

Appendix C | Facilities Conditions Assessment

Albemarle County High Schools
High School Facilities Planning Study

Final Report | 14 December 2017

FACILITIES CONDITIONS ASSESSMENTS
for
Albemarle County
High School Facilities Planning Study

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December 2017

SCOPE of the WORK

The purpose of conducting Facilities Conditions Assessments was twofold:

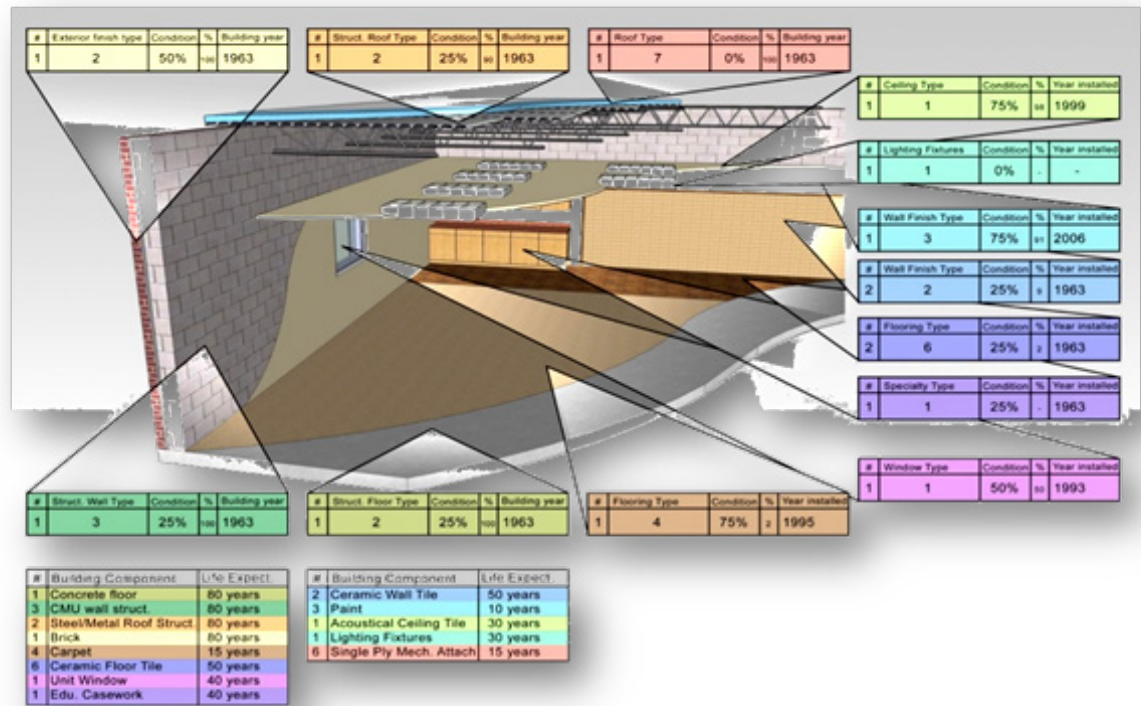
- 1.) To develop Facility Condition Index [FCI] scores for each school facility so that this information could be used to support the High Schools Facilities Planning Study and ultimately inform the decision-making process as to whether school facilities should be replaced or modernized.
- 2.) To develop Preliminary Capital Replacement Budgets and Capital Renewal Budgets over time for planning purposes in the context of the High Schools Facilities Planning Study.

Note that the purpose of conducting the Facilities Conditions Assessment was to provide general planning level data and not to provide detailed Capital Renewal Project Budgeting recommendations.

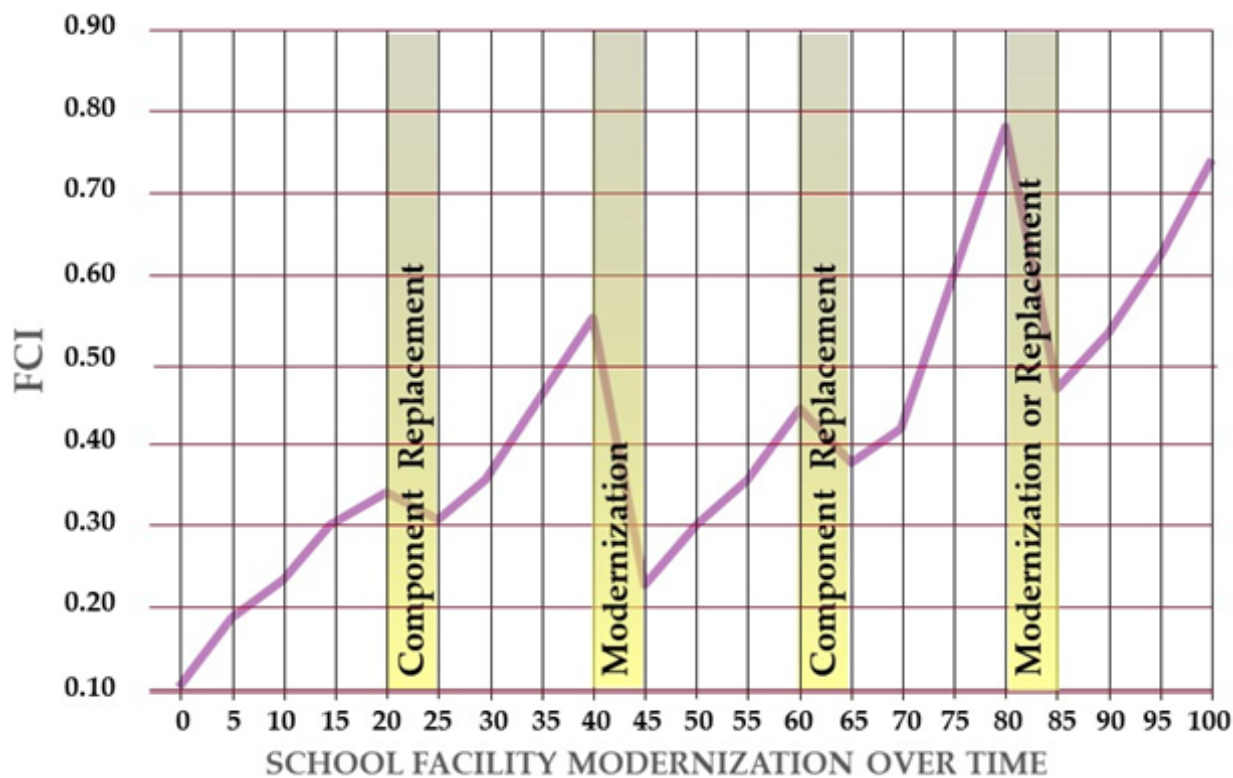
FACILITIES ASSESSMENT DEFINITIONS

The following terms and abbreviations define the various types of facilities assessments and analysis that have been performed by HBA Architecture in the context of this study:

SCI - System Condition Index: A numeric score between 0 and 1 which quantifies the condition of building and/or site systems and components in the context of their anticipated useful life. 0 = new and 1.0 = exceeded useful life. Each building and/or site system and component has a unique life expectancy based on its type and original quality.



FCI - Facility Condition Index: A numeric score between 0 and 1 which quantifies the condition of a site/ building facility or group of building facilities on the same site. $FCI = \text{Sum of all [SCIs} \times \text{relative value (weight) of each system or component as a percentage of the total value of the facility]}$. As with the SCI, 0 = new and 1.0 = exceeded useful life. This score allows us to compare the condition of facilities against other facilities in a school division and against the average or median FCI conditions for the school division.



FACILITIES CONDITIONS ASSESSMENT PROCESS

A team that consisted of one Architect, one Mechanical Engineer, and one Electrical Engineer assessed each high school facility, and we were accompanied by senior ACPS facilities maintenance staff member.

Every building and site system and component was given an SCI score based on its age, life expectancy, and observed condition. Each SCI score was then weighted based on its pro-rated replacement value as part of the entire replacement value of all systems and component. The sum of these weighted SCI scores equals the total Facility Condition Index [FCI] of each school campus.

INTERPRETING the FACILITY CONDITIONS ASSESSMENT DATA

Facilities Conditions:

The generally accepted standards for FCI – Facility Condition Index ratings are as follows:

POOR	FCI > .6500
FAIR	.4001 < FCI < .6499
GOOD	.4000 > FCI

All five (5) high school facilities cored in the “FAIR” range with Monticello High School receiving the lowest (best condition) FCI score and CATEC receiving the highest (worst condition) FCI score.

PRELIMINARY CAPITAL REPLACEMENT and CAPITAL RENEWAL BUDGETING

Definitions:

Capital Replacement – A facilities project that replaces an older facility with a new facility.

Capital Renewal – A facilities project that replaces a school building system and component that has reached the end of its useful life.

Current Capital Replacement Value - The cost to totally replace a school facility of equal size and character to the existing school in today's dollars, including soft costs such as design, testing and contingencies, based on the existing facility's total gross building area.

Current Capital Renewal Value - The cost to totally replace a school building's systems and components in today's dollars, including soft costs such as design, testing and contingencies, based on the existing facility's total gross building area. This renewal cost is less than replacement cost because building structural elements and infrastructure are typically not included in renewal strategies. This value is usually equated to a full Renovation.

Capital Renewal Cost / SF - The cost per square foot of building area to totally replace a school building's systems and components in today's dollars, including soft costs such as design, testing and contingencies. This renewal cost is less than replacement cost because building structural elements and infrastructure are typically not included in renewal strategies.

Capital Renewal Budgeting:

Concerns for the condition of the nation's infrastructure resulted in a study by the Building Research Board of the National Research Council.

In their report: Committing to the Cost of Ownership: Maintenance and Repair of Public Buildings, the Building Research Council's conclusions and recommendations are based on the finding that underfunding of maintenance and repair is a widespread and persistent problem...

"To overcome this problem, maintenance and repair budgets should be structured to explicitly identify the expenditures associated with routine maintenance and repair and activities to reduce the backlog of deferred maintenance. **The council concluded that an appropriate total budget allocation for routine maintenance and capital renewal is in the range of 2 to 4 percent of the aggregate current replacement value of those facilities** (excluding major infrastructure).

When a backlog of deferred maintenance has been allowed to accumulate, spending must exceed this minimum level until the backlog has been eliminated."

It is also extremely important to note that the Capital Renewal Budget planning scenarios outlined in the summary of this report do very little to improve educational adequacy deficiencies which may be present in the division's school facilities, as the focus of Capital Renewal is replacing and renewing building systems and components "in kind" along with code compliance and/or energy usage improvements. Additional funding in the form of Capital Improvement Projects will be required to adequately address deficiencies related to student capacity and utilization and/or to improve the capacity of learning environments to support the desired educational programs.

Summary :: FCI Scores & Capital Renewal Budgeting Analysis

ALBEMARLE COUNTY PUBLIC SCHOOLS :: HIGH SCHOOL FACILITIES PLANNING STUDY
FACILITY CONDITION INDEX [FCI], CAPITAL REPLACEMENT & CAPITAL RENEWAL BUDGETING ANALYSIS

			FCI	Replace	Renovate	Estimated Cost of Capital Renewal Replacements by Priority				Capital Renewal
School Name	Gross Building Area [SF]	Age of Original Building	Facility Condition Index [FCI]	Current Capital Replacement Value 2018 \$\$\$	Current Capital Renewal Value 2018 \$\$\$	Priority 1 Estimated Cost of Capital Renewals [SCI > .9] 2018 \$\$\$	Priority 2 Estimated Cost of Capital Renewals [.9 > SCI > .8] 2018 \$\$\$	Priority 3 Estimated Cost of Capital Renewals [.8 > SCI > .7] 2018 \$\$\$	Priority 4 Estimated Cost of Capital Renewals [.7 > SCI > .6] 2018 \$\$\$	Priority 1+2+3+4 Estimated Cost of Capital Renewals [SCI > .6] 2018 \$\$\$
Albemarle High School	291,900	64	0.5016	\$ 97,778,696	\$ 66,972,345	\$ 4,645,000	\$ 341,501	\$ 10,578,128	\$ 9,362,451	\$ 24,927,080
Monticello High School	252,460	21	0.4326	\$ 84,567,350	\$ 57,923,393	\$ 1,553,000	\$ 362,771	\$ 8,806,484	\$ 3,264,670	\$ 13,986,925
Western Albemarle High School	198,806	39	0.5683	\$ 66,594,695	\$ 45,613,238	\$ 3,494,048	\$ 5,367,777	\$ 2,094,262	\$ 10,294,691	\$ 21,250,778
Murray High School	29,102	57	0.5917	\$ 9,748,392	\$ 6,677,044	\$ 359,488	\$ -	\$ 392,648	\$ 2,370,035	\$ 3,122,171
CATEC	58,453	44	0.6101	\$ 19,580,192	\$ 13,411,218	\$ 654,946	\$ 1,017,791	\$ 4,605,815	\$ 2,838,049	\$ 9,116,601
830,721 SF				\$ 278,269,325	\$ 190,597,238	\$ 10,706,482	\$ 7,089,840	\$ 26,477,338	\$ 28,129,896	\$ 72,403,555

x 2.00% (note 1)

Estimated Annual Expenditure Necessary for Capital Renewal Replacements [High Schools only] \$ 3,811,945

Current Average Annual Expenditure for Capital Renewal Replacements [High Schools only] \$ 2,069,100

note 1: The Industry Standard for budgeting of Capital Renewal Replacements is 2% of Total Current Capital Renewal Value per year.
This factor assumes that Capital Renewal Replacements have not been significantly deferred

Improvements Cost Model (include 20% Soft Costs for Design, FF&E, Technology, and Contingency)

High School - Current Capital Replacement Cost/SF in 2018 \$\$\$	\$ 334.97
Middle School - Current Capital Replacement Cost/SF in 2018 \$\$\$	\$ 318.33
Elementary School - Current Capital Replacement Cost/SF in 2018 \$\$\$	\$ 299.52
High School - Current Capital Renewal Cost/SF in 2018 \$\$\$	\$ 229.44
Middle School - Current Capital Renewal Cost/SF in 2018 \$\$\$	\$ 213.48
Elementary School - Current Capital Renewal Cost/SF in 2018 \$\$\$	\$ 195.25

School Site: **Albemarle High School**

Assessment Date: **2017** **10-Aug** Initials:

School Building Date: **1953** **AVG**
 School Building Area [SF]: **291,900** **291,900** Total SF

BUILDING SYSTEMS & COMPONENTS		System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	Average System Condition Index [SCI]	Importance Factor Weight			Systems Replacement Cost in 2018 Dollars / SF	Priority 1 Estimated Cost of Capital Renewals [SCI > .9] 2018 \$\$\$	Priority 2 Estimated Cost of Capital Renewals [.9 > SCI > .8] 2018 \$\$\$	Priority 3 Estimated Cost of Capital Renewals [.8 > SCI > .7] 2018 \$\$\$	Priority 4 Estimated Cost of Capital Renewals [.7 > SCI > .6] 2018 \$\$\$
	STRUCTURAL FLOOR SYSTEMS	0.397				0.3965	0.0518		\$	1.82	\$ -	\$ -	\$ -	\$ -
	STRUCTURAL WALL / FRAME SYSTEMS	0.375				0.3750	0.1067		\$	3.75	\$ -	\$ -	\$ -	\$ -
	STRUCTURAL ROOF SYSTEMS	0.425				0.4250	0.0549		\$	1.93	\$ -	\$ -	\$ -	\$ -
	EXTERIOR WALL SYSTEMS	0.561				0.5610	0.0778		\$	2.73	\$ -	\$ -	\$ -	\$ -
	ROOFING SYSTEMS	0.502				0.5020	0.0477		\$	16.79	\$ 390,000	\$ -	\$ -	\$ -
	DOOR SYSTEMS	0.505				0.5051	0.0120		\$	4.21	\$ -	\$ -	\$ -	\$ -
	WINDOW SYSTEMS	0.412				0.4122	0.0346		\$	12.16	\$ -	\$ -	\$ -	\$ -
	INTERIOR FLOORING SYSTEMS	0.470				0.4702	0.0260		\$	9.15	\$ 450,000	\$ -	\$ -	\$ -
	INTERIOR WALL SYSTEMS	0.470				0.4702	0.0231		\$	0.81	\$ -	\$ -	\$ -	\$ -
	INTERIOR WALL FINISH SYSTEMS	0.850				0.8500	0.0033		\$	1.17	\$ -	\$ 341,501	\$ -	\$ -
	INTERIOR CEILING SYSTEMS	0.575				0.5754	0.0046		\$	1.61	\$ -	\$ -	\$ -	\$ -
	SPECIALTIES COMPONENTS	0.471				0.4711	0.0203		\$	4.09	\$ -	\$ -	\$ -	\$ -
	EQUIPMENT COMPONENTS	0.560				0.5600	0.0171	0.560	\$	2.96	\$ -	\$ -	\$ -	\$ -
	FURNISHINGS [BUILT-IN] COMPONENTS	0.456				0.4560	0.0335		\$	5.71	\$ -	\$ -	\$ -	\$ -
	FURNISHINGS [LOOSE] COMPONENTS	0.378				0.3782	0.0518		\$	10.64	\$ -	\$ -	\$ -	\$ -
	ELEVATOR SYSTEMS	0.900				0.9000	0.0022		\$	0.76	\$ 80,000	\$ -	\$ -	\$ -
	FIRE PROTECTION SYSTEMS	0.761				0.7605	0.0097		\$	3.42	\$ -	\$ -	\$ 997,893	\$ -
	PLUMBING SYSTEMS	0.674				0.6744	0.0350		\$	12.32	\$ -	\$ -	\$ -	\$ 3,596,849
	HVAC SYSTEMS	0.713				0.7129	0.1296		\$	45.58	\$ 3,725,000	\$ -	\$ 9,580,235	\$ -
	ELECTRICAL SYSTEMS	0.370				0.3701	0.0648		\$	17.47	\$ -	\$ -	\$ -	\$ -
	ELECTRICAL SPECIAL SYSTEMS	0.496				0.4963	0.0294		\$	10.33	\$ -	\$ -	\$ -	\$ -
BUILDING FACILITY CONDITION INDEX		0.5010				0.5010	0.8358	0.4188						
	SITE SYSTEMS & COMPONENTS	0.618				0.618	0.6522	0.4032	\$	19.75	\$ -	\$ -	\$ -	\$ 5,765,602
	SITE PLAYGROUNDS & ATHLETICS	0.292				0.292	0.3478	0.1014	\$	6.08	\$ -	\$ -	\$ -	\$ -
SITE FACILITY CONDITION INDEX		0.5047					0.1642	0.0828						
		CAMPUS FACILITY CONDITION INDEX						0.5016	\$ 4,645,000	\$ 341,501	\$ 10,578,128	\$ 9,362,451		

SCI Scoring Legend

1.000 = Building System or Building Component Life Exceeded - Replace Immediately
 0.750 = Building System or Building Component Life Remaining = 25%
 0.500 = Building System or Building Component Life Remaining = 50%
 0.250 = Building System or Building Component Life Remaining = 75%
 0.000 = Building System or Building Component Life Remaining = 100% [New]

Capital Renewal Legend

SCI > .9
.9 > SCI > .8
.8 > SCI > .7
.7 > SCI > .6

\$ 24,927,080
\$ 85.40 /SF

Monticello High School

2017 15-Aug

1996	2004	2006	2009	AVG
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School Building Area [SF]:	182,711	31,558	13,844	24,347	252,460	Total SF
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BUILDING SYSTEMS & COMPONENTS		System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	Average System Condition Index [SCI]	Importance Factor Weight	
	STRUCTURAL FLOOR SYSTEMS	0.300	0.130	0.200	0.080	0.2520	0.0518	
	STRUCTURAL WALL / FRAME SYSTEMS	0.300	0.130	0.200	0.080	0.2520	0.1067	
	STRUCTURAL ROOF SYSTEMS	0.210	0.130	0.200	0.080	0.1869	0.0549	
	EXTERIOR WALL SYSTEMS	0.300	0.163	0.200	0.200	0.2677	0.0778	
	ROOFING SYSTEMS	0.563	0.420	0.298	0.268	0.5018	0.0477	
	DOOR SYSTEMS	0.557	0.420	0.306	0.250	0.4966	0.0120	
	WINDOW SYSTEMS	0.599	0.400	0.275	0.200	0.5178	0.0346	
	INTERIOR FLOORING SYSTEMS	0.452	0.538	0.274	0.240	0.4323	0.0260	
	INTERIOR WALL SYSTEMS	0.452	0.538	0.274	0.240	0.4323	0.0231	
	INTERIOR WALL FINISH SYSTEMS	0.840	0.838	0.800	0.555	0.8100	0.0033	
	INTERIOR CEILING SYSTEMS	0.461	0.405	0.310	0.245	0.4251	0.0046	
	SPECIALTIES COMPONENTS	0.561	0.480	0.275	0.260	0.5063	0.0203	
	EQUIPMENT COMPONENTS	0.275	0.275	0.275	0.350	0.2822	0.0171	
	FURNISHINGS [BUILT-IN] COMPONENTS	0.645	0.358	0.250	0.260	0.5503	0.0335	
	FURNISHINGS [LOOSE] COMPONENTS	0.440	0.325	0.275	0.200	0.3931	0.0518	
	ELEVATOR SYSTEMS	0.800				0.8000	0.0022	
	FIRE PROTECTION SYSTEMS	0.691	0.456	0.394	0.290	0.6069	0.0097	
	PLUMBING SYSTEMS	0.500	0.337	0.300	0.293	0.4485	0.0350	
	HVAC SYSTEMS	0.737	0.541	0.510	0.304	0.6584	0.1296	
	ELECTRICAL SYSTEMS	0.608	0.380	0.310	0.240	0.5277	0.0648	
	ELECTRICAL SPECIAL SYSTEMS	0.564	0.519	0.430	0.359	0.5309	0.0294	
BUILDING FACILITY CONDITION INDEX		0.4811	0.3372	0.2992	0.2149	0.4274	0.8358	0.3573
	SITE SYSTEMS & COMPONENTS	0.412				0.412	0.6522	0.2686
	SITE PLAYGROUNDS & ATHLETICS	0.547				0.547	0.3478	0.1903
SITE FACILITY CONDITION INDEX		0.4589					0.1642	0.0753
CAMPUS FACILITY CONDITION INDEX								0.4320

