on the assessment, it is expected to expire in 2041.
Recommendation: No action is required.

System: D3040 - Distribution Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: D3050 - Terminal & Package Units
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2011. It has a 15-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D3060 - Controls & Instrumentation
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2011. It has a 20-year service life. Based on the assessment, it is expected to expire in 2031.
Recommendation: No action is required.

System: D3070 - Systems Testing & Balance
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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: D4010 - Sprinklers
Analysis: The system is missing.
Recommendation: The system should be installed.

Photo is not available.

Deficiency
Location: Grow Hall-Cafeteria
Distress: Missing
Category: Compliance
Priority: 5 - Does Not Meet Current Code and/or Guidelines
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $51,936

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 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 1968. It has a 30-year service life which expired in 1998.
Recommendation: The system should be replaced.

Deficiency

Location: Grow Hall-Cafeteria
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $42,910

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 1968. It has a 30-year service life which expired in 1998.
Recommendation: The system should be replaced.

Deficiency

Location: Grow Hall-Cafeteria
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $205,532

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 1988. It has a 20-year service life which expired in 2008.
Recommendation: The system should be replaced.

Deficiency

Location: Grow Hall-Cafeteria
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $71,266

System: E1090 - Other 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: Grow Hall-Cafeteria
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended-3-10 Yrs
Notes: Renew food service equipment as required.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $159,415

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: Grow Hall-Cafeteria
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: E 2010 Fixed Furnishings-Includes: fixed casework
- window treatment
- fixed floor grilles and mats
- fixed multiple seating
- fixed interior landscaping

Correction: Renew System
Qty: 1-Ea.
Condition Budget: $30,631

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 1968. It has a 50-year service life. Based on the assessment, it is expected to expire in 2018.
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 1968. It has a 30-year service life which expired in 1998.
Recommendation: The system should be replaced.

Deficiency

Location: Grow Hall-Cafeteria
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $41,136

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 1968. It has a 50-year service life. Based on the assessment, it is expected to expire in 2018.
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 1968. It has a 20-year service life which expired in 1988.
Recommendation: The system should be replaced.

Deficiency

Location: Grow Hall-Cafeteria
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $11,158

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 1968. It has a 50-year service life. Based on the assessment, it is expected to expire in 2018.
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 1968. It has a 50-year service life. Based on the assessment, it is expected to expire in 2018.
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 1968. It has a 50-year service life. Based on the assessment, it is expected to expire in 2018.
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 1968. It has a 50-year service life. Based on the assessment, it is expected to expire in 2018.
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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location:	Grow Hall-Cafeteria
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary- 2-5 Yrs
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$14,186

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 1980. It has a 30-year service life which expired in 2010.
Recommendation:	The system should be replaced.

Deficiency

Location:	Grow Hall-Cafeteria
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary- 2-5 Yrs
Notes:	Pole and bollard type are beyond expected life.
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$23,296

Building Name: Nancy Lee Hall

Year Built:	1958
Gross Area (SF):	23,805

The Nancy Lee Hall Building was originally constructed in 1958. There has been one addition in 1980 of two classroom wings along with a major renovation in 1981. The building is designed for general class rooms, science class rooms and labs ; however it is currently vacant and has no planned use until the building is renovated. 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%	46.46%	$289,753
B30 Roofing	0%	110.00%	$435,732
C10 Interior Construction	15%	25.19%	$80,245
C20 Stairs	20%	0.00%	$0
C30 Interior Finishes	0%	110.00%	$707,548
D10 Conveying	0%	110.00%	$256,437
D20 Plumbing	1%	102.21%	$268,781
D30 HVAC	0%	110.00%	$1,297,208
D40 Fire Protection	0%	110.00%	$134,921
D50 Electrical	0%	110.00%	$820,973
E20 Furnishings	0%	110.00%	$73,542
G20 Site Improvements	9%	68.80%	$51,661
G30 Site Mechanical Utilities	46%	0.00%	$0
G40 Site Electrical Utilities	0%	110.00%	$89,627
		Total:	**$4,506,428**

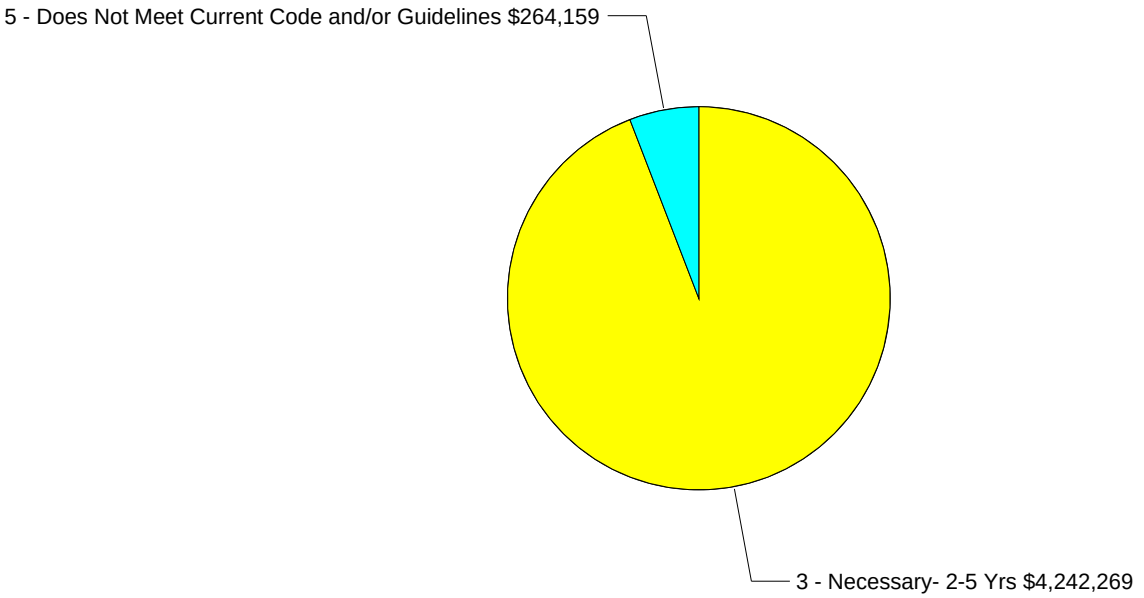
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$6.48	100	1958	2058	$202,036	-	0.00%	$0
A1030	Slab on Grade	$5.60	100	1958	2058	$174,610	-	0.00%	$0
A2010	Basement Excavation	$0.19	100	1958	2058	$6,069	-	0.00%	$0
A2020	Basement Walls	$2.03	100	1958	2058	$63,193	-	0.00%	$0
B1010	Floor Construction	$13.93	100	1958	2058	$434,378	-	0.00%	$0
B1020	Roof Construction	$10.50	100	1958	2058	$327,459	-	0.00%	$0
B2010	Exterior Walls	$11.56	100	1958	2058	$360,312	-	0.00%	$0
B2020	Exterior Windows	$7.78	30	1980	2010	$242,367	0%	110%	$266,604
B2030	Exterior Doors	$0.68	30	1980	2010	$21,045	0%	110%	$23,149
B3010	Roof Coverings	$12.71	20	1990	2010	$396,120	0%	110%	$435,732
C1010	Partitions	$4.76	40	1980	2020	$148,288	20%	0.00%	$0
C1020	Interior Doors	$3.12	40	1980	2020	$97,324	20%	0.00%	$0
C1030	Fittings	$2.34	20	1980	2000	$72,950	0%	110%	$80,245
C2010	Stair Construction	$2.78	40	1980	2020	$86,598	20%	0.00%	$0
C3010	Wall Finishes	$4.09	10	1980	1990	$127,636	0%	110%	$140,400
C3020	Floor Finishes	$9.24	20	1980	2000	$288,088	0%	110%	$316,897
C3030	Ceiling Finishes	$7.30	20	1980	2000	$227,501	0%	110%	$250,251
D1010	Elevators and Lifts	$7.48	30			$233,125	0%	110%	$256,437