Systems Replacement Cost in 2018 Dollars / \$F	Priority 1	Priority 2	Priority 3	Priority 4
	Estimated Cost of Capital Renewals [SCI > 9]	Estimated Cost of Capital Renewals [9 > SCI > 8]	Estimated Cost of Capital Renewals [8 > SCI > 7]	Estimated Cost of Capital Renewals [7 > SCI > 6]
	2018 \$\$\$	2018 \$\$\$	2018 \$\$\$	2018 \$\$\$
\$ 1.82	\$ -	\$ -	\$ -	\$ -
\$ 3.75	\$ -	\$ -	\$ -	\$ -
\$ 1.93	\$ -	\$ -	\$ -	\$ -
\$ 2.73	\$ -	\$ -	\$ -	\$ -
\$ 16.79	\$ -	\$ -	\$ -	\$ -
\$ 4.21	\$ -	\$ -	\$ -	\$ -
\$ 12.16	\$ -	\$ -	\$ -	\$ -
\$ 9.15	\$ -	\$ -	\$ -	\$ -
\$ 0.81	\$ -	\$ -	\$ -	\$ -
\$ 1.17	\$ -	\$ 266,875	\$ -	\$ -
\$ 1.61	\$ -	\$ -	\$ -	\$ -
\$ 4.09	\$ -	\$ -	\$ -	\$ -
\$ 2.96	\$ -	\$ -	\$ -	\$ -
\$ 5.71	\$ -	\$ -	\$ -	\$ 1,043,806
\$ 10.64	\$ -	\$ -	\$ -	\$ -
\$ 0.76	\$ -	\$ 95,896	\$ -	\$ -
\$ 3.42	\$ -	\$ -	\$ -	\$ 624,618
\$ 12.32	\$ -	\$ -	\$ -	\$ -
\$ 45.58	\$ 1,118,000	\$ -	\$ 7,210,239	\$ -
\$ 17.47	\$ -	\$ -	\$ 1,596,246	\$ 1,596,246
\$ 10.33	\$ -	\$ -	\$ -	\$ -
\$ 19.75	\$ -	\$ -	\$ -	\$ -
\$ 6.08	\$ 435,000	\$ -	\$ -	\$ -
	\$ 1,553,000	\$ 362,771	\$ 8,806,484	\$ 3,264,670

SCI Scoring Legend

1.000 = Building System or Building Component Life Exceeded - Replace Immediately
0.750 = Building System or Building Component Life Remaining = 25%
0.500 = Building System or Building Component Life Remaining = 50%
0.250 = Building System or Building Component Life Remaining = 75%
0.000 = Building System or Building Component Life Remaining = 100% [New]

Capital Renewal Legend

SCI > .9
.9 > SCI > .8
.8 > SCI > .7
.7 > SCI > .6

\$ 13,986,925
\$ 55.40 /SF

School Site: **Western Albemarle High School**

Assessment Date: **2017** **Aug 15**

School Building Date: **1978** **1996** **2005** **2017** **AVG**
 School Building Area [SF]: **170,626** **19,825** **4,965** **3,390** **198,806** Total SF

BUILDING SYSTEMS & COMPONENTS		System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	Average System Condition Index [SCI]	Importance Factor Weight	
	STRUCTURAL FLOOR SYSTEMS	0.390	0.210	0.120		0.3587	0.0518	
	STRUCTURAL WALL / FRAME SYSTEMS	0.390	0.210	0.120		0.3587	0.1067	
	STRUCTURAL ROOF SYSTEMS	0.390	0.210	0.120		0.3587	0.0549	
	EXTERIOR WALL SYSTEMS	0.614	0.263	0.150		0.5572	0.0778	
	ROOFING SYSTEMS	0.811	0.897	0.585		0.7996	0.0477	
	DOOR SYSTEMS	0.905	0.585	0.300		0.8423	0.0120	
	WINDOW SYSTEMS	0.778	0.503	0.320		0.7260	0.0346	
	INTERIOR FLOORING SYSTEMS	0.616	0.418	0.345		0.5785	0.0260	
	INTERIOR WALL SYSTEMS	0.616	0.418	0.345		0.5785	0.0231	
	INTERIOR WALL FINISH SYSTEMS	0.515	0.550	1.000		0.5218	0.0033	
	INTERIOR CEILING SYSTEMS	0.515	0.456	0.264		0.4941	0.0046	
	SPECIALTIES COMPONENTS	0.630	0.503	0.700		0.6083	0.0203	
	EQUIPMENT COMPONENTS	0.454	0.560	0.400		0.4553	0.0171	
	FURNISHINGS [BUILT-IN] COMPONENTS	0.585	0.600	0.590		0.5766	0.0335	
	FURNISHINGS [LOOSE] COMPONENTS	0.447	0.460	0.450		0.4407	0.0518	
	ELEVATOR SYSTEMS	1.000				1.0000	0.0022	
	FIRE PROTECTION SYSTEMS	0.922	0.854	0.560		0.8900	0.0097	
	PLUMBING SYSTEMS	0.827	0.559	0.300		0.7731	0.0350	
	HVAC SYSTEMS	0.588	0.914	0.589		0.6103	0.1296	
	ELECTRICAL SYSTEMS	0.665	0.620	0.372		0.6415	0.0648	
	ELECTRICAL SPECIAL SYSTEMS	0.603	0.539	0.504		0.5834	0.0294	
BUILDING FACILITY CONDITION INDEX		0.5776	0.5080	0.3395	0.000	0.5549	0.8358	0.4638
	SITE SYSTEMS & COMPONENTS	0.672				0.672	0.6522	0.4383
	SITE PLAYGROUNDS & ATHLETICS	0.570				0.570	0.3478	0.1981
SITE FACILITY CONDITION INDEX		0.6363					0.1642	0.1045
CAMPUS FACILITY CONDITION INDEX								0.5683

Systems Replacement Cost in 2018 Dollars / SF	Priority 1 Estimated Cost of Capital Renewals [SCI > .9] 2018 \$\$\$	Priority 2 Estimated Cost of Capital Renewals [.9 > SCI > .8] 2018 \$\$\$	Priority 3 Estimated Cost of Capital Renewals [.8 > SCI > .7] 2018 \$\$\$	Priority 4 Estimated Cost of Capital Renewals [.7 > SCI > .6] 2018 \$\$\$
\$ 1.82	\$ -	\$ -	\$ -	\$ -
\$ 3.75	\$ -	\$ -	\$ -	\$ -
\$ 1.93	\$ -	\$ -	\$ -	\$ -
\$ 2.73	\$ -	\$ -	\$ -	\$ 466,643
\$ 16.79	\$ -	\$ 3,197,516	\$ -	\$ -
\$ 4.21	\$ 718,112	\$ -	\$ -	\$ -
\$ 12.16	\$ -	\$ -	\$ 2,073,970	\$ -
\$ 9.15	\$ 540,000	\$ -	\$ -	\$ -
\$ 0.81	\$ -	\$ -	\$ -	\$ -
\$ 1.17	\$ 5,809	\$ -	\$ -	\$ -
\$ 1.61	\$ -	\$ -	\$ -	\$ -
\$ 4.09	\$ -	\$ -	\$ 20,293	\$ 697,372
\$ 2.96	\$ -	\$ -	\$ -	\$ -
\$ 5.71	\$ -	\$ -	\$ -	\$ 113,258
\$ 10.64	\$ -	\$ -	\$ -	\$ -
\$ 0.76	\$ 98,170	\$ -	\$ -	\$ -
\$ 3.42	\$ 583,304	\$ 67,774	\$ -	\$ -
\$ 12.32	\$ -	\$ 2,102,487	\$ -	\$ -
\$ 45.58	\$ 1,383,653	\$ -	\$ -	\$ -
\$ 17.47	\$ 165,000	\$ -	\$ -	\$ 3,327,732
\$ 10.33	\$ -	\$ -	\$ -	\$ 1,762,874
	\$ 3,494,048	\$ 5,367,777	\$ 2,094,262	\$ 10,294,691

\$ 21,250,778
 \$ 106.89 /SF

SCI Scoring Legend

1.000 = Building System or Building Component Life Exceeded - Replace Immediately
 0.750 = Building System or Building Component Life Remaining = 25%
 0.500 = Building System or Building Component Life Remaining = 50%
 0.250 = Building System or Building Component Life Remaining = 75%
 0.000 = Building System or Building Component Life Remaining = 100% [New]

Capital Renewal Legend

SCI > .9
.9 > SCI > .8
.8 > SCI > .7
.7 > SCI > .6

School Site: **Murray High School**

Assessment Date: **2017** **Aug 10**

School Building Date: **1960** **AVG**
 School Building Area [SF]: **29,102** **29,102** Total SF

BUILDING SYSTEMS & COMPONENTS	System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	Average System Condition Index [SCI]	Importance Factor Weight	Systems Replacement Cost in 2018 Dollars / SF	Priority 1 Estimated Cost of Capital Renewals [SCI > .9] 2018 \$\$\$	Priority 2 Estimated Cost of Capital Renewals [.9 > SCI > .8] 2018 \$\$\$	Priority 3 Estimated Cost of Capital Renewals [.8 > SCI > .7] 2018 \$\$\$	Priority 4 Estimated Cost of Capital Renewals [.7 > SCI > .6] 2018 \$\$\$
STRUCTURAL FLOOR SYSTEMS	0.570				0.5700	0.0518	\$ 1.82	\$ -	\$ -	\$ -	\$ -
STRUCTURAL WALL / FRAME SYSTEMS	0.570				0.5700	0.1067	\$ 3.75	\$ -	\$ -	\$ -	\$ -
STRUCTURAL ROOF SYSTEMS	0.570				0.5700	0.0549	\$ 1.93	\$ -	\$ -	\$ -	\$ -
EXTERIOR WALL SYSTEMS	0.595				0.5950	0.0778	\$ 2.73	\$ -	\$ -	\$ -	\$ -
ROOFING SYSTEMS	0.625				0.6250	0.0477	\$ 16.79	\$ 145,000	\$ -	\$ -	\$ 488,599
DOOR SYSTEMS	0.376				0.3763	0.0120	\$ 4.21	\$ -	\$ -	\$ -	\$ -
WINDOW SYSTEMS	0.320				0.3200	0.0346	\$ 12.16	\$ -	\$ -	\$ -	\$ -
INTERIOR FLOORING SYSTEMS	0.334				0.3336	0.0260	\$ 9.15	\$ -	\$ -	\$ -	\$ -
INTERIOR WALL SYSTEMS	0.334				0.3336	0.0231	\$ 0.81	\$ -	\$ -	\$ -	\$ -
INTERIOR WALL FINISH SYSTEMS	0.703				0.7032	0.0033	\$ 1.17	\$ -	\$ -	\$ 34,047	\$ -
INTERIOR CEILING SYSTEMS	0.294				0.2940	0.0046	\$ 1.61	\$ -	\$ -	\$ -	\$ -
SPECIALTIES COMPONENTS	0.380				0.3800	0.0203	\$ 4.09	\$ -	\$ -	\$ -	\$ -
EQUIPMENT COMPONENTS	0.050				0.0500	0.0171	\$ 2.96	\$ -	\$ -	\$ -	\$ -
FURNISHINGS [BUILT-IN] COMPONENTS	0.300				0.3000	0.0335	\$ 5.71	\$ -	\$ -	\$ -	\$ -
FURNISHINGS [LOOSE] COMPONENTS	0.275				0.2750	0.0518	\$ 10.64	\$ -	\$ -	\$ -	\$ -
ELEVATOR SYSTEMS						0.0022	\$ 0.76	\$ -	\$ -	\$ -	\$ -
FIRE PROTECTION SYSTEMS	0.906				0.9063	0.0097	\$ 3.42	\$ 99,488	\$ -	\$ -	\$ -
PLUMBING SYSTEMS	0.731				0.7308	0.0350	\$ 12.32	\$ -	\$ -	\$ 358,601	\$ -
HVAC SYSTEMS	0.678				0.6780	0.1296	\$ 45.58	\$ 115,000	\$ -	\$ -	\$ 1,326,512
ELECTRICAL SYSTEMS	0.484				0.4840	0.0648	\$ 17.47	\$ -	\$ -	\$ -	\$ 254,248
ELECTRICAL SPECIAL SYSTEMS	0.637				0.6371	0.0294	\$ 10.33	\$ -	\$ -	\$ -	\$ 300,676
BUILDING FACILITY CONDITION INDEX	0.5954				0.5954	0.8358	0.4976				
SITE SYSTEMS & COMPONENTS	0.518				0.518	0.6522	0.3380	\$ 19.75	\$ -	\$ -	\$ -
SITE PLAYGROUNDS & ATHLETICS	0.675				0.675	0.3478	0.2348	\$ 6.08	\$ -	\$ -	\$ -
SITE FACILITY CONDITION INDEX	0.5728					0.1642	0.0940				
CAMPUS FACILITY CONDITION INDEX							0.5917	\$ 359,488	\$ -	\$ 392,648	\$ 2,370,035

\$ 3,122,171
\$ 107.28 /SF

SCI Scoring Legend

1.000 = Building System or Building Component Life Exceeded - Replace Immediately
 0.750 = Building System or Building Component Life Remaining = 25%
 0.500 = Building System or Building Component Life Remaining = 50%
 0.250 = Building System or Building Component Life Remaining = 75%
 0.000 = Building System or Building Component Life Remaining = 100% [New]

Capital Renewal Legend

SCI > .9
.9 > SCI > .8
.8 > SCI > .7
.7 > SCI > .6

School Site:	CATEC
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Assessment Date: 2017 10-Aug

School Building Date:	1973				AVG	Total SF
School Building Area (SF):	58,453				58,453	

BUILDING SYSTEMS & COMPONENTS		System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	Average System Condition Index [SCI]	Importance Factor Weight	
	STRUCTURAL FLOOR SYSTEMS	0.440				0.4400	0.0518	
	STRUCTURAL WALL / FRAME SYSTEMS	0.440				0.4400	0.1067	
	STRUCTURAL ROOF SYSTEMS	0.440				0.4400	0.0549	
	EXTERIOR WALL SYSTEMS	0.550				0.5500	0.0778	
	ROOFING SYSTEMS	0.643				0.6432	0.0477	
	DOOR SYSTEMS	0.967				0.9669	0.0120	
	WINDOW SYSTEMS	0.855				0.8550	0.0346	
	INTERIOR FLOORING SYSTEMS	0.548				0.5480	0.0260	
	INTERIOR WALL SYSTEMS	0.548				0.5480	0.0231	
	INTERIOR WALL FINISH SYSTEMS	0.890				0.8900	0.0033	
	INTERIOR CEILING SYSTEMS	0.561				0.5610	0.0046	
	SPECIALTIES COMPONENTS	0.883				0.8830	0.0203	
	EQUIPMENT COMPONENTS	0.600				0.6000	0.0171	
	FURNISHINGS [BUILT-IN] COMPONENTS	0.900				0.9000	0.0335	
	FURNISHINGS [LOOSE] COMPONENTS	0.500				0.5000	0.0518	
N/A	ELEVATOR SYSTEMS						0.0022	
	FIRE PROTECTION SYSTEMS	0.786				0.7863	0.0097	
	PLUMBING SYSTEMS	0.773				0.7727	0.0350	
	HVAC SYSTEMS	0.751				0.7506	0.1296	
	ELECTRICAL SYSTEMS	0.851				0.8510	0.0648	
	ELECTRICAL SPECIAL SYSTEMS	0.691				0.6908	0.0294	
BUILDING FACILITY CONDITION INDEX		0.6392				0.6392	0.8358	0.5343
	SITE SYSTEMS & COMPONENTS	0.708				0.708	0.6522	0.4617
N/A	SITE PLAYGROUNDS & ATHLETICS						0.3478	
SITE FACILITY CONDITION INDEX		0.4617					0.1642	0.0758
CAMPUS FACILITY CONDITION INDEX								0.6101

Systems Replacement Cost in 2018 Dollars / SF	Priority 1	Priority 2	Priority 3	Priority 4
	Estimated Cost of Capital Renewals [SCI > 9]	Estimated Cost of Capital Renewals [9 > SCI > 8]	Estimated Cost of Capital Renewals [8 > SCI > 7]	Estimated Cost of Capital Renewals [7 > SCI > 6]
	2018 \$\$\$	2018 \$\$\$	2018 \$\$\$	2018 \$\$\$
\$ 1.82	\$ -	\$ -	\$ -	\$ -
\$ 3.75	\$ -	\$ -	\$ -	\$ -
\$ 1.93	\$ -	\$ -	\$ -	\$ -
\$ 2.73	\$ -	\$ -	\$ -	\$ -
\$ 16.79	\$ -	\$ -	\$ -	\$ 981,378
\$ 4.21	\$ 246,011	\$ -	\$ -	\$ -
\$ 12.16	\$ -	\$ 710,500	\$ -	\$ -
\$ 9.15	\$ -	\$ -	\$ -	\$ -
\$ 0.81	\$ -	\$ -	\$ -	\$ -
\$ 1.17	\$ -	\$ 68,386	\$ -	\$ -
\$ 1.61	\$ -	\$ -	\$ -	\$ -
\$ 4.09	\$ -	\$ 238,906	\$ -	\$ -
\$ 2.96	\$ -	\$ -	\$ -	\$ 173,184
\$ 5.71	\$ 333,935	\$ -	\$ -	\$ -
\$ 10.64	\$ -	\$ -	\$ -	\$ -
\$ 0.76	\$ -	\$ -	\$ -	\$ -
\$ 3.42	\$ -	\$ -	\$ 199,828	\$ -
\$ 12.32	\$ -	\$ -	\$ 720,269	\$ -
\$ 45.58	\$ -	\$ -	\$ 2,664,375	\$ -
\$ 17.47	\$ -	\$ -	\$ 1,021,344	\$ -
\$ 10.33	\$ -	\$ -	\$ -	\$ 603,925
\$ 19.75	\$ 75,000	\$ -	\$ -	\$ 1,079,562
\$ 6.08	\$ -	\$ -	\$ -	\$ -
	\$ 654,946	\$ 1,017,791	\$ 4,605,815	\$ 2,838,045

SCI Scoring Legend

1.000 = Building System or Building Component Life Exceeded - Replace Immediately
0.750 = Building System or Building Component Life Remaining = 25%
0.500 = Building System or Building Component Life Remaining = 50%
0.250 = Building System or Building Component Life Remaining = 75%
0.000 = Building System or Building Component Life Remaining = 100% [New]

Capital Renewal Legend

SCI > .9
.9 > SCI > .8
.8 > SCI > .7
.7 > SCI > .6

\$ 9,116,601
\$ 155.96 /

Albemarle High School

School Site: **Albemarle High School**

School Building Date: **1953**

Assessment Date:

2017

10-Aug

Initials

JHJr

SITE SYSTEMS & COMPONENTS ASSESSMENT

Site Utilites & Drainage

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Domestic Water Supply	60	Varies		30		0.710	0.213	
☐ Fire Water Supply & Tank	60	Varies						
☒ Sanitary Sewer - Municipal	60	Varies		30		0.710	0.213	
☐ Sanitary Sewer - On-Site Treatment	60	Varies						
☒ Pervious Surface Site Drainage	30	Varies		10		0.780	0.078	
☒ Impervious Surface Site Drainage	60	Varies		30		0.780	0.234	
☐ Stormwater Quality & Quantity Control	60	Varies						
☐ Other: Water Treatment & Storage	30	Varies						
☐ Other:								

Total Site Utilites & Drainage

100

System Condition Index

0.738

Site Pavements & Sidewalks

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks Location
☒ Bus Loading Area	30	Varies		17		0.800	0.136	
☒ Drop - Off Lane	30	Varies		6		0.500	0.030	
☒ Staff Parking Lot	30	Varies		14		0.500	0.070	
☒ Visitor Parking Lot	30	Varies		15		0.500	0.075	
☒ Student Parking Lot [HS only]	30	Varies		31		0.500	0.155	
☒ Service Area	30	Varies		5		0.700	0.035	
☒ Concrete Sidewalks	30	Varies		12		0.550	0.066	
☐ Concrete Sidewalks	30	Varies						
☐ Concrete Sidewalks	30	Varies						
☐ Other: Bus Parking	30	Varies						
☐ Other: Gravel Drive to Storage Building	15	Varies						
☐ Other:								

Total Site Pavements & Sidewalks

100

System Condition Index

0.567

Site Utilites & Drainage	SCI	0.738	x	30%	Importance Factor =	0.221
Site Pavements & Sidewalks	SCI	0.567	x	70%	Importance Factor =	0.397
Site Systems & Components Condition Index [SCI]						0.618

Remarks:

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School Site: **Albemarle High School**

School Building Date: **1953**

Assessment Date:

2017

10-Aug

Initials

JHJr

SITE PLAYGROUND & ATHLETICS SYSTEMS & COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Pre-K / K Playground Equipment	30	Varies						
☐ Elementary Playground Equipment	30	Varies						
☒ Multi-Purpose Playfields	40	Varies		8		0.350	0.028	
☐ Hard Court Play Areas	40	Varies						
☒ Football Field	50	Varies		24		0.180	0.043	
☒ Stadium Bleachers	50	Varies		12		0.180	0.022	
☒ Football Field Lighting	25	Varies		12		0.280	0.034	
☒ Baseball Field	50	Varies		12		0.300	0.036	
☒ Bleachers	50	Varies		4		0.400	0.016	
☒ Baseball Field Lighting	25	Varies		8		0.400	0.032	
☐ Softball Field	50	Varies						
☐ Bleachers	50	Varies						
☐ Soccer Field	50	Varies						
☒ Tennis Courts	30	Varies		13		0.420	0.055	
☒ Running Track	30	Varies		7		0.380	0.027	
☐ Other:								
☐ Other:								
☐ Other:								
☐ Other:								