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D2010	Plumbing Fixtures	$5.83	30	1980	2010	$181,808	0%	110%	$199,989
D2020	Domestic Water Distribution	$0.60	30	1990	2020	$18,619	27%	0.00%	$0
D2030	Sanitary Waste	$2.01	30	1980	2010	$62,539	0%	110%	$68,792
D3010	Energy Supply	$3.64	30	1980	2010	$113,565	0%	110%	$124,922
D3030	Cooling Generating Systems	$23.69	30	1980	2010	$738,514	0%	110%	$812,366
D3040	Distribution Systems	$7.96	30	1980	2010	$248,197	0%	110%	$273,016
D3060	Controls & Instrumentation	$1.96	20	1980	2000	$61,236	0%	110%	$67,359
D3070	Systems Testing & Balance	$0.57	30	1980	2010	$17,768	0%	110%	$19,545
D4010	Sprinklers	$3.63	30	1980	2010	$113,029	0%	110%	$124,332
D4020	Standpipes	$0.23	30	1980	2010	$7,020	0%	110%	$7,722
D4030	Fire Protection Specialties	$0.08	15	1980	1995	$2,606	0%	110%	$2,867
D5010	Electrical Service/Distribution	$2.99	30	1980	2010	$93,094	0%	110%	$102,403
D5020	Lighting and Branch Wiring	$14.31	30	1980	2010	$445,934	0%	110%	$490,527
D5030	Communications and Security	$4.97	20	1980	2000	$155,000	0%	110%	$170,500
D5090	Other Electrical Systems	$1.68	15	1980	1995	$52,311	0%	110%	$57,542
E2010	Fixed Furnishings	$2.14	20	1958	1978	$66,856	0%	110%	$73,542
G2030	Pedestrian Paving	$0.54	50	1980	2030	$16,833	36%	0.00%	$0
G2040	Site Development	$0.81	30	1980	2010	$25,284	0%	100%	$25,284
G2050	Landscaping	$1.06	20	1980	2000	$32,971	0%	80.00%	$26,377
G3010	Water Supply	$0.32	50	2009	2059	$10,078	94%	0.00%	$0
G3020	Sanitary Sewer	$0.90	50	1980	2030	$27,999	36%	0.00%	$0
G3030	Storm Sewer	$0.63	50	1980	2030	$19,710	36%	0.00%	$0
G4010	Electrical Distribution	$0.99	30	1980	2010	$30,861	0%	110%	$33,947
G4020	Site Lighting	$1.62	30	1980	2010	$50,618	0%	110%	$55,680
Total		$195.73				$6,101,553	2%	73.86%	$4,506,428

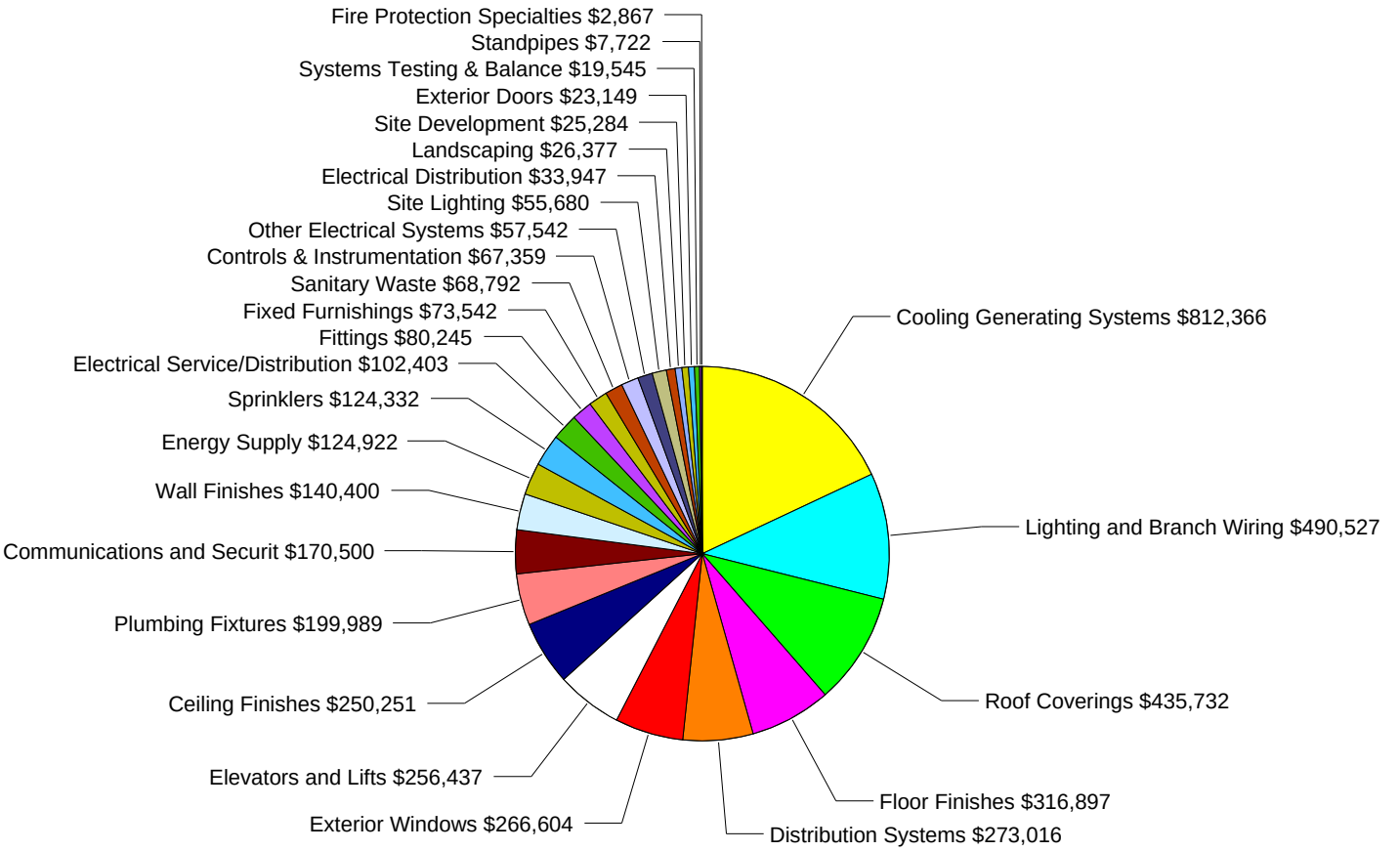
Building Deficiency Priority

Deficiencies by Priority:



Nancy Lee Hall Condition Budget: $4,506,428

Building Deficiencies Budget Detail



Nancy Lee Hall Condition Budget: $4,506,427

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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $266,604

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

Deficiency

Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $23,149

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: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Include replacement of gutters and downspouts with new roof covering.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $435,732

System: C1010 - Partitions
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1980. It has a 40-year service life. Based on the assessment, it is expected to expire in 2020.
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 1980. It has a 40-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

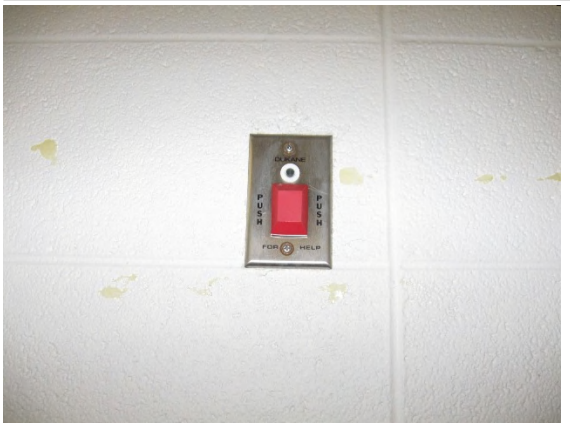
System: C1030 - Fittings
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of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

Deficiency

Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: C 1030 Fittings-Includes:
- chalk & tack boards
- identifying devices
- lockers
- toilet & bath accessories
- storage shelving
- handrails & ornamental metals
- fabricated toilet partitions
- fabricated compartments and cubicles
- closet specialties

Correction: Renew System
Qty: 1-Ea.
Condition Budget: $80,245

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



System: 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 1980. It has a 10-year service life which expired in 1990.
Recommendation: The system should be replaced.

Deficiency
Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $140,400

System: C3020 - Floor Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.
Recommendation: The system should be replaced.

Deficiency
Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $316,897

System: C3030 - Ceiling Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.
Recommendation: The system should be replaced.

Deficiency
Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $250,251

System: D1010 - Elevators and Lifts
Analysis: The system is missing.
Recommendation: The system should be installed.

Photo is not available.

Deficiency
Location: Nancy Lee Hall
Distress: Missing
Category: ADA / Accessibility
Priority: 5 - Does Not Meet Current Code and/or Guidelines
Notes: No elevator or chair lift present. Deficiency for adding an elevator and enclosure.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $256,437

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

Deficiency

Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $199,989

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 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: 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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $68,792

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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $124,922

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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $812,366

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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $273,016

System: D3060 - Controls & Instrumentation
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.
Recommendation: The system should be replaced.

Deficiency
Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $67,359

System: D3070 - Systems Testing & Balance
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

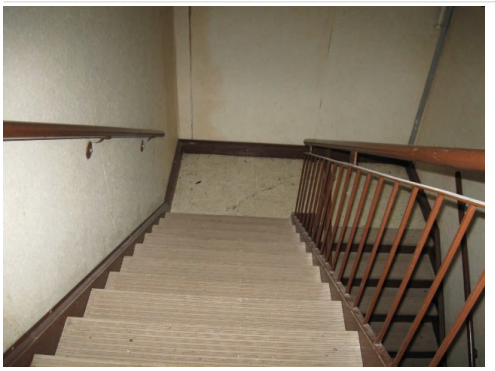
Photo is not available.

Deficiency
Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $19,545

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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

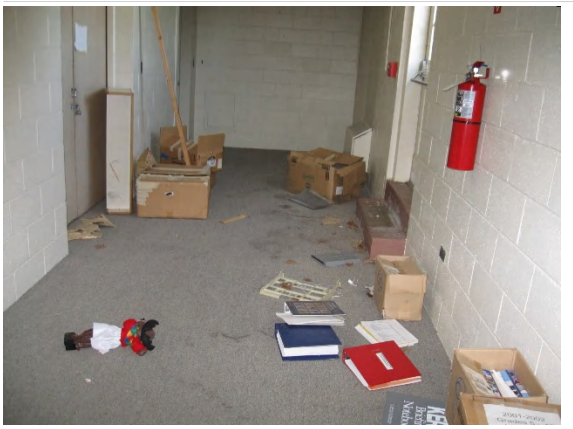
Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $124,332



System: D4020 - Standpipes
Analysis: The system is missing.
Recommendation: The system should be installed.

Deficiency

Location: Nancy Lee Hall
Distress: Missing
Category: Compliance
Priority: 5 - Does Not Meet Current Code and/or Guidelines
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $7,722



System: D4030 - Fire Protection Specialties
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 15-year service life which expired in 1995.
Recommendation: The system should be replaced.

Deficiency

Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,867

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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $102,403

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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $490,527

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 1980. It has a 20-year service life which expired in 2000.
Recommendation: The system should be replaced.

Deficiency

Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $170,500

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

Deficiency

Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $57,542

System: E2010 - Fixed Furnishings
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1958. It has a 20-year service life which expired in 1978.
Recommendation: The system should be replaced.

Deficiency

Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: E 2010 Fixed Furnishings-Includes:
- fixed artwork
- fixed casework
- window treatment
- fixed floor grilles and mats
- fixed multiple seating

Correction: Renew System
Qty: 1-Ea.
Condition Budget: $73,542

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

System: G2040 - Site Development
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: G 2040 Site Development-Includes:
fences & gates
• retaining walls
• terrace & perimeter walls
• signs
• site furnishings
• fountains, pools, & watercourses
• playing fields
• flagpoles
• miscellaneous structures

Correction: Renew System
Qty: 1-Ea.
Condition Budget: $25,284

System: G2050 - Landscaping
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1980. It has a 20-year service life which expired in 2000.
Recommendation: The system should be replaced.

Deficiency

Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $26,377

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 2009. It has a 50-year service life. Based on the assessment, it is expected to expire in 2059.
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 1980. It has a 50-year service life. Based on the assessment, it is expected to expire in 2030.
Recommendation: No action is required.

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

System: 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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency
Location: Nancy Lee Hall
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $33,947

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 1980. It has a 30-year service life which expired in 2010.
Recommendation: The system should be replaced.