Total Site Playground & Athletics

100

System Condition Index

0.292

Remarks:

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School Site: **Albemarle High School**

School Building Date: **1953**

Assessment Date: **2017**

Aug 10

Initials: **JHJr**

BUILDING SYSTEMS & COMPONENTS

	System Condition Index [SCI]	Importance Factor Weight [ES]	Weighted SCI
STRUCTURAL FLOOR SYSTEMS	0.397	0.0619	0.0245
STRUCTURAL WALL / FRAME SYSTEMS	0.375	0.1274	0.0478
STRUCTURAL ROOF SYSTEMS	0.425	0.0655	0.0278
EXTERIOR WALL SYSTEMS	0.561	0.0928	0.0521
ROOFING SYSTEMS	0.502	0.0570	0.0286
DOOR SYSTEMS	0.505	0.0143	0.0072
WINDOW SYSTEMS	0.412	0.0412	0.0170
INTERIOR FLOORING SYSTEMS	0.470	0.0310	0.0146
INTERIOR WALL SYSTEMS	0.470	0.0276	0.0130
INTERIOR WALL FINISH SYSTEMS	0.850	0.0040	0.0034
INTERIOR CEILING SYSTEMS	0.575	0.0055	0.0031
SPECIALTIES COMPONENTS	0.471	0.0242	0.0114
EQUIPMENT COMPONENTS	0.560	0.0204	0.0114
FURNISHINGS [BUILT-IN] COMPONENTS	0.456	0.0400	0.0182
FURNISHINGS [LOOSE] COMPONENTS	0.378	0.0619	0.0234
ELEVATOR SYSTEMS	0.900	0.0026	0.0023
FIRE PROTECTION SYSTEMS	0.761	0.0142	0.0108
PLUMBING SYSTEMS	0.674	0.0418	0.0282
HVAC SYSTEMS	0.713	0.1546	0.1102
ELECTRICAL SYSTEMS	0.370	0.0773	0.0286
ELECTRICAL SPECIAL SYSTEMS	0.496	0.0351	0.0174
1953	BUILDING FACILITY CONDITION INDEX		0.5010

Remarks:

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School Site: **Albemarle High School**

School Building Date: **1953**

Assessment Date:

2017

Aug 10

Initials:

JHJr

STRUCTURAL FLOOR SYSTEMS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Concrete Slab - On Grade	100	Varies		62		0.425	0.264	
☒ Concrete Slab - Elevated	100	Varies		38		0.350	0.133	
☐ Wood Frame over Crawl Space	80	Varies						
☐ Other:								
Total Structural Floor Systems				100	System Condition Index		0.397	

STRUCTURAL WALL / FRAME SYSTEMS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Concrete Masonry Unit Bearing Wall	100	Varies		79		0.375	0.296	
☒ Steel Frame	100	Varies		12		0.375	0.045	
☐ Steel Stud Frame	100	Varies						
☒ Concrete Frame	100	Varies		9		0.375	0.034	
☐ Wood Frame	80	Varies						
☐ Other:								
Total Structural Wall / Frame Systems				100	System Condition Index		0.375	

STRUCTURAL ROOF SYSTEMS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Steel Frame	100	Varies		100		0.425	0.425	
☐ Precast Concrete Ts	100	Varies						
☐ Tectum / Purlin Deck	60	Varies						
☐ Wood Frame	80	Varies						
☐ Other:								
☐ Other:								
Total Structural Roof Systems				100	System Condition Index		0.425	

EXTERIOR WALL SYSTEMS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Brick Veneer	80	Varies		66		0.570	0.376	
☐ Concrete Masonry Unit - Split Face	80	Varies						
☐ Concrete Masonry Unit - Scored	80	Varies						
☒ Precast Concrete Sills	80	Varies		4		0.540	0.022	
☒ Exterior Insulation & Finish System	40	Varies		12		1.000	0.120	
☐ Stucco	40	Varies						
☒ Metal Wall Panel - Sheet	50	Varies		3		0.150	0.005	
☒ Metal Wall Panel - Composite	50	Varies		12		0.180	0.022	
☒ Other: Glass Block	30	Varies		3		0.570	0.017	
☐ Other:								
Total Exterior Wall Systems				100	System Condition Index		0.561	

Remarks:

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School Site: **Albemarle High School**

School Building Date: **1953**

Assessment Date:

2017

Aug 10

Initials:

JHJr

ROOFING SYSTEMS ASSESSMENT

Roofing Membrane Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Asphalt Shingles	20	Varies						
☐ Spray Foam	20	Varies						
☐ Single Ply EPDM - Mechanically Attached	20	Varies						
☐ Single-Ply EPDM - Ballasted	20	Varies						
☒ Single-Ply EPDM - Fully Adhered	25	Varies		68		0.590	0.401	1
☐ Single Ply PVC - Mechanically Attached	20	Varies						
☐ Single-Ply PVC - Ballasted	20	Varies						
☒ Single Ply TPO - Mechanically Attached	20	Varies		27		0.290	0.078	
☐ Single-Ply TPO - Ballasted	20	Varies						
☐ Built-Up (2 Ply SBS Mod. Bit.)	30	Varies						
☐ Built-Up (4 Ply Traditional)	35	Varies						
☒ Prefinished Metal Standing Seam	40	Varies		5		0.490	0.025	
☐ Metal Walkway System	40	Varies						
☐ Other:								
☐ Other:								

Total Roofing Membrane Systems Area

100

System Condition Index

0.504

Roofing Accessories

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Flashings	25	Varies		30		0.460	0.138	
☒ Vent Caps	25	Varies		4		0.460	0.018	
☒ Roof Hatches	40	Varies		4		0.330	0.013	
☒ Skylights	20	Varies		3		0.180	0.005	
☒ Coping-Metal	40	Varies		12		0.460	0.055	
☒ Coping - Stone	40	Varies		5		1.000	0.050	
☒ Roof Drains	40	Varies		12		0.460	0.055	
☒ Roof Drain Piping	40	Varies		12		0.750	0.090	
☐ Overflow Drains / Scuppers	40	Varies						
☒ Gutters	40	Varies		9		0.380	0.034	
☒ Downspouts	40	Varies		9		0.380	0.034	
☐ Other:								

Total Roofing Accessories

100

System Condition Index

0.494

Roofing Membrane Systems	SCI	0.504	x	80%	Importance Factor =	0.403
Roofing Accessories	SCI	0.494	x	20%	Importance Factor =	0.099
Roofing Systems Condition Index [SCI]						0.502

Remarks:

1	Partial EPDM Roofing (over Front Entrance & Lobby) scheduled for replacement in FY 19-20
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School Site: **Albemarle High School**

School Building Date: **1953**

Assessment Date:

2017

Aug 10

Initials:

JHJr

DOOR SYSTEMS ASSESSMENT

Exterior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Steel - Swinging	40	Varies		50		0.610	0.305	
☒	Aluminum - Swinging	40	Varies		7		0.250	0.018	
☐	Fiberglass - Swinging	40	Varies						
☐	Wood - Swinging	20	Varies						
☒	Overhead Coiling Slat	40	Varies		3		0.750	0.023	
☐	Counter Coiling Slat	40	Varies						
☐	Overhead Coiling Grille	40	Varies						
☐	Counter Coiling Grille	40	Varies						
☐	Overhead Sectional	40	Varies						
☒	Door Hardware - Locksets	40	Varies		20		0.600	0.120	
☒	Door Hardware - Other	40	Varies		20		0.600	0.120	
☐	Other:								

Total Exterior Doors

100

System Condition Index

0.585

Interior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Steel - Swinging	40	Varies		15		0.480	0.072	
☒	Aluminum - Swinging	40	Varies		6		0.320	0.019	
☐	Fiberglass - Swinging	40	Varies						
☒	Wood - Swinging	40	Varies		39		0.480	0.187	
☐	Overhead Coiling Slat	40	Varies						
☐	Counter Coiling Slat	40	Varies						
☐	Overhead Coiling Grille	40	Varies						
☐	Counter Coiling Grille	40	Varies						
☒	Door Hardware - Locksets	40	Varies		20		0.500	0.100	
☒	Door Hardware - Other	40	Varies		20		0.500	0.100	
☐	Other:								
☐	Other:								

Total Interior Doors

100

System Condition Index

0.478

Exterior Doors	SCI	0.585	x	25%	Importance Factor =	0.146
Interior Doors	SCI	0.478	x	75%	Importance Factor =	0.359
Door Systems Condition Index [SCI]						0.505

Remarks:

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School Site: **Albemarle High School**

School Building Date: **1953**

Assessment Date:

2017

Aug 10

Initials:

JHJr

WINDOW SYSTEMS ASSESSMENT

Exterior Windows, Storefronts & Curtainwall

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Aluminum Unit Windows	40	Varies		60		0.420	0.252	
☒ Steel Unit Windows	40	Varies		12		0.480	0.058	
☐ Wood Unit Windows	30	Varies						
☒ Aluminum Storefront Systems	40	Varies		8		0.320	0.026	
☐ Aluminum Curtainwall Systems	40	Varies						
☐ Fiberglass Sandwich Panel Systems	40	Varies						
☐ Roof-mounted Skylights	25	Varies						
☐ Other:								
☐ Other:								
☒ Glass Glazing - Double Pane	40	Varies		20		0.400	0.080	
☐ Glass Glazing - Single Pane	40	Varies						
☐ Plastic Glazing	25	Varies						
☐ Other: Metal Spandrel Panel	40	Varies						
☐ Other:								

Total Exterior Windows, Storefronts & Curtainwall

100

System Condition Index

0.415

Interior Windows and Storefronts

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Steel Unit Windows	40	Varies		73		0.380	0.277	
☐ Wood Unit Windows	40	Varies						
☒ Aluminum Storefront Systems	40	Varies		12		0.420	0.050	
☐ Other:								
☐ Other:								
☒ Glass Glazing - Double Pane	40	Varies		15		0.380	0.057	
☐ Glass Glazing - Single Pane	40	Varies						
☐ Plastic Glazing	25	Varies						
☐ Other:								
☐ Other:								

Total Interior Windows and Storefronts

100

System Condition Index

0.385

Exterior Windows, Storefronts & Curtainwall	SCI	0.415	x	90%	Importance Factor =	0.374
Interior Windows and Storefronts	SCI	0.385	x	10%	Importance Factor =	0.038
Window Systems Condition Index [SCI]						0.412

Remarks:

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School Site: **Albemarle High School**

School Building Date: **1953**

Assessment Date:

2017

Aug 10

Initials:

JHJr

INTERIOR FLOORING SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Concrete	80	Varies		8		0.690	0.055	
☐	Cementitious Terrazzo	50	Varies						
☐	Resinous Matrix Terrazzo	50	Varies						
☒	Resilient - Vinyl Tile	20	Varies		58		0.380	0.220	
☐	Resilient - Rubber Tile	25	Varies						
☐	Resilient - Vinyl Sheet	20	Varies						
☐	Resilient - Linoleum Sheet	25	Varies						
☐	Resilient - Athletic Sheet	40	Varies						
☒	Resilient - Weight Room	40	Varies		2		0.170	0.003	
☒	Carpet - Roll	15	Varies		4		0.710	0.028	
☒	Carpet - Tile	20	Varies		7		0.260	0.018	
☒	Wood Strip - Athletic	50	Varies		9		0.900	0.081	1
☒	Wood Strip - Stage	50	Varies		4		0.470	0.019	
☒	Quarry Tile	50	Varies		4		0.640	0.026	
☒	Ceramic Tile	50	Varies		4		0.480	0.019	
☐	Granwood	50	Varies						
☐	Other: Quartz Epoxy	40	Varies						
☐	Other:								
☐	Other:								

Total Interior Flooring Systems

100

System Condition Index

0.470

Remarks:

1	Gym Wood Floor scheduled to be replaced in FY 18-19
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School Site: **Albemarle High School**

School Building Date: **1953**

Assessment Date:

2017

Aug 10

Initials:

JHJr

INTERIOR WALL SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Concrete Masonry Unit	80	Varies		76		0.550	0.418	
☒	Concrete Masonry Unit - Glazed	80	Varies		12		0.800	0.096	
☒	Drywall / Metal Stud	40	Varies		12		0.400	0.048	
☐	Plaster / Metal Stud	50	Varies						
☐	Brick Veneer	80	Varies						
☐	Operable Folding Partition - Classrooms	30	Varies						
☐	Operable Folding Partition - Cafeteria / MP	30	Varies						
☐	Glazed Partition	40	Varies						
☐	Other:								
Total Interior Wall Systems					100	System Condition Index	0.562		

INTERIOR WALL FINISHES ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	CMU - Painted	10	Varies		60		0.850	0.510	
☒	Drywall or Plaster - Painted	10	Varies		40		0.850	0.340	
☐	Ceramic Tile	50	Varies						
☐	Vinyl Wall Covering	30	Varies						
☐	Other:								
Total Interior Wall Finishes					100	System Condition Index	0.850		

INTERIOR CEILING SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Acoustical Panel Ceiling	30	Varies		66		0.480	0.317	
☐	Acoustical Panel Ceiling - Special	30	Varies						
☒	Vinyl-faced Panel Ceiling	30	Varies		8		0.660	0.053	
☒	Drywall	40	Varies		6		0.520	0.031	
☐	Plaster	50	Varies						
☒	Exposed Structure - Painted	50	Varies		17		0.900	0.153	
☒	Exposed Structure - Unpainted	80	Varies		3		0.720	0.022	
☐	Acoustical Treatment	30	Varies						
☐	Other:								
☐	Other:								
Total Interior Ceiling Systems					100	System Condition Index	0.575		

Remarks:

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School Site: **Albemarle High School**

School Building Date: **1953**

Assessment Date:

2017

Aug 10

Initials:

JHJr

SPECIALTIES COMPONENTS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Visual Display Boards	40	Varies		30		0.380	0.114	
☐	Display Cases	40	Varies						
☒	Graphic Signage	40	Varies		10		0.480	0.048	
☒	Toilet Compartments	40	Varies		23		0.440	0.101	
	Shower & Dressing Compartments	40	Varies						
☒	Cubicle Curtains & Tracks	40	Varies		1		0.310	0.003	
☒	Toilet Accessories / Mirror Units	40	Varies		8		0.460	0.037	
☒	Lockers	30	Varies		28		0.600	0.168	
☐	Flagpoles	40	Varies						
☐	Other:								
☐	Other:								
Total Specialties Components					100	System Condition Index		0.471	

EQUIPMENT COMPONENTS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Foodservice Equipment	40	Varies		85		0.500	0.425	
☐	Cooking Equipment	40	Varies						
☐	Preparation Equipment	40	Varies						
☐	Warewashing Equipment	40	Varies						
☐	Serving Equipment	40	Varies						
☐	Refrigeration Equipment	40	Varies						
☐	Storage Equipment	40	Varies						
☐	Gymnasium Equipment								
☒	Basketball	40	Varies		10		0.900	0.090	
☒	Volleyball	40	Varies		2		0.900	0.018	
☒	Divider Curtain	40	Varies		3		0.900	0.027	
☐	Fitness	40	Varies						
☐	Projection Screens	20	Varies						
☐	Laboratory Equipment	30	Varies						
☐	Theatrical Rigging and Curtains	20	Varies						
☐	Cafeteria / Serving Line Accordion Partition	20	Varies						
☐	Other:								
Total Equipment Components					100	System Condition Index		0.560	

Remarks:

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School Site: **Albemarle High School**

School Building Date: **1953**

Assessment Date:

2017

Aug 10

Initials:

JHJr

FURNISHINGS [BUILT-IN] COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X Educational Cabinets & Casework	40	Varies		18		0.400	0.072	
X Media Center Cabinets & Casework	40	Varies		16		0.120	0.019	
X Music Cabinets & Casework	40	Varies		6		0.850	0.051	
X General Cabinets & Casework	40	Varies		4		0.400	0.016	
X Laboratory Casework	40	Varies		24		0.450	0.108	
X Fixed Audience Seating	30	Varies		6		0.290	0.017	
Grandstand Bleachers	40	Varies						
X Telescopic Bleachers	30	Varies		11		0.900	0.099	
X Window Shades	20	Varies		3		0.480	0.014	
X Window Louver Blinds	20	Varies		5		0.480	0.024	
Site Furnishings	20	Varies						
X Other: Acoustic Wall Panels	30	Varies		7		0.500	0.035	

Total Furnishing [Built-In] Components

100

System Condition Index

0.456

FURNISHINGS [LOOSE] COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X Student Tables	40	Varies		12		0.410	0.049	
X Student Chairs	40	Varies		12		0.410	0.049	
Student Desk / Chair Combo Units	40	Varies						
X Laboratory Tables	40	Varies		6		0.530	0.032	
X Laboratory Chairs / Stools	40	Varies		5		0.530	0.027	
X Music Tables	40	Varies		3		0.780	0.023	
X Music Chairs / Stools	40	Varies		3		0.780	0.023	
X Art Tables	40	Varies		2		0.380	0.008	
X Art Chairs / Stools	40	Varies		2		0.380	0.008	
X C&TE Tables	40	Varies		3		0.420	0.013	
X C&TE Chairs / Stools	40	Varies		3		0.420	0.013	
X Teacher Desks	40	Varies		4		0.290	0.012	
X Teacher Chairs	40	Varies		4		0.290	0.012	
X Bookcases	40	Varies		2		0.290	0.006	
X Media Center Tables	40	Varies		6		0.120	0.007	
X Media Center Chairs	40	Varies		4		0.120	0.005	
X Media Center Bookshelves	40	Varies		7		0.120	0.008	
X Office Desks	40	Varies		4		0.250	0.010	
X Office Chairs	40	Varies		3		0.250	0.008	
X Office File Cabinets / Bookshelves	40	Varies		2		0.250	0.005	
Office Systems Furniture	40	Varies						
X Cafeteria Tables	40	Varies		8		0.480	0.038	
X Cafeteria Chairs	40	Varies		4		0.480	0.019	
X Kiln + Ventilation	30	Varies		1		0.480	0.005	
Other:								
Other:								

Total Furnishings [Loose] Components

100

System Condition Index

0.378

Remarks:

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School Site: **Albemarle High School**

School Building Date: **1953**

Assessment Date:

2017

Aug 10

Initials:

JHJr

ELEVATOR SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Hydraulic Elevator	25	1991	26	100	1.000	0.900	0.900	
☐	Electric Wheelchair Lift	25	1953	64		1.000			
☐	Other:								
☐	Other:								
Total Elevator Systems					100	System Condition Index		0.900	

Remarks:

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School Site: **Albemarle High School**

School Building Date: **1953**

Assessment Date:

2017

Aug 10

Initials:

EMT

FIRE PROTECTION SYSTEMS ASSESSMENT

Is Automatic Sprinkler System Required?		YES		NO		Limited Area Only		SCI Factor	Remarks
		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI		
☐	Automatic Sprinkler System	40	1953	64		1.000			
☐	Fire Sprinkler Booster Pump	20	1953	64		1.000			
☒	Limited Area Sprinkler System - Domestic	40	1990	27	50	0.675	0.675	0.338	
☒	Smoke Detectors	20	1985	32	28	1.000	0.850	0.238	
☒	In-Duct Smoke Detectors	20	1985	32	10	1.000	1.000	0.100	
☒	Heat Rise Detectors	20	1991	26	2	1.000	1.000	0.020	
☒	Fire Extinguisher Cabinets	40	1985	32	5	0.800	0.800	0.040	
☒	Fire Extinguishers	10	2012	5	5	0.500	0.500	0.025	
☐	Other:								
☐	Other:								
☒	Fire Alarm System - See Elec. Special Systems								
☒	Emergency Lighting - See Electrical								
Total Fire Protection Systems					100	System Condition Index		0.761	

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School Site: **Albemarle High School**

School Building Date: **1953**

Assessment Date:

2017

Aug 10

Initials:

EMT

PLUMBING SYSTEMS ASSESSMENT

Plumbing Fixtures

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X Water Closets	40	1985	32	25	0.800	0.800	0.200	
X Urinals	40	1985	32	12	0.800	0.800	0.096	
X Flush Valves	20	1985	32	5	1.000	1.000	0.050	
X Lavatories	40	1985	32	25	0.800	0.800	0.200	
X Instructional Space Sinks	40	1985	32	5	0.800	0.800	0.040	
Other Sinks	40	1953	64		1.000			
X Utility Sinks	40	1985	32	1	0.800	0.800	0.008	
X Faucets - Manual	40	1985	32	5	0.800	0.800	0.040	
X Faucets - Sensor	20	2009	8	5	0.400	0.400	0.020	
Drinking Fountains	40	1953	64		1.000			
X Water Coolers	20	1985	32	2	1.000	1.000	0.020	
X Showers - Gang	30	1970	47	2	1.000	1.000	0.020	
X Showers - Individual	30	1981	36	3	1.000	1.000	0.030	
X Other: Sewage Grinder Pump	25	2015	2	10	0.080	0.080		