Deficiency

Location:	Nancy Lee Hall
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary- 2-5 Yrs
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$55,680

Building Name: Thomas Gym

Year Built:	1976
Gross Area (SF):	38,702

The Thomas Hall building is the gymnasium for the KSD Campus, it was originally constructed in 1976. There have been no additions and various minor renovations. The high bay lighting for the basketball court was replaced with high output fluorescent light fixtures in 2009, the remaining fluorescent light fixtures had the T12 lamps replaced with T8 type and electronic ballasts added, the pool surface was refurbished, painted and new drain piping installed. Most architectural finishes were updated within the last five to ten years. The building has a regulation basket ball court, Olympic size swimming pool, weight room, boys and girls locker rooms, classrooms 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%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	0%	46.37%	$392,763
B30 Roofing	39%	0.00%	$0
C10 Interior Construction	27%	0.00%	$0
C20 Stairs	0%	0.00%	$0
C30 Interior Finishes	38%	21.83%	$190,888
D10 Conveying	0%	110.00%	$225,084
D20 Plumbing	7%	95.52%	$380,332
D30 HVAC	0%	110.00%	$1,873,979
D40 Fire Protection	1%	107.41%	$168,850
D50 Electrical	73%	31.87%	$322,319
E10 Equipment	0%	110.00%	$125,328
E20 Furnishings	0%	110.00%	$212,880
F10 Special Construction	40%	2.04%	$23,349
G20 Site Improvements	6%	75.16%	$204,716
G30 Site Mechanical Utilities	22%	0.00%	$0
G40 Site Electrical Utilities	25%	68.49%	$75,439
		Total:	**$4,195,927**

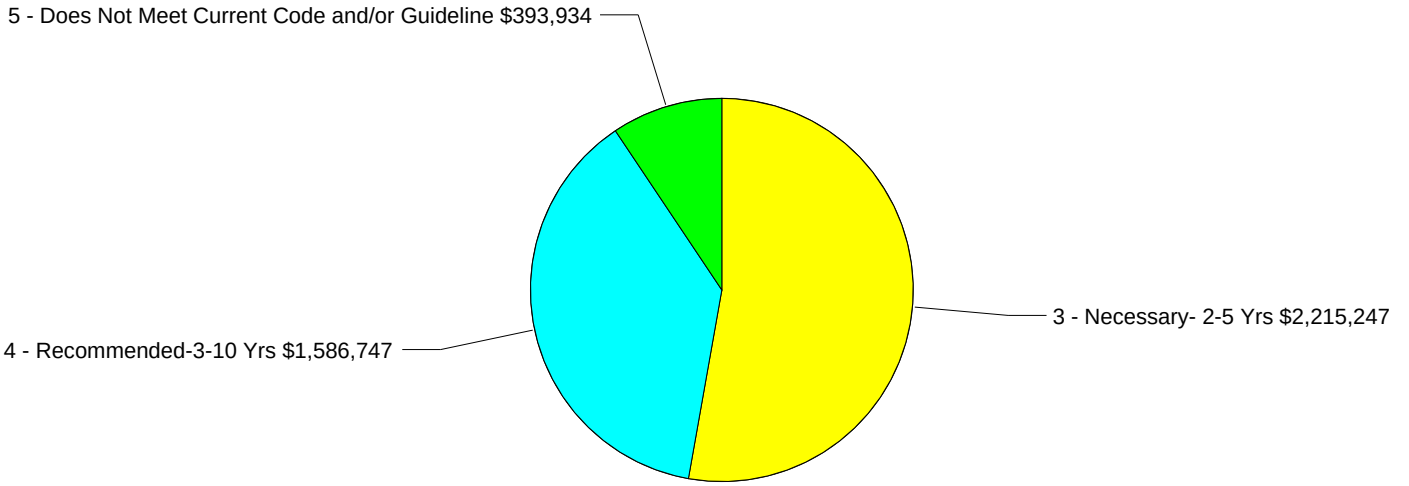
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$5.42	100	1973	2073	$274,469	-	0.00%	$0
A1030	Slab on Grade	$4.69	100	1973	2073	$237,630	-	0.00%	$0
A2010	Basement Excavation	$0.16	100	1973	2073	$8,225	-	0.00%	$0
A2020	Basement Walls	$2.15	100	1973	2073	$109,130	-	0.00%	$0
B1010	Floor Construction	$11.65	100	1973	2073	$590,618	-	0.00%	$0
B1020	Roof Construction	$8.78	100	1973	2073	$444,780	-	0.00%	$0
B2010	Exterior Walls	$9.67	100	1973	2073	$489,886	-	0.00%	$0
B2020	Exterior Windows	$6.49	30	1973	2003	$329,062	0%	110%	$361,968
B2030	Exterior Doors	$0.55	30	1973	2003	$27,996	0%	110%	$30,795
B3010	Roof Coverings	$10.62	20	2000	2020	$538,392	40%	0.00%	$0
C1010	Partitions	$3.97	40	1973	2013	$201,251	-	0.00%	$0
C1020	Interior Doors	$2.60	40	2000	2040	$131,946	70%	0.00%	$0
C1030	Fittings	$2.12	20	2000	2020	$107,417	40%	0.00%	$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C2010	Stair Construction	$1.28	40	1973	2013	$64,937	-	0.00%	$0
C3010	Wall Finishes	$3.42	10	2005	2015	$173,534	30%	110%	$190,888
C3020	Floor Finishes	$7.73	20	2000	2020	$391,591	40%	0.00%	$0
C3030	Ceiling Finishes	$6.10	20	2000	2020	$309,347	40%	0.00%	$0
D1010	Elevators and Lifts	$4.04	30	1973	2003	$204,622	0%	110%	$225,084
D2010	Plumbing Fixtures	$4.87	30	1973	2003	$246,965	0%	110%	$271,661
D2020	Domestic Water Distribution	$1.03	30	2000	2030	$52,434	60%	0.00%	$0
D2030	Sanitary Waste	$1.67	30	1973	2003	$84,727	0%	110%	$93,200
D2040	Rain Water Drainage	$0.28	30	1973	2003	$14,064	0%	110%	$15,470
D3010	Energy Supply	$3.56	30	1973	2003	$180,508	0%	110%	$198,559
D3040	Distribution Systems	$6.67	30	1973	2003	$337,850	0%	110%	$371,635
D3050	Terminal & Package Units	$21.28	15			$1,078,299	0%	110%	$1,186,129
D3060	Controls & Instrumentation	$1.64	20			$83,141	0%	110%	$91,455
D3070	Systems Testing & Balance	$0.47	30			$23,820	0%	110%	$26,202
D4010	Sprinklers	$3.03	30			$153,500	0%	110%	$168,850
D4030	Fire Protection Specialties	$0.07	15	2005	2020	$3,705	53%	0.00%	$0
D5010	Electrical Service/Distribution	$2.50	30	2002	2032	$126,473	67%	0.00%	$0
D5020	Lighting and Branch Wiring	$11.97	30	2009	2039	$606,886	90%	40.92%	$248,347
D5030	Communications and Security	$4.16	20	2003	2023	$210,789	55%	0.00%	$0
D5090	Other Electrical Systems	$1.33	15	1973	1988	$67,248	0%	110%	$73,972
E1090	Other Equipment	$2.25	20	1983	2003	$113,934	0%	110%	$125,328
E2010	Fixed Furnishings	$3.82	20	1973	1993	$193,528	0%	110%	$212,880
F1040	Special Facilities-Swimming Pool	$22.61	20	2000	2020	$1,145,901	40%	2.04%	$23,349
G2010	Roadways	$0.94	50	1973	2023	$47,467	22%	0.00%	$0
G2020	Parking Lots	$2.40	30	1973	2003	$121,709	0%	110%	$133,880
G2030	Pedestrian Paving	$0.46	50	1973	2023	$23,313	22%	0.00%	$0
G2040	Site Development	$0.68	30	1973	2003	$34,615	0%	100%	$34,615
G2050	Landscaping	$0.89	20	1973	1993	$45,278	0%	80.00%	$36,222
G3010	Water Supply	$0.26	50	1973	2023	$13,212	22%	0.00%	$0
G3020	Sanitary Sewer	$0.74	50	1973	2023	$37,584	22%	0.00%	$0
G3030	Storm Sewer	$0.53	50	1973	2023	$26,703	22%	0.00%	$0
G3060	Fuel Distribution	$0.15	50	1973	2023	$7,703	22%	0.00%	$0
G4010	Electrical Distribution	$0.82	30	2002	2032	$41,558	67%	0.00%	$0
G4020	Site Lighting	$1.35	30	1973	2003	$68,581	0%	110%	$75,439
Total		$193.89				$9,826,326	27%	42.70%	$4,195,927

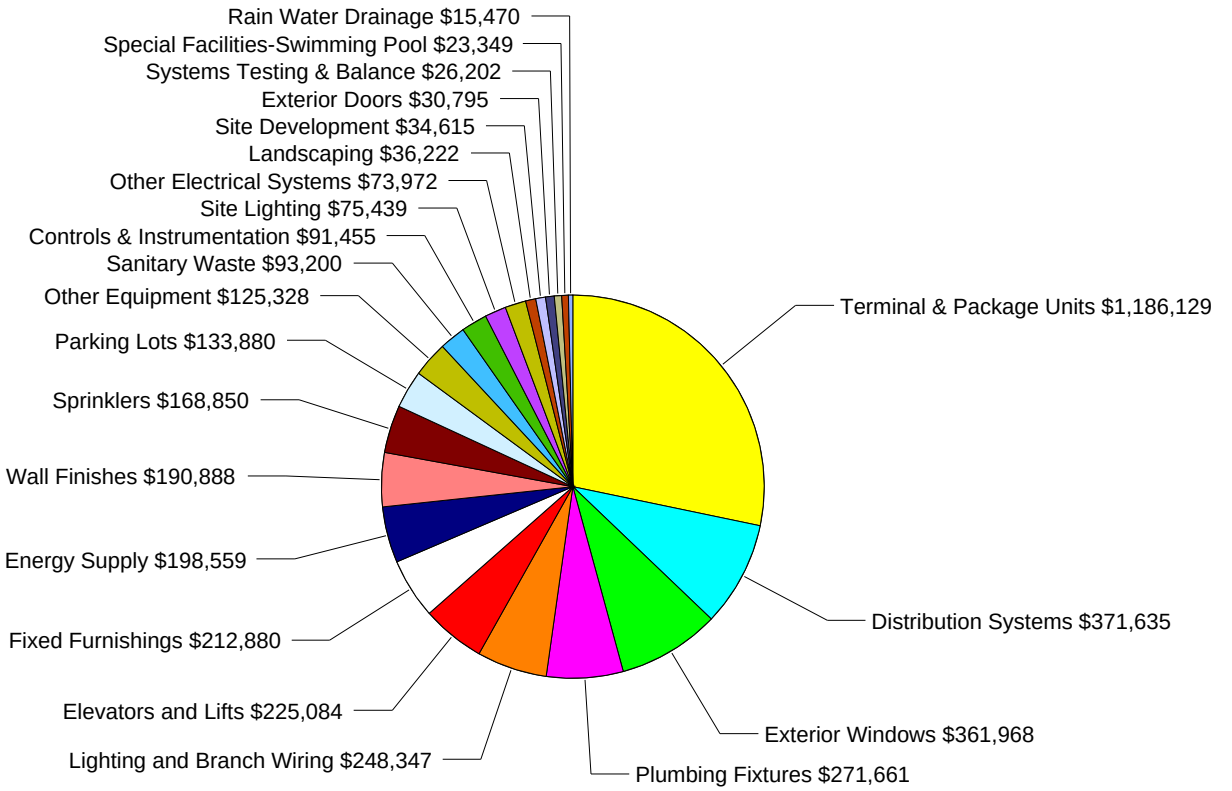
Building Deficiency Priority

Deficiencies by Priority:



Thomas Gym Condition Budget: $4,195,927

Building Deficiencies Budget Detail



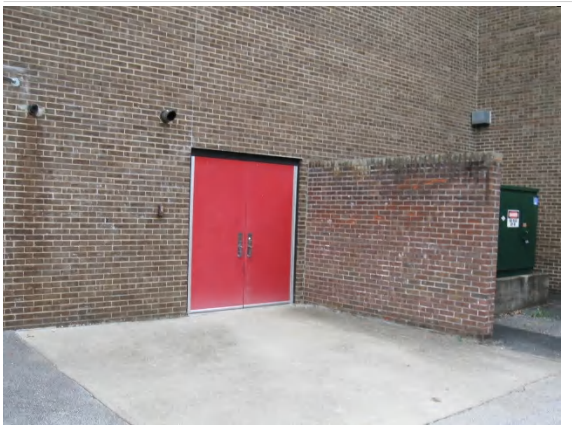
Thomas Gym Condition Budget: $4,195,928

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 1973. It has a 30-year service life which expired in 2003.
Recommendation: The system should be replaced.

Deficiency

Location: Thomas Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $361,968



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 1973. It has a 30-year service life which expired in 2003.
Recommendation: The system should be replaced.

Deficiency

Location: Thomas Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $30,795

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 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: 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 2000. It has a 40-year service life. Based on the assessment, it is expected to expire in 2040.
Recommendation: No action is required.

System: C1030 - Fittings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: 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: Thomas Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $190,888

System: C3020 - Floor Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: C3030 - Ceiling Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: D1010 - Elevators and Lifts
Analysis: The system is missing.
Recommendation: The system should be installed.

Photo is not available.