Total Plumbing Fixture Components

100

System Condition Index

0.724

Plumbing Distribution Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X Cold Water Piping	60	1985	32	22	0.533	0.533	0.117	
X Hot Water Piping	60	1985	32	22	0.533	0.533	0.117	
X Domestic HWH [Gas] [Propane] [Oil] [Electric]	20	2012	5	15	0.250	0.250	0.038	
X Kitchen HWH [Gas] [Propane] [Oil] [Electric]	20	2010	7	10	0.350	0.350	0.035	
X Storage Tanks	30	1953	64	5	1.000	1.000	0.050	
X Sanitary Piping	60	1953	64	21	1.000	1.000	0.210	
X Backflow Preventers	60	1991	26	3	0.433	0.433	0.013	
X Grease Trap	60	1953	64	2	1.000	1.000	0.020	
Other:	20	1953	64		1.000			
Other:								

Total Plumbing Distribution Systems

100

System Condition Index

0.600

Plumbing Fixtures	SCI	0.724	x	60%	Importance Factor =	0.434
Plumbing Distribution Systems	SCI	0.600	x	40%	Importance Factor =	0.240
Plumbing Systems Condition Index [SCI]						0.674

Remarks:

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School Site: **Albemarle High School**School Building Date: **1953**

Assessment Date:

2017**Aug 10**

Initials:

EMT**HVAC SYSTEMS ASSESSMENT****HVAC Delivery Systems and Components**

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
X	Unit Ventilators - Heating & Cooling	25	1985	32	5	1.000	1.000	0.050	4, 5
	Heat Pumps - Air-to-Air [Rooftop]	20	1953	64		1.000			
	Heat Pumps - Water-to-Air	25	1953	64		1.000			
	Fan-Powered VAV Boxes with Reheat	25	1953	64		1.000			
X	Constant Volume Air Handler	20	1997	20	20	1.000	1.000	0.200	4, 5
X	Variable Air Volume Air Handler	20	1997	20	20	1.000	1.000	0.200	4, 5
	DX Rooftop Unit	20	1953	64		1.000			
X	DX Rooftop Unit with Hot Water Coil	20	2006	11	25	0.550	0.550	0.138	
	Package Rooftop Unit	20	1953	64		1.000			
	Indoor Ventilation Unit	25	1953	64		1.000			
X	Rooftop Ventilation Unit	20	2016	1	10	0.050	0.050	0.005	
	Energy Recovery Unit	25	1953	64		1.000			
	PTACs	20	1953	64		1.000			
X	Split System HVAC Units	20	2003	14	5	0.700	0.700	0.035	
	Wall-mounted Package Units	20	1953	64		1.000			
	Window Units	10	1953	64		1.000			
X	Restroom / Locker Room Exhaust Systems	20	2011	6	5	0.300	0.300	0.015	
X	Kitchen Exhaust & MU-Air Systems	25	1995	22	5	0.880	0.880	0.044	
X	Other: VRF	20	2010	7	5	0.350	0.350	0.018	

Total HVAC Delivery System and Components**100****System Condition Index****0.704****HVAC Central Plant Systems and Components**

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
X	Boiler [Gas] [Propane] [Oil] [Electric]	30	1997	20	20	0.667	0.750	0.150	1
X	Chiller	25	2002	15	20	0.600		0.120	2
X	Cooling Tower	20	1998	19	10	0.950	1.000	0.100	3
	Economizing Equipment	25	1953	64		1.000			
	2 Pipe Hydronic System	50	1953	64		1.000			
X	4 Pipe Hydronic System	50	1975	42	25	0.840	0.900	0.225	
X	Pumps - Hot Water	25	1997	20	10	0.800	0.800	0.080	
X	Pumps - Cold Water	25	1997	20	10	0.800	0.800	0.080	
	Geothermal Loop	50	1953	64		1.000			
X	Storage Tank	25	1953	64	5	1.000	1.000	0.050	
	Other:								

Total HVAC Central Plant Systems and Components**100****System Condition Index****0.805****HVAC Control Systems**

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
X	Direct Digital Controls	25	2007	10	85	0.400	0.400	0.340	
X	Pneumatic Controls	25	1953	64	5	1.000	1.000	0.050	
X	Thermostats	20	1985	32	10	1.000	1.000	0.100	

Total HVAC Control Systems**100****System Condition Index****0.490**

HVAC Delivery Systems	SCI	0.704	x	60%	Importance Factor =	0.422
HVAC Central Plant Systems and Components	SCI	0.805	x	30%	Importance Factor =	0.242
HVAC Control Systems	SCI	0.490	x	10%	Importance Factor =	0.049
HVAC Systems Condition Index [SCI]						0.713

Remarks:

- 4 of 8 Boilers have exceeded their life and are scheduled to be replaced in FY 19-20
- 2 of 4 Chillers have exceeded their life and are scheduled to be replaced in FY 19-21
- Presumed to be replaced with Air-Cooled Chiller in FY 19-20
- Athletic Wing HVAC scheduled to be replaced in FY 18-19
- 1993 Addition HVAC scheduled to be replaced in FY 20-21

School Site: **Albemarle High School**School Building Date: **1953**

Assessment Date:

2017**Aug 10**

Initials:

ELECTRICAL SYSTEMS ASSESSMENT**Electrical Service & Distribution**

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X Utility Transformer	40	1953	64		1.000			
X Electrical Primary Switchgear	40	1953	64	15	1.000	1.000	0.150	
X Branch Circuit Panels [120/208]	40	2009	8	10	0.200	0.200	0.020	
X [120/208] Power Distribution	40	1953	64	5	1.000	1.000	0.050	
X Branch Circuit Panels [277/480]	40	2009	8	10	0.200	0.200	0.020	
X [277/480] Power Distribution	40	1953	64	5	1.000	1.000	0.050	
Branch Circuit Panels [____/____]	40	1953	64		1.000			
[____/____] Power Distribution	40	1953	64		1.000			
X Transformers	40	1953	64	10	1.000	1.000	0.100	
X Motor Control center	40	1953	64	10	1.000	1.000	0.100	
X Generator	25	2010	7	15	0.280	0.200	0.030	
X Solar Voltaic Power System	25	2015	2	20	0.080	0.050	0.010	
Other:								

Total Electrical Service & Distribution**100****System Condition Index****0.530****Electrical Power Systems & Components**

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X General Purpose Plug Outlets	40	2009	8	25	0.200	0.2	0.050	
X Special Purpose Plug Outlets	40	1996	21	25	0.525	0.5	0.125	
Clean Power Plug Outlets	40	1953	64		1.000			
X HVAC Systems Power	40	2009	8	25	0.200	0.2	0.050	
X HVAC Systems Power	40	1995	22	25	0.550	0.2	0.050	

Total Electrical Power Systems & Components**100****System Condition Index****0.275****Electrical Lighting Systems**

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
X Classrooms	25	2009	8	10	0.320	0.300	0.030	
X Classrooms	25	2015	2	10	0.080	0.050	0.005	
X Lab Spaces	25	2009	8	10	0.320	0.300	0.030	
Lab Spaces	25	1953	64		1.000			
X Corridors	25	2015	2	5	0.080	0.050	0.003	
X Commons	25	1995	22	3	0.880	0.800	0.024	
X Office and Conference Space	25	2009	8	3	0.320	0.300	0.009	
X Library / Media Center	25	2014	3	5	0.120	0.100	0.005	
X Cafeteria / Kitchen	25	1995	22	5	0.880	0.850	0.043	
X Gymnasium	25	2009	8	10	0.320	0.300	0.030	
X Large Assembly	25	1995	22	3	0.880	0.850	0.026	
X Stage Specialty	25	2007	10	10	0.400	0.400	0.040	
X Lighting Control Occupancy Sensors	25	2009	8	8	0.320	0.300	0.024	
X Emergency Lighting	25	2009	8	5	0.320	0.300	0.015	
X Exterior Building Lighting	25	2009	8	3	0.320	0.300	0.009	
X Parking Lot Lighting	25	2009	8	10	0.320	0.300	0.030	
Other:								

Total Electrical Lighting Systems**100****System Condition Index****0.322**

Electrical Service & Distribution	SCI	0.530	x	30%	Importance Factor =	0.159
Electrical Power Systems & Components	SCI	0.275	x	30%	Importance Factor =	0.083
Electrical Lighting Systems	SCI	0.322	x	40%	Importance Factor =	0.129
Electrical Systems Condition Index [SCI]						0.370

Remarks:

- Most panelboards have had interiors and circuit breakers replaced.
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School Site: **Albemarle High School**

School Building Date: **1953**

Assessment Date:

2017

Aug 10

Initials:

ELECTRICAL SPECIAL SYSTEMS ASSESSMENT

Electrical Special Communication Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Emergency Call Button System	25	1953	64		1.000			
☐ Public Address System	25	1953	64		1.000			
☒ Telephonic Systems	25	1995	22	25	0.880	0.850	0.213	
☒ Intercom Systems	25	2009	8	25	0.320	0.300	0.075	
☐ TV / Video Distribution Systems	15	1953	64		1.000			
☐ Video Conferencing / Distance Learning	15	1953	64		1.000			
☒ Projection Solution Systems	15	2010	7	25	0.467	0.500	0.125	
☐ Interactive Whiteboard Solutions	15	1953	64		1.000			
☒ Data Network Head-End Systems	15	2009	8	10	0.533	0.500	0.050	
☒ Data Distribution Systems - Wired	15	2009	8	10	0.533	0.500	0.050	
☒ Data Distribution Systems - Wireless	15	2009	8	5	0.533	0.500	0.025	
☐ Other:								
☐ Other:								

Total Electrical Special Communication Systems

100

System Condition Index

0.538

Electrical Special Non-Comm. Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Fire Alarm Panel	25	2009	8	20	0.320	0.300	0.060	
☒ Fire Alarm Horns/Sirens	25	2009	8	10	0.320	0.300	0.030	
☒ Fire Alarm Strobes	25	2009	8	10	0.320	0.300	0.030	
☒ Intrusion Detection System	25	2000	17	20	0.680	0.700	0.140	
☒ CCTV Security System	15	2000	17	20	1.000	0.500	0.100	1
☐ Clock System	25	1953	64		1.000			
☐ Lightning Protection	40	1953	64		1.000			
☒ Bi-Directional Amplifier System	15	2014	3	20	0.200	0.200	0.040	
☐ Other:								

Total Electrical Special Non-Comm. Systems

100

System Condition Index

0.400

Electrical Special Communication Systems	SCI	0.538	x	70%	Importance Factor =	0.376
Electrical Special Non-Comm. Systems	SCI	0.400	x	30%	Importance Factor =	0.120
Electrical Special Systems Condition Index [SCI]						0.496

Remarks:

1	Maintenance has changed cameras as necessary.
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Monticello High School

School Site: **Monticello High School**

Assessment Date: **2017** **15-Aug**

School Building Date: **1996** **2004** **2006** **2009** **AVG**
 School Building Area [SF]: **182,711** **31,558** **13,844** **24,347** **252,460** Total SF

BUILDING SYSTEMS & COMPONENTS	System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	Average System Condition Index [SCI]	Importance Factor Weight
STRUCTURAL FLOOR SYSTEMS	0.300	0.130	0.200	0.080	0.2520	0.0518
STRUCTURAL WALL / FRAME SYSTEMS	0.300	0.130	0.200	0.080	0.2520	0.1067
STRUCTURAL ROOF SYSTEMS	0.210	0.130	0.200	0.080	0.1869	0.0549
EXTERIOR WALL SYSTEMS	0.300	0.163	0.200	0.200	0.2677	0.0778
ROOFING SYSTEMS	0.563	0.420	0.298	0.268	0.5018	0.0477
DOOR SYSTEMS	0.557	0.420	0.306	0.250	0.4966	0.0120
WINDOW SYSTEMS	0.599	0.400	0.275	0.200	0.5178	0.0346
INTERIOR FLOORING SYSTEMS	0.452	0.538	0.274	0.240	0.4323	0.0260
INTERIOR WALL SYSTEMS	0.452	0.538	0.274	0.240	0.4323	0.0231
INTERIOR WALL FINISH SYSTEMS	0.840	0.838	0.800	0.555	0.8100	0.0033
INTERIOR CEILING SYSTEMS	0.461	0.405	0.310	0.245	0.4251	0.0046
SPECIALTIES COMPONENTS	0.561	0.480	0.275	0.260	0.5063	0.0203
EQUIPMENT COMPONENTS	0.275	0.275	0.275	0.350	0.2822	0.0171
FURNISHINGS [BUILT-IN] COMPONENTS	0.645	0.358	0.250	0.260	0.5503	0.0335
FURNISHINGS [LOOSE] COMPONENTS	0.440	0.325	0.275	0.200	0.3931	0.0518
ELEVATOR SYSTEMS	0.800				0.8000	0.0022
FIRE PROTECTION SYSTEMS	0.691	0.456	0.394	0.290	0.6069	0.0097
PLUMBING SYSTEMS	0.500	0.337	0.300	0.293	0.4485	0.0350
HVAC SYSTEMS	0.737	0.541	0.510	0.304	0.6584	0.1296
ELECTRICAL SYSTEMS	0.608	0.380	0.310	0.240	0.5277	0.0648
ELECTRICAL SPECIAL SYSTEMS	0.564	0.519	0.430	0.359	0.5309	0.0294
BUILDING FACILITY CONDITION INDEX	0.4811	0.3372	0.2992	0.2149	0.4274	0.8358
SITE SYSTEMS & COMPONENTS	0.412				0.412	0.6522
SITE PLAYGROUNDS & ATHLETICS	0.547				0.547	0.3478
SITE FACILITY CONDITION INDEX	0.4589					0.1642
CAMPUS FACILITY CONDITION INDEX						0.4326

Systems Replacement Cost in 2018 Dollars / SF	Priority 1 Estimated Cost of Capital Renewals [SCI > .9] 2018 \$\$\$	Priority 2 Estimated Cost of Capital Renewals [.9 > SCI > .8] 2018 \$\$\$	Priority 3 Estimated Cost of Capital Renewals [.8 > SCI > .7] 2018 \$\$\$	Priority 4 Estimated Cost of Capital Renewals [.7 > SCI > .6] 2018 \$\$\$
\$ 1.82	\$ -	\$ -	\$ -	\$ -
\$ 3.75	\$ -	\$ -	\$ -	\$ -
\$ 1.93	\$ -	\$ -	\$ -	\$ -
\$ 2.73	\$ -	\$ -	\$ -	\$ -
\$ 16.79	\$ -	\$ -	\$ -	\$ -
\$ 4.21	\$ -	\$ -	\$ -	\$ -
\$ 12.16	\$ -	\$ -	\$ -	\$ -
\$ 9.15	\$ -	\$ -	\$ -	\$ -
\$ 0.81	\$ -	\$ -	\$ -	\$ -
\$ 1.17	\$ -	\$ 266,875	\$ -	\$ -
\$ 1.61	\$ -	\$ -	\$ -	\$ -
\$ 4.09	\$ -	\$ -	\$ -	\$ -
\$ 2.96	\$ -	\$ -	\$ -	\$ -
\$ 5.71	\$ -	\$ -	\$ -	\$ 1,043,806
\$ 10.64	\$ -	\$ -	\$ -	\$ -
\$ 0.76	\$ -	\$ 95,896	\$ -	\$ -
\$ 3.42	\$ -	\$ -	\$ -	\$ 624,618
\$ 12.32	\$ -	\$ -	\$ -	\$ -
\$ 45.58	\$ 1,118,000	\$ -	\$ 7,210,239	\$ -
\$ 17.47	\$ -	\$ -	\$ 1,596,246	\$ 1,596,246
\$ 10.33	\$ -	\$ -	\$ -	\$ -
	\$ 1,553,000	\$ 362,771	\$ 8,806,484	\$ 3,264,670

\$ 13,986,925
 \$ 55.40 /SF

SCI Scoring Legend

1.000 = Building System or Building Component Life Exceeded - Replace Immediately
 0.750 = Building System or Building Component Life Remaining = 25%
 0.500 = Building System or Building Component Life Remaining = 50%
 0.250 = Building System or Building Component Life Remaining = 75%
 0.000 = Building System or Building Component Life Remaining = 100% [New]

Capital Renewal Legend

SCI > .9
.9 > SCI > .8
.8 > SCI > .7
.7 > SCI > .6

School Site: **Monticello High School**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials

JHJr

SITE SYSTEMS & COMPONENTS ASSESSMENT

Site Utilites & Drainage

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Domestic Water Supply	60	1996	21	35	0.350		0.123	
☐	Fire Water Supply & Tank	60	1996	21		0.350			
☒	Sanitary Sewer - Municipal	60	1996	21	35	0.350		0.123	
☐	Sanitary Sewer - On-Site Treatment	60	1996	21		0.350			
☒	Pervious Surface Site Drainage	30	1996	21	15	0.700		0.105	
☒	Impervious Surface Site Drainage	60	1996	21	15	0.350		0.053	
☐	Stormwater Quality & Quantity Control	60	1996	21		0.350			
☐	Other: Water Treatment & Storage	30	1996	21		0.700			
☐	Other:								

Total Site Utilites & Drainage

100

System Condition Index

0.403

Site Pavements & Sidewalks

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks Location
☒	Bus Loading Area	30	1996	21	15	0.700	0.600	0.090	
☒	Drop - Off Lane	30	2012	5	10	0.167		0.017	
☒	Staff Parking Lot	30	1996	21	25	0.700	0.500	0.125	
☐	Visitor Parking Lot	30	1996	21		0.700			
☒	Student Parking Lot [HS only]	30	2012	5	25	0.167		0.042	
☐	Service Area	30	1996	21		0.700			
☒	Concrete Sidewalks	30	1996	21	15	0.700	0.450	0.068	
☐	Concrete Sidewalks	30	1996	21		0.700			
☐	Concrete Sidewalks	30	1996	21		0.700			
☐	Other: Bus Parking	30	1996	21		0.700			
☐	Other: Gravel Drive to Storage Building	15	1996	21		1.000			
☒	Other: Fire Lane Loop	30	1996	21	10	0.700	0.750	0.075	

Total Site Pavements & Sidewalks

100

System Condition Index

0.416

Site Utilites & Drainage	SCI	0.403	x	30%	Importance Factor =	0.121
Site Pavements & Sidewalks	SCI	0.416	x	70%	Importance Factor =	0.291
Site Systems & Components Condition Index [SCI]						0.412

Remarks:

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School Site: **Monticello High School**

School Building Date: **1996**

Assessment Date:

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Initials

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SITE PLAYGROUND & ATHLETICS SYSTEMS & COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Pre-K / K Playground Equipment	30	1996	21		0.700			
☐ Elementary Playground Equipment	30	1996	21		0.700			
☒ Multi-Purpose Playfields	40	1996	21	5	0.525		0.026	
☐ Hard Court Play Areas	40	1996	21		0.525			
☒ Football Field	25	1996	21	12	0.840		0.101	1
☒ Stadium Bleachers	50	1996	21	25	0.420		0.105	
☒ Football Field Lighting	25	1996	21	13	0.840		0.109	
☒ Baseball Field	50	1996	21	5	0.420		0.021	
☒ Bleachers	50	1996	21	3	0.420		0.013	
☒ Baseball Field Lighting	25	1996	21	5	0.840		0.042	
☒ Softball Field	50	1996	21	5	0.420		0.021	
☒ Bleachers	50	1996	21	2	0.420		0.008	
☒ Soccer Field	50	1996	21	5	0.420		0.021	
☒ Tennis Courts	30	1996	21	10	0.700		0.070	
☒ Running Track	30	2014	3	10	0.100	0.100	0.010	2
☐ Other:								
☐ Other:								
☐ Other:								
☐ Other:								

Total Site Playground & Athletics

100

System Condition Index

0.547

Remarks:

1	Synthetic Turf Field scheduled to be replaced in FY 21-22
2	Track Re-surfaced in 2014
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School Site: **Monticello High School - Original Building**

School Building Date: **1996**

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Initials: **JHJr**

BUILDING SYSTEMS & COMPONENTS

	System Condition Index [SCI]	Importance Factor Weight [ES]	Weighted SCI
STRUCTURAL FLOOR SYSTEMS	0.300	0.0619	0.0186
STRUCTURAL WALL / FRAME SYSTEMS	0.300	0.1274	0.0382
STRUCTURAL ROOF SYSTEMS	0.210	0.0655	0.0137
EXTERIOR WALL SYSTEMS	0.300	0.0928	0.0278
ROOFING SYSTEMS	0.563	0.0570	0.0320
DOOR SYSTEMS	0.557	0.0143	0.0080
WINDOW SYSTEMS	0.599	0.0412	0.0247
INTERIOR FLOORING SYSTEMS	0.452	0.0310	0.0140
INTERIOR WALL SYSTEMS	0.452	0.0276	0.0125
INTERIOR WALL FINISH SYSTEMS	0.840	0.0040	0.0033
INTERIOR CEILING SYSTEMS	0.461	0.0055	0.0025
SPECIALTIES COMPONENTS	0.561	0.0242	0.0136
EQUIPMENT COMPONENTS	0.275	0.0204	0.0056
FURNISHINGS [BUILT-IN] COMPONENTS	0.645	0.0400	0.0258
FURNISHINGS [LOOSE] COMPONENTS	0.440	0.0619	0.0272
ELEVATOR SYSTEMS	0.800	0.0026	0.0021
FIRE PROTECTION SYSTEMS	0.691	0.0142	0.0098
PLUMBING SYSTEMS	0.500	0.0418	0.0209
HVAC SYSTEMS	0.737	0.1546	0.1140
ELECTRICAL SYSTEMS	0.608	0.0773	0.0470
ELECTRICAL SPECIAL SYSTEMS	0.564	0.0351	0.0198
1996	BUILDING FACILITY CONDITION INDEX		0.4811

Remarks:

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School Site: **Monticello High School - Original Building**

School Building Date: **1996**

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Initials:

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STRUCTURAL FLOOR SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Concrete Slab - On Grade	100	1996	21	65	0.210	0.300	0.195	
☒	Concrete Slab - Elevated	100	1996	21	35	0.210	0.300	0.105	
☐	Wood Frame over Crawl Space	80	1996	21		0.263			
☐	Other:								
Total Structural Floor Systems					100	System Condition Index		0.300	