Deficiency

Location: Thomas Gym
Distress: Missing
Category: Capital Renewal
Priority: 5 - Does Not Meet Current Code and/or Guidelines
Notes: Recommned Installing new elevator and enclosure.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $225,084

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 1973. It has a 30-year service life which expired in 2003.
Recommendation: The system should be replaced.

Deficiency

Location: Thomas Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $271,661

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 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.
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 1973. It has a 30-year service life which expired in 2003.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

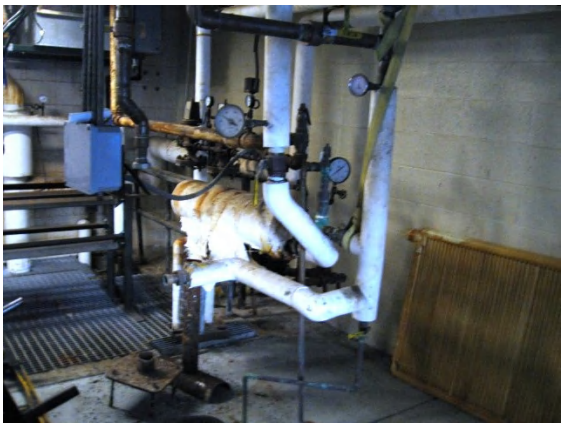
Location: Thomas Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $93,200

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 1973. It has a 30-year service life which expired in 2003.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

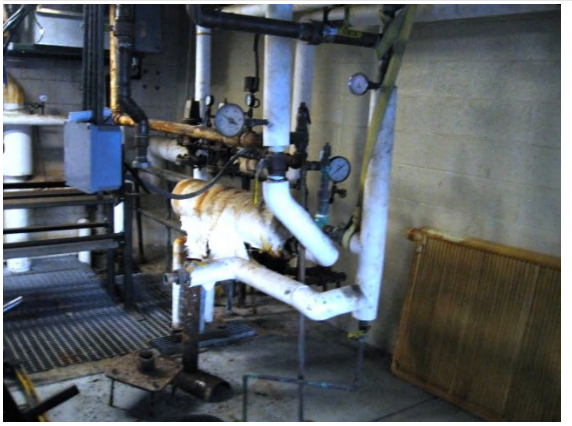
Location: Thomas Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $15,470



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 1973. It has a 30-year service life which expired in 2003.
Recommendation: The system should be replaced.

Deficiency

Location: Thomas Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $198,559



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 1973. It has a 30-year service life which expired in 2003.
Recommendation: The system should be replaced.

Deficiency

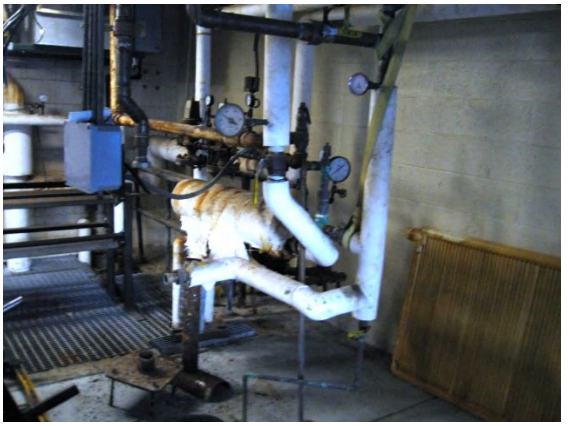
Location: Thomas Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Building does not have cooling capabilities, heat only. Recommend adding package units with cooling and fresh air ventilation to better control IAQ in the gym. An Engineering Study of the HVAC requirements is recommended before any repairs or renovations are implemented.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $371,635

System: D3050 - Terminal & Package Units
Analysis: The system is missing.
Recommendation: The system should be installed.

Deficiency

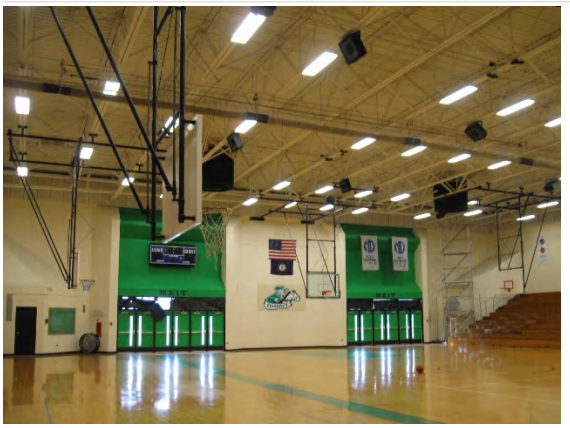
Location: Thomas Gym
Distress: Missing
Category: Capital Renewal
Priority: 4 - Recommended-3-10 Yrs
Notes: Gym does not have cooling capabilities, heat only. Recommend adding package units with cooling and fresh air ventilation to better control IAQ in the gym. An Engineering Study of the HVAC requirements is recommended before any repairs or renovations are implemented.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,186,129

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 at an unknown date. It has a 20-year service life.
Recommendation: The system should be replaced.



Deficiency

Location: Thomas Gym
Distress: Inadequate
Category: Capital Renewal
Priority: 4 - Recommended-3-10 Yrs
Notes: Recommend DDC Controls. 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: $91,455



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 at an unknown date. It has a 30-year service life.
Recommendation: The system should be replaced.

Deficiency

Location: Thomas Gym
Distress: Inadequate
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: $26,202

Photo is not available.

System: D4010 - Sprinklers
Analysis: The system is missing.
Recommendation: The system should be installed.

Deficiency

Location: Thomas Gym
Distress: Missing
Category: Compliance
Priority: 5 - Does Not Meet Current Code and/or Guidelines
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $168,850

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 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.
Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2009. 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: Thomas Gym
Material: Lighting/Branch Wiring
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended-3-10 Yrs
Notes: Although most lighting fixtures have been retrofitted with T8 type lamps and new fixtures were installed over the high bay gym area, the infrastursture and branch wiring is still mostly original to construction date of 1976. Recommend upgrading electrical branch wiring, devices, additional lighting and exit lighting
Correction: R/R Receptacle 20A 120V ASSY/SF.
Qty: 25,000-S.F.
Condition Budget: $248,347

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 2003. It has a 20-year service life. Based on the assessment, it is expected to expire in 2023.
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 1973. It has a 15-year service life which expired in 1988.
Recommendation: The system should be replaced.

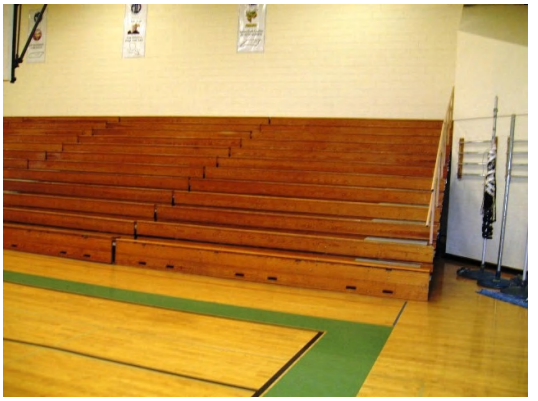
Deficiency
Location: Thomas Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $73,972

System: E1090 - Other 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 1983. It has a 20-year service life which expired in 2003.
Recommendation: The system should be replaced.

Deficiency
Location: Thomas Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: E 1090 Other Equipment-Includes: • athletic, recreational, and therapeutic equipment

Correction: Renew System
Qty: 1-Ea.
Condition Budget: $125,328

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 1973. It has a 20-year service life which expired in 1993.
Recommendation: The system should be replaced.



Deficiency

Location: Thomas Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: E 2010 Fixed Furnishings-Includes: fixed casework
• window treatment
• fixed floor grilles and mats
• fixed multiple seating-gym bleachers

Correction: Renew System
Qty: 1-Ea.
Condition Budget: $212,880

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 2000. 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: Thomas Gym
Material: Swimming Pool
Distress: Beyond Useful Life
Category: Critical Repair
Priority: 3 - Necessary- 2-5 Yrs
Notes: Pool equipment, circulating pumps and filtration equipment has failed and not functioning. Replace new equipment as required.
Correction: Replace filtration equipment and pumps
Qty: 2-SYSTEM
Condition Budget: $23,349

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 1973. It has a 50-year service life. Based on the assessment, it is expected to expire in 2023.
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 1973. It has a 30-year service life which expired in 2003.
Recommendation: The system should be replaced.

Deficiency

Location: Thomas Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $133,880

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 1973. It has a 50-year service life. Based on the assessment, it is expected to expire in 2023.
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 1973. It has a 30-year service life which expired in 2003.
Recommendation: The system should be replaced.

Deficiency

Location: Thomas Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended-3-10 Yrs
Notes: G 2040 Site Development-Includes: fences & gates
- retaining walls
- terrace & perimeter walls
- signs
- site furnishings
- fountains, pools, & watercourses
- playing fields
- flagpoles
- miscellaneous structures

Correction: Renew System
Qty: 1-Ea.
Condition Budget: $34,615

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 1973. It has a 20-year service life which expired in 1993.
Recommendation: The system should be replaced.

Deficiency
Location: Thomas Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $36,222

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 1973. It has a 50-year service life. Based on the assessment, it is expected to expire in 2023.
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 1973. It has a 50-year service life. Based on the assessment, it is expected to expire in 2023.
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 1973. It has a 50-year service life. Based on the assessment, it is expected to expire in 2023.
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 1973. It has a 50-year service life. Based on the assessment, it is expected to expire in 2023.
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 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.
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 1973. It has a 30-year service life which expired in 2003.
Recommendation: The system should be replaced.

Deficiency

Location: Thomas Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $75,439

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	2	
5198.5406	Clinic	1	A clinic space is not necessary in the School for the Deaf. There is a large, fully equipped clinic located in Brady Hall.
5198.5409	Staff Work Room	2	
5198.5412	Cafeteria	1	The cafeteria and kitchen are located in Grow Hall, which is a separate building on the campus.
5198.5415	Food Service and Prep	3	The cafeteria and kitchen are located in Grow Hall, which is a separate building on the campus. The freezer door does not close properly on one of the two freezers which limits the freezer space available.
5198.5418	Custodial and Maintenance	2	
5199	Learning Environment		
5199.52	Learning Style Variety	5	There are no flexible learning spaces in Lee or Bruce Halls.
5199.5201	Interior Environment	4	Natural lighting is unavailable in some classrooms. The abandoned building's heating system was operating in some classrooms and not in others.
5199.5202	Exterior Environment	4	There are no additional learning opportunities through outdoor labs available in Lee Hall or Bruce Hall.
5203	General Classrooms		
5203.5204	Environment	4	The abandoned building's heating system was operating in some classrooms and not in others. Natural lighting was not available in some classrooms.
5203.5205	Size	4	Classrooms measured 576 square feet and do not meet Kentucky size standards in the Lee building. Bruce Hall classrooms are converted bedrooms that measured approximately 324 square feet.
5203.5206	Location	2	
5203.5207	Storage/Fixed Equip	3	Storage is adequate in the Lee building. Bruce Hall classrooms lack storage.
5208	Kindergarten		
5208.5209	Environment	5	The Lee building was a former middle school. There is no classroom available that is appropriate for a kindergarten program.
5208.521	Size	5	The Lee building was a former middle school. There is no classroom available that is appropriate for a kindergarten program.

Task No	Task Description	Score	Comments
5208.5211	Location	5	The Lee building was a former middle school. There is no classroom available that is appropriate for a kindergarten program.
5208.5212	Storage/Fixed Equip	5	The Lee building was a former middle school. There is no classroom available that is appropriate for a kindergarten program.
5213	ECE		
5213.5214	Environment	5	The Lee building was a former middle school. There is no classroom available that is appropriate for a preschool program.
5213.5215	Size	5	The Lee building was a former middle school. There is no classroom available that is appropriate for a preschool program.
5213.5216	Location	5	The Lee building was a former middle school. There is no classroom available that is appropriate for a preschool program.
5213.5217	Storage/Fixed Equip	5	The Lee building was a former middle school. There is no classroom available that is appropriate for a preschool program.
5218	Self-Contained Special Ed		
5218.5219	Environment	5	The Lee building was a former middle school. There is no classroom available that is appropriate for a self-contained special education program.
5218.522	Size	5	The Lee building was a former middle school. There is no classroom available that is appropriate for a self-contained special education program.
5218.5221	Location	5	The Lee building was a former middle school. There is no classroom available that is appropriate for a self-contained special education program.
5218.5222	Storage/Fixed Equip	5	The Lee building was a former middle school. There is no classroom available that is appropriate for a self-contained special education program.
5223	Instructional Resource Rooms		
5223.5224	Environment	2	
5223.5225	Size	2	There are two spaces that can be utilized for resource rooms in Lee Hall.
5223.5226	Location	2	
5223.5227	Storage/Fixed Equip	3	Storage is limited in the resource rooms.
5228	Science		
5228.5229	Environment	5	The science room in the Lee building is a standard classroom that has not been converted into a science room.
5228.523	Size	5	The science room in the Lee building is a standard classroom that has not been converted into a science room. It does not meet Kentucky size standards.
5228.5231	Location	5	The science room in the Lee building is a standard classroom that has not been converted into a science room