STRUCTURAL WALL / FRAME SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Concrete Masonry Unit Bearing Wall	100	1996	21	20	0.210	0.300	0.060	
☒	Steel Frame	100	1996	21	80	0.210	0.300	0.240	
☐	Steel Stud Frame	100	1996	21		0.210			
☐	Concrete Frame	100	1996	21		0.210			
☐	Wood Frame	80	1996	21		0.263			
☐	Other:								
Total Structural Wall / Frame Systems					100	System Condition Index		0.300	

STRUCTURAL ROOF SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Steel Frame	100	1996	21	100	0.210		0.210	
☐	Precast Concrete Ts	100	1996	21		0.210			
☐	Tectum / Purlin Deck	60	1996	21		0.350			
☐	Wood Frame	80	1996	21		0.263			
☐	Other:								
☐	Other:								
Total Structural Roof Systems					100	System Condition Index		0.210	

EXTERIOR WALL SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Brick Veneer	80	1996	21	100	0.263	0.300	0.300	
☐	Concrete Masonry Unit - Split Face	80	1996	21		0.263			
☐	Concrete Masonry Unit - Scored	80	1996	21		0.263			
☐	Precast Concrete Sills	80	1996	21		0.263			
☐	Exterior Insulation & Finish System	40	1996	21		0.525			
☐	Stucco	40	1996	21		0.525			
☐	Metal Wall Panel - Sheet	50	1996	21		0.420			
☐	Metal Wall Panel - Composite	50	1996	21		0.420			
☐	Other: Wood Fascia	30	1996	21		0.700			
☐	Other:								
Total Exterior Wall Systems					100	System Condition Index		0.300	

Remarks:

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School Site: **Monticello High School - Original Building**

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Assessment Date:

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Initials:

JHjr

ROOFING SYSTEMS ASSESSMENT

Roofing Membrane Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Asphalt Shingles	20	1996	21		1.000			
☐ Spray Foam	20	1996	21		1.000			
☐ Single Ply EPDM - Mechanically Attached	20	1996	21		1.000			
☐ Single-Ply EPDM - Ballasted	20	1996	21		1.000			
☐ Single-Ply EPDM - Fully Adhered	25	1996	21		0.840			
☐ Single Ply PVC - Mechanically Attached	20	1996	21		1.000			
☐ Single-Ply PVC - Ballasted	20	1996	21		1.000			
☐ Single Ply TPO - Mechanically Attached	20	1996	21		1.000			
☐ Single-Ply TPO - Ballasted	20	1996	21		1.000			
☐ Built-Up (2 Ply SBS Mod. Bit.)	30	1996	21		0.700			
☐ Built-Up (4 Ply Traditional)	35	1996	21		0.600			
☒ Prefinished Metal Standing Seam	40	1996	21	100	0.525		0.525	
☐ Metal Walkway System	40	1996	21		0.525			
☐ Other:								
☐ Other:								

Total Roofing Membrane Systems Area

100

System Condition Index

0.525

Roofing Accessories

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Flashings	40	1996	21	40	0.525	0.900	0.360	
☒ Vent Caps	40	1996	21	10	0.525	0.900	0.090	
☐ Roof Hatches	40	1996	21		0.525			
☐ Skylights	20	1996	21		1.000			
☐ Coping-Metal	40	1996	21		0.525			
☐ Coping - Stone	40	1996	21		0.525			
☐ Roof Drains	40	1996	21		0.525			
☐ Roof Drain Piping	40	1996	21		0.525			
☐ Overflow Drains / Scuppers	40	1996	21		0.525			
☒ Gutters	40	1996	21	25	0.525		0.131	
☒ Downspouts	40	1996	21	25	0.525		0.131	
☐ Other:								

Total Roofing Accessories

100

System Condition Index

0.713

Roofing Membrane Systems	SCI	0.525	x	80%	Importance Factor =	0.420
Roofing Accessories	SCI	0.713	x	20%	Importance Factor =	0.143
Roofing Systems Condition Index [SCI]						0.563

Remarks:

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School Site: **Monticello High School - Original Building**

School Building Date: **1996**

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Initials:

JHJr

DOOR SYSTEMS ASSESSMENT

Exterior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Steel - Swinging	40	1996	21	40	0.525	0.650	0.260	
X	Aluminum - Swinging	40	1996	21	15	0.525		0.079	
	Fiberglass - Swinging	40	1996	21		0.525			
	Wood - Swinging	20	1996	21		1.000			
X	Overhead Coiling Slat	40	1996	21	5	0.525		0.026	
	Counter Coiling Slat	40	1996	21		0.525			
	Overhead Coiling Grille	40	1996	21		0.525			
	Counter Coiling Grille	40	1996	21		0.525			
	Overhead Sectional	40	1996	21		0.525			
X	Door Hardware - Locksets	40	1996	21	20	0.525		0.105	
X	Door Hardware - Other	40	1996	21	20	0.525		0.105	
	Other:								

Total Exterior Doors

100

System Condition Index

0.575

Interior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
	Steel - Swinging	40	1996	21		0.525			
X	Aluminum - Swinging	40	1996	21	10	0.525	0.450	0.045	
	Fiberglass - Swinging	40	1996	21		0.525			
X	Wood - Swinging	40	1996	21	45	0.525	0.600	0.270	
	Overhead Coiling Slat	40	1996	21		0.525			
	Counter Coiling Slat	40	1996	21		0.525			
X	Overhead Coiling Grille	40	1996	21	5	0.525		0.026	
	Counter Coiling Grille	40	1996	21		0.525			
X	Door Hardware - Locksets	40	1996	21	20	0.525		0.105	
X	Door Hardware - Other	40	1996	21	20	0.525		0.105	
	Other:								
	Other:								

Total Interior Doors

100

System Condition Index

0.551

Exterior Doors	SCI	0.575	x	25%	Importance Factor =	0.144
Interior Doors	SCI	0.551	x	75%	Importance Factor =	0.413
Door Systems Condition Index [SCI]						0.557

Remarks:

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School Site: **Monticello High School - Original Building**

School Building Date: **1996**

Assessment Date:

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Initials:

JHJr

WINDOW SYSTEMS ASSESSMENT

Exterior Windows, Storefronts & Curtainwall

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Aluminum Unit Windows	40	1996	21	60	0.525	0.600	0.360	
☒ Steel Unit Windows	40	1996	21	20	0.525	0.600	0.120	
☐ Wood Unit Windows	30	1996	21		0.700			
☐ Aluminum Storefront Systems	40	1996	21		0.525			
☐ Aluminum Curtainwall Systems	40	1996	21		0.525			
☐ Fiberglass Sandwich Panel Systems	40	1996	21		0.525			
☐ Roof-mounted Skylights	25	1996	21		0.840			
☐ Other:								
☐ Other:								
☒ Glass Glazing - Double Pane	40	1996	21	20	0.525	0.600	0.120	
☐ Glass Glazing - Single Pane	40	1996	21		0.525			
☐ Plastic Glazing	25	1996	21		0.840			
☐ Other: Metal Spandrel Panel	40	1996	21		0.525			
☐ Other:								

Total Exterior Windows, Storefronts & Curtainwall

100

System Condition Index

0.600

Interior Windows and Storefronts

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Steel Unit Windows	40	1996	21	70	0.525	0.600	0.420	
☐ Wood Unit Windows	40	1996	21		0.525			
☒ Aluminum Storefront Systems	40	1996	21	15	0.525	0.600	0.090	
☐ Other:								
☐ Other:								
☐ Glass Glazing - Double Pane	40	1996	21		0.525			
☒ Glass Glazing - Single Pane	40	1996	21	15	0.525		0.079	
☐ Plastic Glazing	25	1996	21		0.840			
☐ Other:								
☐ Other:								

Total Interior Windows and Storefronts

100

System Condition Index

0.589

Exterior Windows, Storefronts & Curtainwall	SCI	0.600	x	90%	Importance Factor =	0.540
Interior Windows and Storefronts	SCI	0.589	x	10%	Importance Factor =	0.059
Window Systems Condition Index [SCI]						0.599

Remarks:

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School Site: **Monticello High School - Original Building**

School Building Date: **1996**

Assessment Date:

2017

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Initials:

JHJr

INTERIOR FLOORING SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
X	Concrete	80	1996	21	10	0.263		0.026	
	Cementitious Terrazzo	50	1996	21		0.420			
	Resinous Matrix Terrazzo	50	1996	21		0.420			
X	Resilient - Vinyl Tile	20	1996	21	55	1.000	0.450	0.248	
	Resilient - Rubber Tile	25	1996	21		0.840			
	Resilient - Vinyl Sheet	20	1996	21		1.000			
	Resilient - Linoleum Sheet	25	1996	21		0.840			
	Resilient - Athletic Sheet	40	1996	21		0.525			
	Resilient - Weight Room	40	1996	21		0.525			
X	Carpet - Roll	15	1996	21	2	1.000		0.020	
X	Carpet - Tile	20	1996	21	8	1.000	0.750	0.060	
X	Wood Strip - Athletic	50	1996	21	15	0.420		0.063	
	Wood Strip - Stage	50	1996	21		0.420			
X	Quarry Tile	50	1996	21	5	0.420	0.350	0.018	
X	Ceramic Tile	50	1996	21	5	0.420	0.350	0.018	
	Granwood	50	1996	21		0.420			
	Other: Quartz Epoxy	40	1996	21		0.525			
	Other:								
	Other:								

Total Interior Flooring Systems

100

System Condition Index

0.452

Remarks:

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School Site: **Monticello High School - Original Building**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

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INTERIOR WALL SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Concrete Masonry Unit	80	1996	21	70	0.263		0.184	
☐	Concrete Masonry Unit - Glazed	80	1996	21		0.263			
☒	Drywall / Metal Stud	40	1996	21	22	0.525	0.700	0.154	
☐	Plaster / Metal Stud	50	1996	21		0.420			
☐	Brick Veneer	80	1996	21		0.263			
☒	Operable Folding Partition - Classrooms	30	1996	21	8	0.700		0.056	
☐	Operable Folding Partition - Cafeteria / MP	30	1996	21		0.700			
☐	Glazed Partition	40	1996	21		0.525			
☐	Other:								
Total Interior Wall Systems					100	System Condition Index		0.394	

INTERIOR WALL FINISHES ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	CMU - Painted	10	1996	21	80	1.000	0.800	0.640	
☒	Drywall or Plaster - Painted	10	1996	21	20	1.000		0.200	
☐	Ceramic Tile	50	1996	21		0.420			
☐	Vinyl Wall Covering	30	1996	21		0.700			
☐	Other:								
Total Interior Wall Finishes					100	System Condition Index		0.840	

INTERIOR CEILING SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Acoustical Panel Ceiling	30	1996	21	65	0.700	0.500	0.325	
☐	Acoustical Panel Ceiling - Special	30	1996	21		0.700			
☒	Vinyl-faced Panel Ceiling	30	1996	21	5	0.700	0.100	0.005	
☒	Drywall	40	1996	21	5	0.525		0.026	
☐	Plaster	50	1996	21		0.420			
☒	Exposed Structure - Painted	50	1996	21	25	0.420		0.105	
☐	Exposed Structure - Unpainted	80	1996	21		0.263			
☐	Acoustical Treatment	30	1996	21		0.700			
☐	Other:								
☐	Other:								
Total Interior Ceiling Systems					100	System Condition Index		0.461	

Remarks:

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School Site: **Monticello High School - Original Building**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

JHJr

SPECIALTIES COMPONENTS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
X	Visual Display Boards	40	1996	21	25	0.525		0.131	
X	Display Cases	40	1996	21	5	0.525	0.400	0.020	
X	Graphic Signage	40	1996	21	10	0.525	0.400	0.040	
X	Toilet Compartments	40	1996	21	15	0.525	0.600	0.090	
	Shower & Dressing Compartments	40	1996	21		0.525			
	Cubicle Curtains & Tracks	40	1996	21		0.525			
X	Toilet Accessories / Mirror Units	40	1996	21	15	0.525		0.079	
X	Lockers	30	1996	21	25	0.700		0.175	
X	Flagpoles	40	1996	21	5	0.525		0.026	
	Other:								
	Other:								

Total Specialties Components

100

System Condition Index

0.561

EQUIPMENT COMPONENTS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
X	Foodservice Equipment	40	1996	21	70	0.525	0.150	0.105	
	Cooking Equipment	40	1996	21		0.525			
	Preparation Equipment	40	1996	21		0.525			
	Warewashing Equipment	40	1996	21		0.525			
	Serving Equipment	40	1996	21		0.525			
	Refrigeration Equipment	40	1996	21		0.525			
	Storage Equipment	40	1996	21		0.525			
	Gymnasium Equipment								
X	Basketball	40	1996	21	20	0.525	0.600	0.120	
X	Volleyball	40	1996	21	5	0.525	0.400	0.020	
X	Divider Curtain	40	1996	21	5	0.525	0.600	0.030	
	Fitness	40	1996	21		0.525			
	Projection Screens	20	1996	21		1.000			
	Laboratory Equipment	30	1996	21		0.700			
	Theatrical Rigging and Curtains	20	1996	21		1.000			
	Cafeteria / Serving Line Accordion Partition	20	1996	21		1.000			
	Other:								

Total Equipment Components

100

System Condition Index

0.275

Remarks:

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School Site: **Monticello High School - Original Building**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

JHJr

FURNISHINGS [BUILT-IN] COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X Educational Cabinets & Casework	40	1996	21	25	0.525	0.650	0.163	
X Media Center Cabinets & Casework	40	1996	21	10	0.525		0.053	
X Music Cabinets & Casework	40	1996	21	10	0.525	1.000	0.100	
X General Cabinets & Casework	40	1996	21	5	0.525		0.026	
X Laboratory Casework	40	1996	21	25	0.525		0.131	
Fixed Audience Seating	30	1996	21		0.700			
Grandstand Bleachers	40	1996	21		0.525			
X Telescopic Bleachers	30	1996	21	20	0.700		0.140	
X Window Shades	20	1996	21	5	1.000	0.650	0.033	
Window Louver Blinds	20	1996	21		1.000			
Site Furnishings	20	1996	21		1.000			
Other: Acoustic Wall Panels	30	1996	21		0.700			

Total Furnishing [Built-In] Components

100

System Condition Index

0.645

FURNISHINGS [LOOSE] COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X Student Tables	40	1996	21	17	0.525	0.600	0.102	
X Student Chairs	40	1996	21	17	0.525	0.600	0.102	
Student Desk / Chair Combo Units	40	1996	21		0.525			
X Laboratory Tables	40	1996	21	2	0.525	0.250	0.005	
X Laboratory Chairs / Stools	40	1996	21	2	0.525	0.250	0.005	
Music Tables	40	1996	21		0.525			
X Music Chairs / Stools	40	1996	21	5	0.525	0.600	0.030	
X Art Tables	40	1996	21	2	0.525	0.600	0.012	
X Art Chairs / Stools	40	1996	21	2	0.525	0.600	0.012	
C&TE Tables	40	1996	21		0.525			
C&TE Chairs / Stools	40	1996	21		0.525			
Teacher Desks	40	1996	21		0.525			
Teacher Chairs	40	1996	21		0.525			
Bookcases	40	1996	21		0.525			
X Media Center Tables	40	2015	2	8	0.050		0.004	
X Media Center Chairs	40	2015	2	8	0.050		0.004	
X Media Center Bookshelves	40	2015	2	10	0.050		0.005	
X Office Desks	40	1996	21	5	0.525		0.026	
X Office Chairs	40	1996	21	5	0.525		0.026	
Office File Cabinets / Bookshelves	40	1996	21		0.525			
Office Systems Furniture	40	1996	21		0.525			
X Cafeteria Tables	40	1996	21	7	0.525	0.650	0.046	
X Cafeteria Chairs	40	1996	21	7	0.525	0.650	0.046	
X Kiln + Ventilation	30	1996	21	3	0.700	0.500	0.015	
Other:								
Other:								

Total Furnishings [Loose] Components

100

System Condition Index

0.440

Remarks:

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School Site: **Monticello High School - Original Building**

School Building Date: **1996** Assessment Date: **2017** **Aug 15** Initials: **JHJr**

ELEVATOR SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Hydraulic Elevator	25	1996	21	100	0.840	0.800	0.800	
☐	Electric Wheelchair Lift	25	1996	21		0.840			
☐	Other:								
☐	Other:								
Total Elevator Systems					100	System Condition Index		0.800	

Remarks:

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School Site: **Monticello High School - Original Building**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

EMT

FIRE PROTECTION SYSTEMS ASSESSMENT

Is Automatic Sprinkler System Required?		YES			NO			Limited Area Only		SCI Factor	Remarks
		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI				
☒	Automatic Sprinkler System	40	1996	21	60	0.525	0.525			0.315	
☐	Fire Sprinkler Booster Pump	20	1996	21		1.000					
☐	Limited Area Sprinkler System - Domestic	40	1996	21		0.525					
☒	Smoke Detectors	20	1996	21	18	1.000	1.000			0.180	
☒	In-Duct Smoke Detectors	20	1996	21	10	1.000	1.000			0.100	
☒	Heat Rise Detectors	20	1996	21	2	1.000	1.000			0.020	
☒	Fire Extinguisher Cabinets	40	1996	21	5	0.525	0.525			0.026	
☒	Fire Extinguishers	10	1996	21	5	1.000	1.000			0.050	
☐	Other:										
☐	Other:										
☒	Fire Alarm System - See Elec. Special Systems										
☒	Emergency Lighting - See Electrical										
Total Fire Protection Systems					100	System Condition Index			0.691		

Remarks:

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School Site: **Monticello High School - Original Building**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

EMT

PLUMBING SYSTEMS ASSESSMENT

Plumbing Fixtures

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X Water Closets	40	1996	21	30	0.525	0.525	0.158	
X Urinals	40	1996	21	4	0.525	0.525	0.021	
X Flush Valves	20	1996	21	5	1.000	1.000	0.050	
X Lavatories	40	1996	21	30	0.525	0.525	0.158	
X Instructional Space Sinks	40	1996	21	4	0.525	0.525	0.021	
Other Sinks	40	1996	21		0.525			
X Utility Sinks	40	1996	21	1	0.525	0.525	0.005	
X Faucets - Manual	40	1996	21	8	0.525	0.525	0.042	
Faucets - Sensor	20	1996	21		1.000			
Drinking Fountains	40	1996	21		0.525			
X Water Coolers	20	1996	21	2	1.000	1.000	0.020	
X Showers - Gang	30	1996	21	8	0.700	0.700	0.056	
X Showers - Individual	30	1996	21	8	0.700	0.700	0.056	
Other:								

Total Plumbing Fixture Components

100

System Condition Index

0.586

Plumbing Distribution Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X Cold Water Piping	60	1996	21	22	0.350	0.350	0.077	
X Hot Water Piping	60	1996	21	22	0.350	0.350	0.077	
X Domestic HWH [Gas] [Propane] [Oil] [Electric]	20	2016	1	15	0.050	0.050	0.008	
X Kitchen HWH [Gas] [Propane] [Oil] [Electric]	20	1997	20	10	1.000	1.000	0.100	
Storage Tanks	30	1996	21		0.700			
X Sanitary Piping	60	1996	21	21	0.350	0.350	0.074	
X Backflow Preventers	60	1996	21	5	0.350	0.350	0.018	
X Grease Trap	60	1996	21	5	0.350	0.350	0.018	
Other:	20	1996	21		1.000			
Other:								

Total Plumbing Distribution Systems

100

System Condition Index

0.370

Plumbing Fixtures	SCI	0.586	x	60%	Importance Factor =	0.352
Plumbing Distribution Systems	SCI	0.370	x	40%	Importance Factor =	0.148
Plumbing Systems Condition Index [SCI]						0.500

Remarks:

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School Site: **Monticello High School - Original Building**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

EMT

HVAC SYSTEMS ASSESSMENT

HVAC Delivery Systems and Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☐ Unit Ventilators - Heating & Cooling	25	1996	21		0.840			
☐ Heat Pumps - Air-to-Air [Rooftop]	20	1996	21		1.000			
☐ Heat Pumps - Water-to-Air	25	1996	21		0.840			
☒ VAV Boxes with HW Reheat	25	1996	21	15	0.840	0.840	0.126	
☒ Constant Volume Multi-Zone Air Handler	20	1996	21	15	1.000	1.000	0.150	
☒ Variable Air Volume Multi-Zone Air Handler	20	1996	21	35	1.000	1.000	0.350	
☐ DX Rooftop Unit	20	1996	21		1.000			
☐ DX Rooftop Unit with Hot Water Coil	20	1996	21		1.000			
☐ Package Rooftop Unit	20	1996	21		1.000			
☐ Indoor Ventilation Unit	25	1996	21		0.840			
☐ Rooftop Ventilation Unit	20	1996	21		1.000			
☐ Energy Recovery Unit	25	1996	21		0.840			
☐ PTACs	20	1996	21		1.000			
☐ Split System HVAC Units	20	1996	21		1.000			
☐ Wall-mounted Package Units	20	1996	21		1.000			
☐ Window Units	10	1996	21		1.000			
☒ Restroom / Locker Room Exhaust Systems	20	1996	21	10	1.000	1.000	0.100	
☒ Kitchen Exhaust & MU-Air Systems	25	1996	21	10	0.840	0.840	0.084	
☒ Other: Lab exhaust systems	25	1996	21	15	0.840	0.84	0.126	

Total HVAC Delivery System and Components

100

System Condition Index

0.936

HVAC Central Plant Systems and Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒ Boiler [Gas] [Propane] [Oil] [Electric]	30	2015	2	20	0.067	0.067	0.013	
☒ Chiller	25	2012	5	30	0.200	0.2	0.060	
☒ Cooling Tower	20	2012	5	15	0.250	0.25	0.038	
☐ Economizing Equipment	25	1996	21		0.840			
☐ 2 Pipe Hydronic System	50	1996	21		0.420			
☒ 4 Pipe Hydronic System	50	1996	21	25	0.420	0.42	0.105	
☒ Pumps - Hot Water	25	1996	21	5	0.840	0.84	0.042	
☒ Pumps - Cold Water	25	1996	21	5	0.840	0.84	0.042	
☐ Geothermal Loop	50	1996	21		0.420			
☐ Storage Tank	25	1996	21		0.840			
☐ Other:								

Total HVAC Central Plant Systems and Components

100

System Condition Index

0.300

HVAC Control Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒ Direct Digital Controls	25	1996	21	90	0.840	0.840	0.756	
☐ Pneumatic Controls	25	1996	21		0.840			
☒ Thermostats	20	1996	21	10	1.000	1	0.100	

Total HVAC Control Systems

100

System Condition Index

0.856

HVAC Delivery Systems	SCI	0.936	x	60%	Importance Factor =	0.562
HVAC Central Plant Systems and Components	SCI	0.300	x	30%	Importance Factor =	0.090
HVAC Control Systems	SCI	0.856	x	10%	Importance Factor =	0.086
HVAC Systems Condition Index [SCI]						0.737

Remarks:

1	Classrooms
2	Lab Spaces
3	Cafeteria / Kitchen
4	Administration
5	Library / Media Center

6	Gymnasium
7	Locker Rooms
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School Site: **Monticello High School - Original Building**

School Building Date: **1996**

Assessment Date:

2017 **Aug 15**

Initials:

ELECTRICAL SYSTEMS ASSESSMENT

Electrical Service & Distribution

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X Utility Transformer	40	1996	21		0.525			
X Electrical Primary Switchgear	40	1996	21	20	0.525	0.500	0.100	
X Branch Circuit Panels [120/208]	40	1996	21	10	0.525	0.500	0.050	
X [120/208] Power Distribution	40	1996	21	7.5	0.525	0.500	0.038	
X Branch Circuit Panels [277/480]	40	1996	21	10	0.525	0.500	0.050	
X [277/480] Power Distribution	40	1996	21	7.5	0.525	0.500	0.038	
Branch Circuit Panels [____/____]	40	1996	21		0.525			
[____/____] Power Distribution	40	1996	21		0.525			
X Transformers	40	1996	21	10	0.525	0.500	0.050	
X Generator	25	2004	13	15	0.520	0.600	0.090	
X Solar Voltaic Power System	25	2015	2	20	0.080	0.080	0.016	

Total Electrical Service & Distribution

100

System Condition Index

0.431

Electrical Power Systems & Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X General Purpose Plug Outlets	40	1996	21	25	0.525	0.500	0.125	
X Special Purpose Plug Outlets	40	1996	21	25	0.525	0.500	0.125	
X Clean Power Plug Outlets	40	1996	21	25	0.525	0.500	0.125	
X HVAC Systems Power	40	1996	21	25	0.525	0.500	0.125	
HVAC Systems Power	40	1996	21		0.525			

Total Electrical Power Systems & Components

100

System Condition Index

0.500

Electrical Lighting Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
X Classrooms	25	1996	21	20	0.840	0.800	0.160	
Classrooms	25	1996	21		0.840			
X Lab Spaces	25	1996	21	5	0.840	0.800	0.040	
Lab Spaces	25	1996	21		0.840			
X Corridors	25	1996	21	5	0.840	0.800	0.040	
X Commons	25	1996	21	5	0.840	0.800	0.040	
Office and Conference Space	25	1996	21		0.840			
X Library / Media Center	25	1996	21	5	0.840	0.800	0.040	
X Cafeteria / Kitchen	25	1996	21	5	0.840	0.800	0.040	
X Gymnasium	25	1996	21	10	0.840	0.800	0.080	
X Large Assembly	25	1996	21	5	0.840	0.800	0.040	
X Stage Specialty	25	1996	21	11	0.840	1.000	0.110	
X Lighting Control Occupancy Sensors	25	1996	21	7	0.840	0.800	0.056	
X Emergency Lighting	25	1996	21	10	0.840	0.800	0.080	
X Exterior Building Lighting	25	1996	21	5	0.840	0.800	0.040	
X Parking Lot Lighting	25	1996	21	7	0.840	0.800	0.056	
Other:								

Total Electrical Lighting Systems

100

System Condition Index

0.822

Electrical Service & Distribution	SCI	0.431	x	30%	Importance Factor =	0.129
Electrical Power Systems & Components	SCI	0.500	x	30%	Importance Factor =	0.150
Electrical Lighting Systems	SCI	0.822	x	40%	Importance Factor =	0.329
Electrical Systems Condition Index [SCI]						0.608

Remarks:

1	The theatrical lighting controls in the Forum need replacement
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School Site: **Monticello High School - Original Building**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

ELECTRICAL SPECIAL SYSTEMS ASSESSMENT

Electrical Special Communication Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Emergency Call Button System	25	1996	21		0.840			
☐ Public Address System	25	1996	21		0.840			
☒ Telephonic Systems	25	1996	21	25	0.840	0.800	0.200	
☒ Intercom Systems	25	1996	21	25	0.840	0.800	0.200	
☐ TV / Video Distribution Systems	15	1996	21		1.000			
☐ Video Conferencing / Distance Learning	15	1996	21		1.000			
☒ Projection Solution Systems	15	2010	7	25	0.467	0.400	0.100	
☐ Interactive Whiteboard Solutions	15	1996	21		1.000			
☒ Data Network Head-End Systems	15	2017		15				
☒ Data Distribution Systems - Wired	15	2017		5				
☒ Data Distribution Systems - Wireless	15	2015	2	5	0.133	0.100	0.005	
☐ Other:								
☐ Other:								

Total Electrical Special Communication Systems

100

System Condition Index

0.505

Electrical Special Non-Comm. Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Fire Alarm Panel	25	1996	21	20	0.840	0.800	0.160	
☒ Fire Alarm Horns/Sirens	25	1996	21	10	0.840	0.800	0.080	
☒ Fire Alarm Strobes	25	1996	21	10	0.840	0.800	0.080	
☒ Intrusion Detection System	25	2002	15	20	0.600	0.600	0.120	
☒ CCTV Security System	15	2002	15	20	1.000	0.500	0.100	1
☒ Clock System	25	1996	21	20	0.840	0.800	0.160	
☐ Lightning Protection	40	1996	21		0.525			
☐ Other:								
☐ Other:								

Total Electrical Special Non-Comm. Systems

100

System Condition Index

0.700

Electrical Special Communication Systems	SCI	0.505	x	70%	Importance Factor =	0.354
Electrical Special Non-Comm. Systems	SCI	0.700	x	30%	Importance Factor =	0.210
Electrical Special Systems Condition Index [SCI]						0.564

Remarks:

1	Maintenance personnel change the cameras as needed.
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School Site: **Monticello High School - Classroom Addition**

School Building Date: **2004**

Assessment Date: **2017**

Aug 15

Initials: **JHJr**

BUILDING SYSTEMS & COMPONENTS

	System Condition Index [SCI]	Importance Factor Weight [ES]	Weighted SCI
STRUCTURAL FLOOR SYSTEMS	0.130	0.0633	0.0082
STRUCTURAL WALL / FRAME SYSTEMS	0.130	0.1304	0.0169
STRUCTURAL ROOF SYSTEMS	0.130	0.0670	0.0087
EXTERIOR WALL SYSTEMS	0.163	0.0950	0.0154
ROOFING SYSTEMS	0.420	0.0583	0.0245
DOOR SYSTEMS	0.420	0.0146	0.0061
WINDOW SYSTEMS	0.400	0.0422	0.0169
INTERIOR FLOORING SYSTEMS	0.538	0.0318	0.0171
INTERIOR WALL SYSTEMS	0.538	0.0282	0.0152
INTERIOR WALL FINISH SYSTEMS	0.838	0.0041	0.0034
INTERIOR CEILING SYSTEMS	0.405	0.0056	0.0023
SPECIALTIES COMPONENTS	0.480	0.0247	0.0119
EQUIPMENT COMPONENTS			
FURNISHINGS [BUILT-IN] COMPONENTS	0.358	0.0409	0.0146
FURNISHINGS [LOOSE] COMPONENTS	0.325	0.0633	0.0206
ELEVATOR SYSTEMS			
FIRE PROTECTION SYSTEMS	0.456	0.0146	0.0066
PLUMBING SYSTEMS	0.337	0.0428	0.0144
HVAC SYSTEMS	0.541	0.1583	0.0856
ELECTRICAL SYSTEMS	0.380	0.0791	0.0301
ELECTRICAL SPECIAL SYSTEMS	0.519	0.0359	0.0186
	2004	BUILDING FACILITY CONDITION INDEX	0.3372

Remarks:

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School Site: **Monticello High School - Classroom Addition**

School Building Date: **2004**

Assessment Date:

2017

Aug 15

Initials:

JHJr

STRUCTURAL FLOOR SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Concrete Slab - On Grade	100	2004	13	50	0.130		0.065	
☒	Concrete Slab - Elevated	100	2004	13	50	0.130		0.065	
☐	Wood Frame over Crawl Space	80	2004	13		0.163			
☐	Other:								
Total Structural Floor Systems					100	System Condition Index		0.130	

STRUCTURAL WALL / FRAME SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☐	Concrete Masonry Unit Bearing Wall	100	2004	13		0.130			
☒	Steel Frame	100	2004	13	100	0.130		0.130	
☐	Steel Stud Frame	100	2004	13		0.130			
☐	Concrete Frame	100	2004	13		0.130			
☐	Wood Frame	80	2004	13		0.163			
☐	Other:								
Total Structural Wall / Frame Systems					100	System Condition Index		0.130	

STRUCTURAL ROOF SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Steel Frame	100	2004	13	100	0.130		0.130	
☐	Precast Concrete Ts	100	2004	13		0.130			
☐	Tectum / Purlin Deck	60	2004	13		0.217			
☐	Wood Frame	80	2004	13		0.163			
☐	Other:								
☐	Other:								
Total Structural Roof Systems					100	System Condition Index		0.130	

EXTERIOR WALL SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Brick Veneer	80	2004	13	100	0.163		0.163	
☐	Concrete Masonry Unit - Split Face	80	2004	13		0.163			
☐	Concrete Masonry Unit - Scored	80	2004	13		0.163			
☐	Precast Concrete Sills	80	2004	13		0.163			
☐	Exterior Insulation & Finish System	40	2004	13		0.325			
☐	Stucco	40	2004	13		0.325			
☐	Metal Wall Panel - Sheet	50	2004	13		0.260			
☐	Metal Wall Panel - Composite	50	2004	13		0.260			
☐	Other: Wood Fascia	30	2004	13		0.433			
☐	Other:								
Total Exterior Wall Systems					100	System Condition Index		0.163	

Remarks:

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School Site: **Monticello High School - Classroom Addition**

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ROOFING SYSTEMS ASSESSMENT

Roofing Membrane Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Asphalt Shingles	20	2004	13		0.650			
☐ Spray Foam	20	2004	13		0.650			
☐ Single Ply EPDM - Mechanically Attached	20	2004	13		0.650			
☐ Single-Ply EPDM - Ballasted	20	2004	13		0.650			
☐ Single-Ply EPDM - Fully Adhered	25	2004	13		0.520			
☐ Single Ply PVC - Mechanically Attached	20	2004	13		0.650			
☐ Single-Ply PVC - Ballasted	20	2004	13		0.650			
☐ Single Ply TPO - Mechanically Attached	20	2004	13		0.650			
☐ Single-Ply TPO - Ballasted	20	2004	13		0.650			
☐ Built-Up (2 Ply SBS Mod. Bit.)	30	2004	13		0.433			
☐ Built-Up (4 Ply Traditional)	35	2004	13		0.371			
☒ Prefinished Metal Standing Seam	40	2004	13	100	0.325	0.400	0.400	
☐ Metal Walkway System	40	2004	13		0.325			
☐ Other:								
☐ Other:								

Total Roofing Membrane Systems Area

100

System Condition Index

0.400

Roofing Accessories

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Flashings	40	2004	13	35	0.325	0.600	0.210	
☒ Vent Caps	40	2004	13	15	0.325	0.600	0.090	
☐ Roof Hatches	40	2004	13		0.325			
☐ Skylights	20	2004	13		0.650			
☐ Coping-Metal	40	2004	13		0.325			
☐ Coping - Stone	40	2004	13		0.325			
☐ Roof Drains	40	2004	13		0.325			
☐ Roof Drain Piping	40	2004	13		0.325			
☐ Overflow Drains / Scuppers	40	2004	13		0.325			
☒ Gutters	40	2004	13	25	0.325	0.400	0.100	
☒ Downspouts	40	2004	13	25	0.325	0.400	0.100	
☐ Other:								

Total Roofing Accessories

100

System Condition Index

0.500

Roofing Membrane Systems	SCI	0.400	x	80%	Importance Factor =	0.320
Roofing Accessories	SCI	0.500	x	20%	Importance Factor =	0.100
Roofing Systems Condition Index [SCI]						0.420

Remarks:

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DOOR SYSTEMS ASSESSMENT

Exterior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Steel - Swinging	40	2004	13	10	0.325	0.400	0.040	
☒	Aluminum - Swinging	40	2004	13	50	0.325	0.400	0.200	
☐	Fiberglass - Swinging	40	2004	13		0.325			
☐	Wood - Swinging	20	2004	13		0.650			
☐	Overhead Coiling Slat	40	2004	13		0.325			
☐	Counter Coiling Slat	40	2004	13		0.325			
☐	Overhead Coiling Grille	40	2004	13		0.325			
☐	Counter Coiling Grille	40	2004	13		0.325			
☐	Overhead Sectional	40	2004	13		0.325			
☒	Door Hardware - Locksets	40	2004	13	20	0.325		0.065	
☒	Door Hardware - Other	40	2004	13	20	0.325		0.065	
☐	Other:								

Total Exterior Doors

100

System Condition Index

0.370

Interior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐	Steel - Swinging	40	2004	13		0.325			
☐	Aluminum - Swinging	40	2004	13		0.325			
☐	Fiberglass - Swinging	40	2004	13		0.325			
☒	Wood - Swinging	40	2004	13	55	0.325	0.500	0.275	
☐	Overhead Coiling Slat	40	2004	13		0.325			
☐	Counter Coiling Slat	40	2004	13		0.325			
☒	Overhead Coiling Grille	40	2004	13	5	0.325		0.016	
☐	Counter Coiling Grille	40	2004	13		0.325			
☒	Door Hardware - Locksets	40	2004	13	20	0.325	0.400	0.080	
☒	Door Hardware - Other	40	2004	13	20	0.325		0.065	
☐	Other:								
☐	Other:								

Total Interior Doors

100

System Condition Index

0.436

Exterior Doors	SCI	0.370	x	25%	Importance Factor =	0.093
Interior Doors	SCI	0.436	x	75%	Importance Factor =	0.327
Door Systems Condition Index [SCI]						0.420

Remarks:

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Initials:

JHJr

WINDOW SYSTEMS ASSESSMENT

Exterior Windows, Storefronts & Curtainwall

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Aluminum Unit Windows	40	2004	13	80	0.325	0.400	0.320	
☐ Steel Unit Windows	40	2004	13		0.325			
☐ Wood Unit Windows	30	2004	13		0.433			
☐ Aluminum Storefront Systems	40	2004	13		0.325			
☐ Aluminum Curtainwall Systems	40	2004	13		0.325			
☐ Fiberglass Sandwich Panel Systems	40	2004	13		0.325			
☐ Roof-mounted Skylights	25	2004	13		0.520			
☐ Other:								
☐ Other:								
☒ Glass Glazing - Double Pane	40	2004	13	20	0.325	0.400	0.080	
☐ Glass Glazing - Single Pane	40	2004	13		0.325			
☐ Plastic Glazing	25	2004	13		0.520			
☐ Other: Metal Spandrel Panel	40	2004	13		0.325			
☐ Other:								

Total Exterior Windows, Storefronts & Curtainwall

100

System Condition Index

0.400

Interior Windows and Storefronts

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Steel Unit Windows	40	2004	13	90	0.325	0.400	0.360	
☐ Wood Unit Windows	40	2004	13		0.325			
☐ Aluminum Storefront Systems	40	2004	13		0.325			
☐ Other:								
☐ Other:								
☐ Glass Glazing - Double Pane	40	2004	13		0.325			
☒ Glass Glazing - Single Pane	40	2004	13	10	0.325	0.400	0.040	
☐ Plastic Glazing	25	2004	13		0.520			
☐ Other:								
☐ Other:								

Total Interior Windows and Storefronts

100

System Condition Index

0.400

Exterior Windows, Storefronts & Curtainwall	SCI	0.400	x	90%	Importance Factor =	0.360
Interior Windows and Storefronts	SCI	0.400	x	10%	Importance Factor =	0.040
Window Systems Condition Index [SCI]						0.400

Remarks:

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INTERIOR FLOORING SYSTEMS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Concrete	80	2004	13		0.163			
☐ Cementitious Terrazzo	50	2004	13		0.260			
☐ Resinous Matrix Terrazzo	50	2004	13		0.260			
☒ Resilient - Vinyl Tile	20	2004	13	95	0.650	0.550	0.523	
☐ Resilient - Rubber Tile	25	2004	13		0.520			
☐ Resilient - Vinyl Sheet	20	2004	13		0.650			
☐ Resilient - Linoleum Sheet	25	2004	13		0.520			
☐ Resilient - Athletic Sheet	40	2004	13		0.325			
☐ Resilient - Weight Room	40	2004	13		0.325			
☐ Carpet - Roll	15	2004	13		0.867			
☐ Carpet - Tile	20	2004	13		0.650			
☐ Wood Strip - Athletic	50	2004	13		0.260			
☐ Wood Strip - Stage	50	2004	13		0.260			
☐ Quarry Tile	50	2004	13		0.260			
☒ Ceramic Tile	50	2004	13	5	0.260	0.300	0.015	
☐ Granwood	50	2004	13		0.260			
☐ Other: Quartz Epoxy	40	2004	13		0.325			
☐ Other:								
☐ Other:								

Total Interior Flooring Systems

100

System Condition Index

0.538

Remarks:

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INTERIOR WALL SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Concrete Masonry Unit	80	2004	13	65	0.163	0.200	0.130	
☐	Concrete Masonry Unit - Glazed	80	2004	13		0.163			
☒	Drywall / Metal Stud	40	2004	13	30	0.325	0.550	0.165	
☐	Plaster / Metal Stud	50	2004	13		0.260			
☐	Brick Veneer	80	2004	13		0.163			
☒	Operable Folding Partition - Classrooms	30	2004	13	5	0.433	0.600	0.030	
☐	Operable Folding Partition - Cafeteria / MP	30	2004	13		0.433			
☐	Glazed Partition	40	2004	13		0.325			
☐	Other:								
Total Interior Wall Systems					100	System Condition Index		0.325	

INTERIOR WALL FINISHES ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	CMU - Painted	10	2004	13	65	1.000	0.750	0.488	
☒	Drywall or Plaster - Painted	10	2004	13	35	1.000		0.350	
☐	Ceramic Tile	50	2004	13		0.260			
☐	Vinyl Wall Covering	30	2004	13		0.433			
☐	Other:								
Total Interior Wall Finishes					100	System Condition Index		0.838	

INTERIOR CEILING SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Acoustical Panel Ceiling	30	2004	13	75	0.433		0.325	
☐	Acoustical Panel Ceiling - Special	30	2004	13		0.433			
☐	Vinyl-faced Panel Ceiling	30	2004	13		0.433			
☒	Drywall	40	2004	13	5	0.325		0.016	
☐	Plaster	50	2004	13		0.260			
☒	Exposed Structure - Painted	50	2004	13	15	0.260		0.039	
☐	Exposed Structure - Unpainted	80	2004	13		0.163			
☒	Acoustical Treatment [Banners]	30	2004	13	5	0.433	0.500	0.025	
☐	Other:								
☐	Other:								
Total Interior Ceiling Systems					100	System Condition Index		0.405	

Remarks:

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SPECIALTIES COMPONENTS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Visual Display Boards	40	2004	13	25	0.325	0.400	0.100	
☐	Display Cases	40	2004	13		0.325			
☒	Graphic Signage	40	2004	13	10	0.325	0.400	0.040	
☒	Toilet Compartments	40	2004	13	25	0.325	0.400	0.100	
☐	Shower & Dressing Compartments	40	2004	13		0.325			
☐	Cubicle Curtains & Tracks	40	2004	13		0.325			
☒	Toilet Accessories / Mirror Units	40	2004	13	20	0.325	0.600	0.120	
☒	Lockers	30	2004	13	20	0.433	0.600	0.120	
☐	Flagpoles	40	2004	13		0.325			
☐	Other:								
☐	Other:								

Total Specialties Components

100

System Condition Index

0.480

EQUIPMENT COMPONENTS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☐	Foodservice Equipment	40	2004	13		0.325		#DIV/0!	
☐	Cooking Equipment	40	2004	13		0.325		#DIV/0!	
☐	Preparation Equipment	40	2004	13		0.325		#DIV/0!	
☐	Warewashing Equipment	40	2004	13		0.325		#DIV/0!	
☐	Serving Equipment	40	2004	13		0.325		#DIV/0!	
☐	Refrigeration Equipment	40	2004	13		0.325		#DIV/0!	
☐	Storage Equipment	40	2004	13		0.325		#DIV/0!	
☐	Gymnasium Equipment								
☐	Basketball	40	2004	13		0.325		#DIV/0!	
☐	Volleyball	40	2004	13		0.325		#DIV/0!	
☐	Divider Curtain	40	2004	13		0.325		#DIV/0!	
☐	Fitness	40	2004	13		0.325		#DIV/0!	
☐	Projection Screens	20	2004	13		0.650		#DIV/0!	
☐	Laboratory Equipment	30	2004	13		0.433		#DIV/0!	
☐	Theatrical Rigging and Curtains	20	2004	13		0.650		#DIV/0!	
☐	Cafeteria / Serving Line Accordion Partition	20	2004	13		0.650		#DIV/0!	
☐	Other:								