Task No	Task Description	Score	Comments
5228.5232	Storage/Fixed Equip	5	The science room in the Lee building is a standard classroom that has not been converted into a science room
5233	Music		
5233.5234	Environment	N/A	
5233.5235	Size	N/A	
5233.5236	Location	N/A	
5233.5237	Storage/Fixed Equip	N/A	
5238	Art		
5238.5239	Environment	5	Neither Bruce Hall or Lee Hall have a space that would be suitable for an art program.
5238.524	Size	5	Neither Bruce Hall or Lee Hall have a space that would be suitable for an art program.
5238.5241	Location	5	Neither Bruce Hall or Lee Hall have a space that would be suitable for an art program.
5238.5242	Storage/Fixed Equip	5	Neither Bruce Hall or Lee Hall have a space that would be suitable for an art program.
5243	Career Tech Ed		
5243.5244	Environment	2	All Career Technical Programs are housed in separate building, Argo-McClure Hall.
5243.5245	Size	2	
5243.5246	Location	2	All career technical programs are housed in separate building, Argo-McClure Hall.
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	1	
5253.5255	Size	1	
5253.5256	Location	1	The gym/pool facility is located in Thomas Hall, a separate facility located on the campus.
5253.5257	Storage/Fixed Equip	1	
5258	Performing Arts		
5258.5259	Environment	N/A	
5258.526	Size	N/A	
5258.5261	Location	N/A	
5258.5262	Storage/Fixed Equip	N/A	
5263	Media Center		
5263.5264	Environment	4	The overall size of the library space is not conducive to creating a stimulating library environment in Lee Hall. Bruce Hall does not have a library space available.
5263.5265	Size	5	The media center in the Lee building measured 720 square feet and does not meet Kentucky size requirements. Bruce Hall does not have a library.
5263.5266	Location	2	
5263.5267	Storage/Fixed Equip	4	Storage in the library is minimal.
5276	Outside		
5276.5277	Vehicular Traffic	5	There is no proper area for pick-up and drop-off zones for buses. Drop-off is on-street.
5276.5278	Pedestrian Traffic	N/A	
5276.5279	Parking	2	

Task No	Task Description	Score	Comments
5276.528	Athletic Courts and Fields	2	There is a soccer-sized field available on the campus.
5281	Safety and Security		
5281.5282	Fencing	2	There is minimal fencing on the entire campus.
5281.5283	Signage & Way Finding	5	Signage both inside the buildings and outside is inadequate.
5281.5284	Ease of Supervision	3	Given the size of the campus, supervision can be a challenge. There are few security cameras available.
5281.5285	Controlled Entrances	5	Entrances are not controlled for Bruce Hall or Lee Hall.
5525	Technology Readiness Secondary		
5525.5526	Comm\IT Equipment Environment	3	There does not appear to be any suitable space available in either Bruce Hall or Lee Hall for an IT space.
5525.5527	Electrical Power	3	Electrical outlets in the classrooms and labs are minimal at Lee Hall and Bruce Hall.
5525.5528	Cooling	3	The computer lab at both Lee and Bruce halls does not have sufficient air conditioning.
5525.5529	Equity of Access	2	There is adequate network access at Bruce Hall. It is unknown whether connectivity can be established at the present time in Lee Hall.
5525.553	LAN Connectivity	2	There is adequate network access at Bruce Hall. It is unknown whether connectivity can be established at the present time in Lee Hall.
5525.5531	WAN Backbone	1	
5525.5532	LAN-WAN Performance	1	
5525.5533	Video Distribution	2	Bruce Hall does not have a video distribution system. There is a cable system into Lee Hall.
5525.5534	Voice Distribution	2	There is an intercom system in Lee Hall. There is no intercom system in Bruce Hall. There are limited telephones in both buildings.
5525.5535	Intelligent Classroom-21st Century Learning Tools	1	
5525.5536	Mobility Access	4	Neither school has wireless connectivity.

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 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 cortrective actions due to packaging the work.
Condition Score	Condition Score is a factor used in the calculation of School Score expressed as Condition Score = (1- 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 pacakaging of repair, replacement or renewal improvements that may also be triggered by the deficiency correction.
Criteria	Criteria refers to the set of requirements, guidelines or standards that are assessed and rated to develop a score. KFICS Criteria includes Condition, Educational Suitability (Suitability) and Technology Readiness (Technology).
Current Period	The Current Period is the curent year plus a user defined number of forward years.

Current Replacement Value (CRV)	Current Replacement Value (CRV), also known as Replacement Value represents the hypothetical total cost of rebuilding or replacing an existing facility in current dollars to an optimal state-of-the-art condition under current codes and construction standards and techniques.
Deferred maintenance	Deferred maintenance is condition work (excluding suitability and technology readiness needs) deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
Deficiency	A deficiency is a repair item that is damaged, missing, inadequate or insufficient for an intended purpose.
Distress	Distress refers to a user defined root cause of a deficiency. Distress descriptions are: Abandoned Beyond Useful Life Damaged Failing Inadequate Missing
Element	Elements are the major components that comprise building systems as defined by Uniformat.
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	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. 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-3-10 Yrs 5 Does Not Meet Current Code and/or Guidelines
Remaining Service Life %	Remaining Service Life % is a calculated value such that RSL% = RSL divided by its system Design Life (not displayed).
Remaining Service Life (RSL)	Remaining service life is a measure of a system's or element's predicted remaining useful life calculated as RSL = Next Renewal or Calculated Next Renewal Year minus the Current Year.
Remaining Service Life Index (RSLI)	The Remaining Service Life Index (RSLI) also known as the Condition Index (CI) is calculated as the sum of a renewable systems Remaining Service Life (RSL) Value divided by the sum of a system's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new) to 0.00% (expired - no remaining life).
Remaining Service Life Value	Remaining Service Life Value also known as the RSL Weight is a calculated value used to determine the RSLI that is equal to the system Value (Unit Cost * Qty) * RSL (not displayed).
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 expense items that are not considered direct construction costs. Soft costs are user defined and include architectural, engineering, management, testing, and mitagation fees, and other owner pre- and post-construction expenses.
Suitability	Suitability refers to the measure of how well a facility supports the educational program(s) that it houses based on criteria derived from state laws, guidelines and national educational best practices.

Suitability 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 Suitability Score = (Sum of scoring for Suitability Criteria issues) * 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: (Sum of scoring for technology readiness criteria issues) * 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, RSMeans cost data, and from user defined historical experience.
Utilization	Utilization, also known as School Utilization, refers to ratio of students to the school's capacity calculated by dividing the number enrolled at the school by its Program Capacity.
Vacant	Vacant refers to a facility that is not occupied but is a maintained facility by a district. See Abandoned.
Weight (Weighting Factor)	Weight, also known as Weighting Factor, is a user defined factor used to apply more or less emphasis to system or element attributes such as deficiency category, deficiency priority or functional adequacy standard. For example, $100 of a Priority 1 issue by default has the same cost value (1x) as $100 of a Priority 5 item. Using weighting factors, the user can establish a priority factor so that for ranking or sorting purposes the facility (District, School, Building, Room, etc.) with a greater weighting (say 2x) thereby elevating it in rank order over the facility with Priority 1.
Year built	The year that a building or addition was originally built based on its date of substantial completion or occupancy.