Total Equipment Components

System Condition Index

N/A

Remarks:

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FURNISHINGS [BUILT-IN] COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Educational Cabinets & Casework	40	2004	13	20	0.325		0.065	
☐ Media Center Cabinets & Casework	40	2004	13		0.325			
☐ Music Cabinets & Casework	40	2004	13		0.325			
☐ General Cabinets & Casework	40	2004	13		0.325			
☒ Laboratory Casework	40	2004	13	70	0.325		0.228	
☐ Fixed Audience Seating	30	2004	13		0.433			
☐ Grandstand Bleachers	40	2004	13		0.325			
☐ Telescopic Bleachers	30	2004	13		0.433			
☒ Window Shades	20	2004	13	10	0.650		0.065	
☐ Window Louver Blinds	20	2004	13		0.650			
☐ Site Furnishings	20	2004	13		0.650			
☐ Other: Acoustic Wall Panels	30	2004	13		0.433			

Total Furnishing [Built-In] Components

100

System Condition Index

0.358

FURNISHINGS [LOOSE] COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Student Tables	40	2004	13	20	0.325		0.065	
☒ Student Chairs	40	2004	13	35	0.325		0.114	
☐ Student Desk / Chair Combo Units	40	2004	13		0.325			
☒ Laboratory Tables	40	2004	13	8	0.325		0.026	
☒ Laboratory Chairs / Stools	40	2004	13	8	0.325		0.026	
☐ Music Tables	40	2004	13		0.325			
☐ Music Chairs / Stools	40	2004	13		0.325			
☐ Art Tables	40	2004	13		0.325			
☐ Art Chairs / Stools	40	2004	13		0.325			
☒ C&TE Tables	40	2004	13	5	0.325		0.016	
☒ C&TE Chairs / Stools	40	2004	13	5	0.325		0.016	
☒ Teacher Desks	40	2004	13	7	0.325		0.023	
☒ Teacher Chairs	40	2004	13	7	0.325		0.023	
☐ Bookcases	40	2004	13		0.325			
☐ Media Center Tables	40	2004	13		0.325			
☐ Media Center Chairs	40	2004	13		0.325			
☐ Media Center Bookshelves	40	2004	13		0.325			
☐ Office Desks	40	2004	13		0.325			
☐ Office Chairs	40	2004	13		0.325			
☒ Office File Cabinets / Bookshelves	40	2004	13	5	0.325		0.016	
☐ Office Systems Furniture	40	2004	13		0.325			
☐ Cafeteria Tables	40	2004	13		0.325			
☐ Cafeteria Chairs	40	2004	13		0.325			
☐ Kiln + Ventilation	30	2004	13		0.433			
☐ Other:								
☐ Other:								

Total Furnishings [Loose] Components

100

System Condition Index

0.325

Remarks:

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ELEVATOR SYSTEMS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Hydraulic Elevator	25	2004	13		0.520		#DIV/0!	
☐ Electric Wheelchair Lift	25	2004	13		0.520		#DIV/0!	
☐ Other:								
☐ Other:								
Total Elevator Systems					System Condition Index		N/A	

Remarks:

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EMT

FIRE PROTECTION SYSTEMS ASSESSMENT

Is Automatic Sprinkler System Required?		YES		NO		Limited Area Only		SCI Factor	Remarks
		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI		
☒	Automatic Sprinkler System	40	2004	13	60	0.325	0.325	0.195	
☐	Fire Sprinkler Booster Pump	20	2004	13		0.650			
☐	Limited Area Sprinkler System - Domestic	40	2004	13		0.325			
☒	Smoke Detectors	20	2004	13	20	0.650	0.650	0.130	
☒	In-Duct Smoke Detectors	20	2004	13	10	0.650	0.650	0.065	
☐	Heat Rise Detectors	20	2004	13		0.650			
☒	Fire Extinguisher Cabinets	40	2004	13	5	0.325	0.325	0.016	
☒	Fire Extinguishers	10	2004	13	5	1.000	1.000	0.050	
☐	Other:								
☐	Other:								
☒	Fire Alarm System - See Elec. Special Systems								
☒	Emergency Lighting - See Electrical								
Total Fire Protection Systems					100	System Condition Index		0.456	

Remarks:

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EMT

PLUMBING SYSTEMS ASSESSMENT

Plumbing Fixtures

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X Water Closets	40	2004	13	30	0.325	0.325	0.098	
X Urinals	40	2004	13	5	0.325	0.325	0.016	
X Flush Valves	20	2004	13	5	0.650	0.650	0.033	
X Lavatories	40	2004	13	30	0.325	0.325	0.098	
X Instructional Space Sinks	40	2004	13	5	0.325	0.325	0.016	
Other Sinks	40	2004	13		0.325			
X Utility Sinks	40	2004	13	2	0.325	0.325	0.007	
X Faucets - Manual	40	2004	13	18	0.325	0.325	0.059	
Faucets - Sensor	20	2004	13		0.650			
Drinking Fountains	40	2004	13		0.325			
X Water Coolers	20	2004	13	5	0.650	0.650	0.033	
Showers - Gang	30	2004	13		0.433			
Showers - Individual	30	2004	13		0.433			
Other:								

Total Plumbing Fixture Components

100

System Condition Index

0.358

Plumbing Distribution Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X Cold Water Piping	60	2004	13	25	0.217	0.217	0.054	
X Hot Water Piping	60	2004	13	25	0.217	0.217	0.054	
X Domestic HWH [Gas] [Propane] [Oil] [Electric]	20	2004	13	20	0.650	0.650	0.130	
Kitchen HWH [Gas] [Propane] [Oil] [Electric]	20	2004	13		0.650			
X Storage Tanks	30	2004	13	3	0.433	0.433	0.013	1
X Sanitary Piping	60	2004	13	25	0.217	0.217	0.054	
X Backflow Preventers	60	2004	13	2	0.217	0.022	0.000	
Grease Trap	60	2004	13		0.217			
Other:	20	2004	13		0.650			
Other:								

Total Plumbing Distribution Systems

100

System Condition Index

0.306

Plumbing Fixtures	SCI	0.358	x	60%	Importance Factor =	0.215
Plumbing Distribution Systems	SCI	0.306	x	40%	Importance Factor =	0.122
Plumbing Systems Condition Index [SCI]						0.337

Remarks:

1	Acid Neutralization Tank
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School Site: **Monticello High School - Classroom Addition**

School Building Date: **2004**

Assessment Date:

2017

Aug 15

Initials:

EMT

HVAC SYSTEMS ASSESSMENT

HVAC Delivery Systems and Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☐ Unit Ventilators - Heating & Cooling	25	2004	13		0.520			
☐ Heat Pumps - Air-to-Air [Rooftop]	20	2004	13		0.650			
☐ Heat Pumps - Water-to-Air	25	2004	13		0.520			
☒ Fan-Powered VAV Boxes with Reheat	25	2004	13	35	0.520	0.520	0.182	
☐ Constant Volume Multi-Zone Air Handler	20	2004	13		0.650			
☒ Variable Air Volume Multi-Zone Air Handler	20	2004	13	50	0.650	0.650	0.325	
☐ DX Rooftop Unit	20	2004	13		0.650			
☐ DX Rooftop Unit with Hot Water Coil	20	2004	13		0.650			
☐ Package Rooftop Unit	20	2004	13		0.650			
☐ Indoor Ventilation Unit	25	2004	13		0.520			
☐ Rooftop Ventilation Unit	20	2004	13		0.650			
☐ Energy Recovery Unit	25	2004	13		0.520			
☐ PTACs	20	2004	13		0.650			
☐ Split System HVAC Units	20	2004	13		0.650			
☐ Wall-mounted Package Units	20	2004	13		0.650			
☐ Window Units	10	2004	13		1.000			
☒ Restroom / Locker Room Exhaust Systems	20	2004	13	15	0.650	0.650	0.098	
☐ Kitchen Exhaust & MU-Air Systems	25	2004	13		0.520			
☐ Other:								

Total HVAC Delivery System and Components

100

System Condition Index

0.605

HVAC Central Plant Systems and Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒ Boiler [Gas] [Propane] [Oil] [Electric]	30	2004	13	30	0.433	0.433	0.130	
☒ Chiller	25	2004	13	30	0.520	0.52	0.156	
☐ Cooling Tower	20	2004	13		0.650			
☐ Economizing Equipment	25	2004	13		0.520			
☐ 2 Pipe Hydronic System	50	2004	13		0.260			
☒ 4 Pipe Hydronic System	50	2004	13	30	0.260	0.26	0.078	
☐ Pumps - Hot Water	25	2004	13		0.520			
☒ Pumps - Cold Water	25	2004	13	10	0.520	0.52	0.052	
☐ Geothermal Loop	50	2004	13		0.260			
☐ Storage Tank	25	2004	13		0.520			
☐ Other:								

Total HVAC Central Plant Systems and Components

100

System Condition Index

0.416

HVAC Control Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒ Direct Digital Controls	25	2004	13	90	0.520	0.520	0.468	
☐ Pneumatic Controls	25	2004	13		0.520			
☒ Thermostats	20	2004	13	10	0.650	0.65	0.065	

Total HVAC Control Systems

100

System Condition Index

0.533

HVAC Delivery Systems	SCI	0.605	x	60%	Importance Factor =	0.363
HVAC Central Plant Systems and Components	SCI	0.416	x	30%	Importance Factor =	0.125
HVAC Control Systems	SCI	0.533	x	10%	Importance Factor =	0.053
HVAC Systems Condition Index [SCI]						0.541

Remarks:

1	Classrooms
2	Lab Spaces
3	Cafeteria / Kitchen
4	Administration
5	Library / Media Center

6	Gymnasium
7	Locker Rooms
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School Site: **Monticello High School - Classroom Addition**

School Building Date: **2004**

Assessment Date:

2017

Aug 15

Initials:

ELECTRICAL SYSTEMS ASSESSMENT

Electrical Service & Distribution

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Utility Transformer	40	2004	13		0.325			
☒ Electrical Primary Switchgear	40	2004	13	30	0.325	0.300	0.090	
☒ Branch Circuit Panels [120/208]	40	2004	13	25	0.325	0.300	0.075	
☐ [120/208] Power Distribution	40	2004	13		0.325			
☒ Branch Circuit Panels [277/480]	40	2004	13	25	0.325	0.300	0.075	
☐ [277/480] Power Distribution	40	2004	13		0.325			
☐ Branch Circuit Panels [____/____]	40	2004	13		0.325			
☐ [____/____] Power Distribution	40	2004	13		0.325			
☒ Transformers	40	2004	13	20	0.325	0.300	0.060	
☐ Other:								

Total Electrical Service & Distribution

100

System Condition Index

0.300

Electrical Power Systems & Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ General Purpose Plug Outlets	40	2004	13	25	0.325	0.3	0.075	
☒ Special Purpose Plug Outlets	40	2004	13	25	0.325	0.3	0.075	
☒ Clean Power Plug Outlets	40	2004	13	25	0.325	0.3	0.075	
☒ HVAC Systems Power	40	2004	13	25	0.325	0.3	0.075	
☐ HVAC Systems Power	40	2004	13		0.325			

Total Electrical Power Systems & Components

100

System Condition Index

0.300

Electrical Lighting Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒ Classrooms	25	2004	13	25	0.520	0.500	0.125	
☐ Classrooms	25	2004	13		0.520			
☒ Lab Spaces	25	2004	13	10	0.520	0.500	0.050	
☐ Lab Spaces	25	2004	13		0.520			
☒ Corridors	25	2004	13	10	0.520	0.500	0.050	
☐ Commons	25	2004	13		0.520			
☐ Office and Conference Space	25	2004	13		0.520			
☐ Library / Media Center	25	2004	13		0.520			
☐ Cafeteria / Kitchen	25	2004	13		0.520			
☐ Gymnasium	25	2004	13		0.520			
☐ Large Assembly	25	2004	13		0.520			
☐ Stage Specialty	25	2004	13		0.520			
☒ Lighting Control Occupancy Sensors	25	2004	13	15	0.520	0.500	0.075	
☒ Emergency Lighting	25	2004	13	20	0.520	0.500	0.100	
☒ Exterior Building Lighting	25	2004	13	20	0.520	0.500	0.100	
☐ Parking Lot Lighting	25	2004	13		0.520			
☐ Other:								

Total Electrical Lighting Systems

100

System Condition Index

0.500

Electrical Service & Distribution	SCI	0.300	x	30%	Importance Factor =	0.090
Electrical Power Systems & Components	SCI	0.300	x	30%	Importance Factor =	0.090
Electrical Lighting Systems	SCI	0.500	x	40%	Importance Factor =	0.200
Electrical Systems Condition Index [SCI]						0.380

Remarks:

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School Site: **Monticello High School - Classroom Addition**

School Building Date: **2004**

Assessment Date:

2017

Aug 15

Initials:

ELECTRICAL SPECIAL SYSTEMS ASSESSMENT

Electrical Special Communication Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Emergency Call Button System	25	2004	13		0.520			
☐ Public Address System	25	2004	13		0.520			
☒ Telephonic Systems	25	2004	13	20	0.520	0.500	0.100	
☒ Intercom Systems	25	2004	13	20	0.520	0.500	0.100	
☐ TV / Video Distribution Systems	15	2004	13		0.867			
☐ Video Conferencing / Distance Learning	15	2004	13		0.867			
☒ Projection Solution Systems	15	2010	7	20	0.467	0.400	0.080	
☐ Interactive Whiteboard Solutions	15	2004	13		0.867			
☐ Data Network Head-End Systems	15	2004	13		0.867			
☒ Data Distribution Systems - Wired	15	2004	13	20	0.867	0.850	0.170	
☒ Data Distribution Systems - Wireless	15	2014	3	20	0.200	0.200	0.040	
☐ Other:								
☐ Other:								

Total Electrical Special Communication Systems

100

System Condition Index

0.490

Electrical Special Non-Comm. Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Fire Alarm Panel	25	2004	13		0.520			
☒ Fire Alarm Horns/Sirens	25	2004	13	12.5	0.520	0.500	0.063	
☒ Fire Alarm Strobes	25	2004	13	12.5	0.520	0.500	0.063	
☒ Intrusion Detection System	25	2004	13	25	0.520	0.500	0.125	
☒ CCTV Security System	15	2004	13	25	0.867	0.850	0.213	
☒ Clock System	25	2004	13	25	0.520	0.500	0.125	
☐ Lightning Protection	40	2004	13		0.325			
☐ Other:								
☐ Other:								

Total Electrical Special Non-Comm. Systems

100

System Condition Index

0.588

Electrical Special Communication Systems	SCI	0.490	x	70%	Importance Factor =	0.343
Electrical Special Non-Comm. Systems	SCI	0.588	x	30%	Importance Factor =	0.176
Electrical Special Systems Condition Index [SCI]						0.519

Remarks:

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School Site: **Monticello High School - Aux. Gym Addition**

School Building Date: **2006**

Assessment Date: **2017**

Aug 15

Initials: **JHJr**

BUILDING SYSTEMS & COMPONENTS

	System Condition Index [SCI]	Importance Factor Weight [ES]	Weighted SCI
STRUCTURAL FLOOR SYSTEMS	0.200	0.0647	0.0129
STRUCTURAL WALL / FRAME SYSTEMS	0.200	0.1333	0.0267
STRUCTURAL ROOF SYSTEMS	0.200	0.0685	0.0137
EXTERIOR WALL SYSTEMS	0.200	0.0971	0.0194
ROOFING SYSTEMS	0.298	0.0596	0.0177
DOOR SYSTEMS	0.306	0.0149	0.0046
WINDOW SYSTEMS	0.275	0.0432	0.0119
INTERIOR FLOORING SYSTEMS	0.274	0.0325	0.0089
INTERIOR WALL SYSTEMS	0.274	0.0289	0.0079
INTERIOR WALL FINISH SYSTEMS	0.800	0.0042	0.0033
INTERIOR CEILING SYSTEMS	0.310	0.0057	0.0018
SPECIALTIES COMPONENTS	0.275	0.0253	0.0070
EQUIPMENT COMPONENTS	0.275	0.0213	0.0059
FURNISHINGS [BUILT-IN] COMPONENTS	0.250	0.0419	0.0105
FURNISHINGS [LOOSE] COMPONENTS	0.275	0.0647	0.0178
ELEVATOR SYSTEMS			
FIRE PROTECTION SYSTEMS	0.394	0.0149	0.0059
PLUMBING SYSTEMS			
HVAC SYSTEMS	0.510	0.1618	0.0826
ELECTRICAL SYSTEMS	0.310	0.0809	0.0251
ELECTRICAL SPECIAL SYSTEMS	0.430	0.0367	0.0158
	2006	BUILDING FACILITY CONDITION INDEX	0.2992

Remarks:

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School Site: **Monticello High School - Aux. Gym Addition**

School Building Date: **2006**

Assessment Date:

2017

Aug 15

Initials:

JHJr

STRUCTURAL FLOOR SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Concrete Slab - On Grade	100	2006	11	100	0.110	0.200	0.200	
☐	Concrete Slab - Elevated	100	2006	11		0.110			
☐	Wood Frame over Crawl Space	80	2006	11		0.138			
☐	Other:								
Total Structural Floor Systems					100	System Condition Index		0.200	

STRUCTURAL WALL / FRAME SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Concrete Masonry Unit Bearing Wall	100	2006	11	100	0.110	0.200	0.200	
☐	Steel Frame	100	2006	11		0.110			
☐	Steel Stud Frame	100	2006	11		0.110			
☐	Concrete Frame	100	2006	11		0.110			
☐	Wood Frame	80	2006	11		0.138			
☐	Other:								
Total Structural Wall / Frame Systems					100	System Condition Index		0.200	

STRUCTURAL ROOF SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Steel Frame	100	2006	11	100	0.110	0.200	0.200	
☐	Precast Concrete Ts	100	2006	11		0.110			
☐	Tectum / Purlin Deck	60	2006	11		0.183			
☐	Wood Frame	80	2006	11		0.138			
☐	Other:								
☐	Other:								
Total Structural Roof Systems					100	System Condition Index		0.200	

EXTERIOR WALL SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Brick Veneer	80	2006	11	100	0.138	0.200	0.200	
☐	Concrete Masonry Unit - Split Face	80	2006	11		0.138			
☐	Concrete Masonry Unit - Scored	80	2006	11		0.138			
☐	Precast Concrete Sills	80	2006	11		0.138			
☐	Exterior Insulation & Finish System	40	2006	11		0.275			
☐	Stucco	40	2006	11		0.275			
☐	Metal Wall Panel - Sheet	50	2006	11		0.220			
☐	Metal Wall Panel - Composite	50	2006	11		0.220			
☐	Other: Wood Fascia	30	2006	11		0.367			
☐	Other:								
Total Exterior Wall Systems					100	System Condition Index		0.200	

Remarks:

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School Site: **Monticello High School - Aux. Gym Addition**

School Building Date: **2006**

Assessment Date:

2017

Aug 15

Initials:

JHjr

ROOFING SYSTEMS ASSESSMENT

Roofing Membrane Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Asphalt Shingles	20	2006	11		0.550			
☐ Spray Foam	20	2006	11		0.550			
☐ Single Ply EPDM - Mechanically Attached	20	2006	11		0.550			
☐ Single-Ply EPDM - Ballasted	20	2006	11		0.550			
☐ Single-Ply EPDM - Fully Adhered	25	2006	11		0.440			
☐ Single Ply PVC - Mechanically Attached	20	2006	11		0.550			
☐ Single-Ply PVC - Ballasted	20	2006	11		0.550			
☐ Single Ply TPO - Mechanically Attached	20	2006	11		0.550			
☐ Single-Ply TPO - Ballasted	20	2006	11		0.550			
☐ Built-Up (2 Ply SBS Mod. Bit.)	30	2006	11		0.367			
☐ Built-Up (4 Ply Traditional)	35	2006	11		0.314			
☒ Prefinished Metal Standing Seam	40	2006	11	100	0.275		0.275	
☐ Metal Walkway System	40	2006	11		0.275			
☐ Other:								
☐ Other:								

Total Roofing Membrane Systems Area

100

System Condition Index

0.275

Roofing Accessories

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Flashings	40	2006	11	35	0.275	0.500	0.175	
☒ Vent Caps	40	2006	11	15	0.275	0.500	0.075	
☐ Roof Hatches	40	2006	11		0.275			
☐ Skylights	20	2006	11		0.550			
☐ Coping-Metal	40	2006	11		0.275			
☐ Coping - Stone	40	2006	11		0.275			
☐ Roof Drains	40	2006	11		0.275			
☐ Roof Drain Piping	40	2006	11		0.275			
☐ Overflow Drains / Scuppers	40	2006	11		0.275			
☒ Gutters	40	2006	11	25	0.275		0.069	
☒ Downspouts	40	2006	11	25	0.275		0.069	
☐ Other:								

Total Roofing Accessories

100

System Condition Index

0.388

Roofing Membrane Systems	SCI	0.275	x	80%	Importance Factor =	0.220
Roofing Accessories	SCI	0.388	x	20%	Importance Factor =	0.078
Roofing Systems Condition Index [SCI]						0.298

Remarks:

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School Site: **Monticello High School - Aux. Gym Addition**

School Building Date: **2006**

Assessment Date:

2017

Aug 15

Initials:

JHJr

DOOR SYSTEMS ASSESSMENT

Exterior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Steel - Swinging	40	2006	11	60	0.275	0.400	0.240	
☐	Aluminum - Swinging	40	2006	11		0.275			
☐	Fiberglass - Swinging	40	2006	11		0.275			
☐	Wood - Swinging	20	2006	11		0.550			
☐	Overhead Coiling Slat	40	2006	11		0.275			
☐	Counter Coiling Slat	40	2006	11		0.275			
☐	Overhead Coiling Grille	40	2006	11		0.275			
☐	Counter Coiling Grille	40	2006	11		0.275			
☐	Overhead Sectional	40	2006	11		0.275			
☒	Door Hardware - Locksets	40	2006	11	20	0.275	0.400	0.080	
☒	Door Hardware - Other	40	2006	11	20	0.275	0.400	0.080	
☐	Other:								

Total Exterior Doors

100

System Condition Index

0.400

Interior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Steel - Swinging	40	2006	11	3	0.275		0.008	
☐	Aluminum - Swinging	40	2006	11		0.275			
☐	Fiberglass - Swinging	40	2006	11		0.275			
☒	Wood - Swinging	40	2006	11	57	0.275		0.157	
☐	Overhead Coiling Slat	40	2006	11		0.275			
☐	Counter Coiling Slat	40	2006	11		0.275			
☐	Overhead Coiling Grille	40	2006	11		0.275			
☐	Counter Coiling Grille	40	2006	11		0.275			
☒	Door Hardware - Locksets	40	2006	11	20	0.275		0.055	
☒	Door Hardware - Other	40	2006	11	20	0.275		0.055	
☐	Other:								
☐	Other:								

Total Interior Doors

100

System Condition Index

0.275

Exterior Doors	SCI	0.400	x	25%	Importance Factor =	0.100
Interior Doors	SCI	0.275	x	75%	Importance Factor =	0.206
Door Systems Condition Index [SCI]						0.306

Remarks:

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School Site: **Monticello High School - Aux. Gym Addition**

School Building Date: **2006**

Assessment Date:

2017

Aug 15

Initials:

JHJr

WINDOW SYSTEMS ASSESSMENT

Exterior Windows, Storefronts & Curtainwall

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Aluminum Unit Windows	40	2006	11	80	0.275		0.220	
☐	Steel Unit Windows	40	2006	11		0.275			
☐	Wood Unit Windows	30	2006	11		0.367			
☐	Aluminum Storefront Systems	40	2006	11		0.275			
☐	Aluminum Curtainwall Systems	40	2006	11		0.275			
☐	Fiberglass Sandwich Panel Systems	40	2006	11		0.275			
☐	Roof-mounted Skylights	25	2006	11		0.440			
☐	Other:								
☐	Other:								
☒	Glass Glazing - Double Pane	40	2006	11	20	0.275		0.055	
☐	Glass Glazing - Single Pane	40	2006	11		0.275			
☐	Plastic Glazing	25	2006	11		0.440			
☐	Other: Metal Spandrel Panel	40	2006	11		0.275			
☐	Other:								

Total Exterior Windows, Storefronts & Curtainwall

100

System Condition Index

0.275

Interior Windows and Storefronts

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Steel Unit Windows	40	2006	11	80	0.275		0.220	
☐	Wood Unit Windows	40	2006	11		0.275			
☐	Aluminum Storefront Systems	40	2006	11		0.275			
☐	Other:								
☐	Other:								
☐	Glass Glazing - Double Pane	40	2006	11		0.275			
☒	Glass Glazing - Single Pane	40	2006	11	20	0.275		0.055	
☐	Plastic Glazing	25	2006	11		0.440			
☐	Other:								
☐	Other:								

Total Interior Windows and Storefronts

100

System Condition Index

0.275

Exterior Windows, Storefronts & Curtainwall	SCI	0.275	x	90%	Importance Factor =	0.248
Interior Windows and Storefronts	SCI	0.275	x	10%	Importance Factor =	0.028
Window Systems Condition Index [SCI]						0.275

Remarks:

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School Site: **Monticello High School - Aux. Gym Addition**

School Building Date: **2006**

Assessment Date:

2017

Aug 15

Initials:

JHJr

INTERIOR FLOORING SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
X	Concrete	80	2006	11	3	0.138		0.004	
	Cementitious Terrazzo	50	2006	11		0.220			
	Resinous Matrix Terrazzo	50	2006	11		0.220			
X	Resilient - Vinyl Tile	20	2006	11	14	0.550		0.077	
	Resilient - Rubber Tile	25	2006	11		0.440			
	Resilient - Vinyl Sheet	20	2006	11		0.550			
	Resilient - Linoleum Sheet	25	2006	11		0.440			
	Resilient - Athletic Sheet	40	2006	11		0.275			
X	Resilient - Weight Room	40	2006	11	18	0.275		0.050	
	Carpet - Roll	15	2006	11		0.733			
	Carpet - Tile	20	2006	11		0.550			
X	Wood Strip - Athletic	50	2006	11	65	0.220		0.143	
	Wood Strip - Stage	50	2006	11		0.220			
	Quarry Tile	50	2006	11		0.220			
	Ceramic Tile	50	2006	11		0.220			
	Granwood	50	2006	11		0.220			
	Other: Quartz Epoxy	40	2006	11		0.275			
	Other:								
	Other:								

Total Interior Flooring Systems

100

System Condition Index

0.274

Remarks:

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School Site: **Monticello High School - Aux. Gym Addition**

School Building Date: **2006**

Assessment Date:

2017

Aug 15

Initials:

JHJr

INTERIOR WALL SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Concrete Masonry Unit	80	2006	11	100	0.138	0.200	0.200	
☐	Concrete Masonry Unit - Glazed	80	2006	11		0.138			
☐	Drywall / Metal Stud	40	2006	11		0.275			
☐	Plaster / Metal Stud	50	2006	11		0.220			
☐	Brick Veneer	80	2006	11		0.138			
☐	Operable Folding Partition - Classrooms	30	2006	11		0.367			
☐	Operable Folding Partition - Cafeteria / MP	30	2006	11		0.367			
☐	Glazed Partition	40	2006	11		0.275			
☐	Other:								
Total Interior Wall Systems					100	System Condition Index		0.200	

INTERIOR WALL FINISHES ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	CMU - Painted	10	2006	11	100	1.000	0.800	0.800	
☐	Drywall or Plaster - Painted	10	2006	11		1.000			
☐	Ceramic Tile	50	2006	11		0.220			
☐	Vinyl Wall Covering	30	2006	11		0.367			
☐	Other:								
Total Interior Wall Finishes					100	System Condition Index		0.800	

INTERIOR CEILING SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☐	Acoustical Panel Ceiling	30	2006	11		0.367			
☐	Acoustical Panel Ceiling - Special	30	2006	11		0.367			
☐	Vinyl-faced Panel Ceiling	30	2006	11		0.367			
☐	Drywall	40	2006	11		0.275			
☐	Plaster	50	2006	11		0.220			
☒	Exposed Structure - Painted	50	2006	11	85	0.220	0.300	0.255	
☐	Exposed Structure - Unpainted	80	2006	11		0.138			
☒	Acoustical Treatment	30	2006	11	15	0.367		0.055	
☐	Other:								
☐	Other:								
Total Interior Ceiling Systems					100	System Condition Index		0.310	

Remarks:

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School Site: **Monticello High School - Aux. Gym Addition**

School Building Date: **2006**

Assessment Date:

2017

Aug 15

Initials:

JHJr

SPECIALTIES COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Visual Display Boards	40	2006	11		0.275			
☐ Display Cases	40	2006	11		0.275			
☒ Graphic Signage	40	2006	11	100	0.275		0.275	
☐ Toilet Compartments	40	2006	11		0.275			
☐ Shower & Dressing Compartments	40	2006	11		0.275			
☐ Cubicle Curtains & Tracks	40	2006	11		0.275			
☐ Toilet Accessories / Mirror Units	40	2006	11		0.275			
☐ Lockers	30	2006	11		0.367			
☐ Flagpoles	40	2006	11		0.275			
☐ Other:								
☐ Other:								

Total Specialties Components

100

System Condition Index

0.275

EQUIPMENT COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Foodservice Equipment	40	2006	11		0.275			
☐ Cooking Equipment	40	2006	11		0.275			
☐ Preparation Equipment	40	2006	11		0.275			
☐ Warewashing Equipment	40	2006	11		0.275			
☐ Serving Equipment	40	2006	11		0.275			
☐ Refrigeration Equipment	40	2006	11		0.275			
☐ Storage Equipment	40	2006	11		0.275			
☐ Gymnasium Equipment								
☒ Basketball	40	2006	11	85	0.275		0.234	
☒ Volleyball	40	2006	11	5	0.275		0.014	
☒ Divider Curtain	40	2006	11	10	0.275		0.028	
☐ Fitness	40	2006	11		0.275			
☐ Projection Screens	20	2006	11		0.550			
☐ Laboratory Equipment	30	2006	11		0.367			
☐ Theatrical Rigging and Curtains	20	2006	11		0.550			
☐ Cafeteria / Serving Line Accordion Partition	20	2006	11		0.550			
☐ Other:								

Total Equipment Components

100

System Condition Index

0.275

Remarks:

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School Site: **Monticello High School - Aux. Gym Addition**

School Building Date: **2006**

Assessment Date:

2017

Aug 15

Initials:

JHJr

FURNISHINGS [BUILT-IN] COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Educational Cabinets & Casework	40	2006	11		0.275			
☐ Media Center Cabinets & Casework	40	2006	11		0.275			
☐ Music Cabinets & Casework	40	2006	11		0.275			
☐ General Cabinets & Casework	40	2006	11		0.275			
☐ Laboratory Casework	40	2006	11		0.275			
☐ Fixed Audience Seating	30	2006	11		0.367			
☐ Grandstand Bleachers	40	2006	11		0.275			
☒ Telescopic Bleachers	30	2006	11	90	0.367	0.250	0.225	
☐ Window Shades	20	2006	11		0.550			
☐ Window Louver Blinds	20	2006	11		0.550			
☐ Site Furnishings	20	2006	11		0.550			
☒ Other: Acoustic Wall Panels	30	2006	11	10	0.367	0.250	0.025	

Total Furnishing [Built-In] Components

100

System Condition Index

0.250

FURNISHINGS [LOOSE] COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Student Tables	40	2006	11		0.275			
☐ Student Chairs	40	2006	11		0.275			
☐ Student Desk / Chair Combo Units	40	2006	11		0.275			
☐ Laboratory Tables	40	2006	11		0.275			
☐ Laboratory Chairs / Stools	40	2006	11		0.275			
☐ Music Tables	40	2006	11		0.275			
☐ Music Chairs / Stools	40	2006	11		0.275			
☐ Art Tables	40	2006	11		0.275			
☐ Art Chairs / Stools	40	2006	11		0.275			
☐ C&TE Tables	40	2006	11		0.275			
☐ C&TE Chairs / Stools	40	2006	11		0.275			
☐ Teacher Desks	40	2006	11		0.275			
☐ Teacher Chairs	40	2006	11		0.275			
☐ Bookcases	40	2006	11		0.275			
☐ Media Center Tables	40	2006	11		0.275			
☐ Media Center Chairs	40	2006	11		0.275			
☐ Media Center Bookshelves	40	2006	11		0.275			
☒ Office Desks	40	2006	11	65	0.275		0.179	
☒ Office Chairs	40	2006	11	35	0.275		0.096	
☐ Office File Cabinets / Bookshelves	40	2006	11		0.275			
☐ Office Systems Furniture	40	2006	11		0.275			
☐ Cafeteria Tables	40	2006	11		0.275			
☐ Cafeteria Chairs	40	2006	11		0.275			
☐ Kiln + Ventilation	30	2006	11		0.367			
☐ Other:								
☐ Other:								

Total Furnishings [Loose] Components

100

System Condition Index

0.275

Remarks:

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School Site: **Monticello High School - Aux. Gym Addition**

School Building Date: **2006** Assessment Date: **2017** **Aug 15** Initials: **JHJr**

ELEVATOR SYSTEMS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Hydraulic Elevator	25	2006	11		0.440		#DIV/0!	
☐ Electric Wheelchair Lift	25	2006	11		0.440		#DIV/0!	
☐ Other:								
☐ Other:								
Total Elevator Systems					System Condition Index		N/A	

Remarks:

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School Site: **Monticello High School - Aux. Gym Addition**

School Building Date: **2006**

Assessment Date:

2017

Aug 15

Initials:

EMT

FIRE PROTECTION SYSTEMS ASSESSMENT

Is Automatic Sprinkler System Required?		YES		NO		Limited Area Only		SCI Factor	Remarks
		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI		
☒	Automatic Sprinkler System	40	2006	11	60	0.275	0.275	0.165	
☐	Fire Sprinkler Booster Pump	20	2006	11		0.550			
☐	Limited Area Sprinkler System - Domestic	40	2006	11		0.275			
☒	Smoke Detectors	20	2006	11	20	0.550	0.550	0.110	
☒	In-Duct Smoke Detectors	20	2006	11	10	0.550	0.550	0.055	
☐	Heat Rise Detectors	20	2006	11		0.550			
☒	Fire Extinguisher Cabinets	40	2006	11	5	0.275	0.275	0.014	
☒	Fire Extinguishers	10	2006	11	5	1.000	1.000	0.050	
☐	Other:								
☐	Other:								
☒	Fire Alarm System - See Elec. Special Systems								
☒	Emergency Lighting - See Electrical								
Total Fire Protection Systems					100	System Condition Index		0.394	

Remarks:

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School Site: **Monticello High School - Aux. Gym Addition**

School Building Date: **2006**

Assessment Date:

2017

Aug 15

Initials:

EMT

PLUMBING SYSTEMS ASSESSMENT

Plumbing Fixtures

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Water Closets	40	2006	11		0.275		#DIV/0!	1
☐ Urinals	40	2006	11		0.275		#DIV/0!	1
☐ Flush Valves	20	2006	11		0.550		#DIV/0!	1
☐ Lavatories	40	2006	11		0.275		#DIV/0!	1
☐ Instructional Space Sinks	40	2006	11		0.275		#DIV/0!	1
☐ Other Sinks	40	2006	11		0.275		#DIV/0!	1
☐ Utility Sinks	40	2006	11		0.275		#DIV/0!	1
☐ Faucets - Manual	40	2006	11		0.275		#DIV/0!	1
☐ Faucets - Sensor	20	2006	11		0.550		#DIV/0!	1
☐ Drinking Fountains	40	2006	11		0.275		#DIV/0!	1
☐ Water Coolers	20	2006	11		0.550		#DIV/0!	1
☐ Showers - Gang	30	2006	11		0.367		#DIV/0!	1
☐ Showers - Individual	30	2006	11		0.367		#DIV/0!	1
☐ Other:								

Total Plumbing Fixture Components

System Condition Index

#DIV/0!

Plumbing Distribution Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Cold Water Piping	60	2006	11		0.183		#DIV/0!	1
☐ Hot Water Piping	60	2006	11		0.183		#DIV/0!	1
☐ Domestic HWH [Gas] [Propane] [Oil] [Electric]	20	2006	11		0.550		#DIV/0!	1
☐ Kitchen HWH [Gas] [Propane] [Oil] [Electric]	20	2006	11		0.550		#DIV/0!	1
☐ Storage Tanks	30	2006	11		0.367		#DIV/0!	1
☐ Sanitary Piping	60	2006	11		0.183		#DIV/0!	1
☐ Backflow Preventers	60	2006	11		0.183		#DIV/0!	1
☐ Grease Trap	60	2006	11		0.183		#DIV/0!	1
☐ Other:	20	2006	11		0.550		#DIV/0!	
☐ Other:								

Total Plumbing Distribution Systems

System Condition Index

#DIV/0!

Plumbing Fixtures	SCI	#DIV/0!	x	60%	Importance Factor =	#DIV/0!
Plumbing Distribution Systems	SCI	#DIV/0!	x	40%	Importance Factor =	#DIV/0!
Plumbing Systems Condition Index [SCI]						N/A

Remarks:

1	No plumbing systems in this portion of the building.
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School Site: **Monticello High School - Aux. Gym Addition**

School Building Date: **2006**

Assessment Date:

2017

Aug 15

Initials:

EMT

HVAC SYSTEMS ASSESSMENT

HVAC Delivery Systems and Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒ Unit Ventilators - Heating & Cooling	25	2006	11	15	0.440	0.440	0.066	
☐ Heat Pumps - Air-to-Air [Rooftop]	20	2006	11		0.550			
☐ Heat Pumps - Water-to-Air	25	2006	11		0.440			
☒ Shut-off VAV Boxes with Reheat	25	2006	11	15	0.440	0.440	0.066	
☒ Constant Volume Multi-Zone Air Handler	20	2006	11	70	0.550	0.550	0.385	
☐ Variable Air Volume Multi-Zone Air Handler	20	2006	11		0.550			
☐ DX Rooftop Unit	20	2006	11		0.550			
☐ DX Rooftop Unit with Hot Water Coil	20	2006	11		0.550			
☐ Package Rooftop Unit	20	2006	11		0.550			
☐ Indoor Ventilation Unit	25	2006	11		0.440			
☐ Rooftop Ventilation Unit	20	2006	11		0.550			
☐ Energy Recovery Unit	25	2006	11		0.440			
☐ PTACs	20	2006	11		0.550			
☐ Split System HVAC Units	20	2006	11		0.550			
☐ Wall-mounted Package Units	20	2006	11		0.550			
☐ Window Units	10	2006	11		1.000			
☐ Restroom / Locker Room Exhaust Systems	20	2006	11		0.550			
☐ Kitchen Exhaust & MU-Air Systems	25	2006	11		0.440			
☐ Other:								

Total HVAC Delivery System and Components

100

System Condition Index

0.517

HVAC Central Plant Systems and Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☐ Boiler [Gas] [Propane] [Oil] [Electric]	30	2006	11		0.367		#DIV/0!	
☐ Chiller	25	2006	11		0.440		#DIV/0!	
☐ Cooling Tower	20	2006	11		0.550		#DIV/0!	
☐ Economizing Equipment	25	2006	11		0.440		#DIV/0!	
☐ 2 Pipe Hydronic System	50	2006	11		0.220		#DIV/0!	
☐ 4 Pipe Hydronic System	50	2006	11		0.220		#DIV/0!	
☐ Pumps - Hot Water	25	2006	11		0.440		#DIV/0!	
☐ Pumps - Cold Water	25	2006	11		0.440		#DIV/0!	
☐ Geothermal Loop	50	2006	11		0.220		#DIV/0!	
☐ Storage Tank	25	2006	11		0.440		#DIV/0!	
☐ Other:								

Total HVAC Central Plant Systems and Components

System Condition Index

#DIV/0!

HVAC Control Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒ Direct Digital Controls	25	2006	11	90	0.440	0.440	0.396	
☐ Pneumatic Controls	25	2006	11		0.440			
☒ Thermostats	20	2006	11	10	0.550	0.55	0.055	

Total HVAC Control Systems

100

System Condition Index

0.451

HVAC Delivery Systems	SCI	0.517	x	90%	Importance Factor =	0.465
HVAC Central Plant Systems and Components	SCI		x		Importance Factor =	
HVAC Control Systems	SCI	0.451	x	10%	Importance Factor =	0.045
HVAC Systems Condition Index [SCI]						0.510

Remarks:

1	Classrooms
2	Lab Spaces
3	Cafeteria / Kitchen
4	Administration
5	Library / Media Center

6	Gymnasium
7	Locker Rooms
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School Site: **Monticello High School - Aux. Gym Addition**

School Building Date: **2006**

Assessment Date:

2017

Aug 15

Initials:

ELECTRICAL SYSTEMS ASSESSMENT

Electrical Service & Distribution

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Utility Transformer	40	2006	11		0.275			
☐ Electrical Primary Switchgear	40	2006	11		0.275			
☒ Branch Circuit Panels [120/208]	40	2006	11	34	0.275	0.250	0.085	
☐ [120/208] Power Distribution	40	2006	11		0.275			
☒ Branch Circuit Panels [277/480]	40	2006	11	33	0.275	0.250	0.083	
☐ [277/480] Power Distribution	40	2006	11		0.275			
☐ Branch Circuit Panels [____/____]	40	2006	11		0.275			
☐ [____/____] Power Distribution	40	2006	11		0.275			
☒ Transformers	40	2006	11	33	0.275	0.250	0.083	
☐ Other:								

Total Electrical Service & Distribution

100

System Condition Index

0.250

Electrical Power Systems & Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ General Purpose Plug Outlets	40	2006	11	50	0.275	0.25	0.125	
☐ Special Purpose Plug Outlets	40	2006	11		0.275			
☐ Clean Power Plug Outlets	40	2006	11		0.275			
☒ HVAC Systems Power	40	2006	11	50	0.275	0.25	0.125	
☐ HVAC Systems Power	40	2006	11		0.275			

Total Electrical Power Systems & Components

100

System Condition Index

0.250

Electrical Lighting Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☐ Classrooms	25	2006	11		0.440			
☐ Classrooms	25	2006	11		0.440			
☐ Lab Spaces	25	2006	11		0.440			
☐ Lab Spaces	25	2006	11		0.440			
☒ Corridors	25	2006	11	20	0.440	0.400	0.080	
☐ Commons	25	2006	11		0.440			
☐ Office and Conference Space	25	2006	11		0.440			
☐ Library / Media Center	25	2006	11		0.440			
☐ Cafeteria / Kitchen	25	2006	11		0.440			
☒ Gymnasium	25	2006	11	20	0.440	0.400	0.080	
☐ Large Assembly	25	2006	11		0.440			
☐ Stage Specialty	25	2006	11		0.440			
☒ Lighting Control Occupancy Sensors	25	2006	11	20	0.440	0.400	0.080	
☒ Emergency Lighting	25	2006	11	20	0.440	0.400	0.080	
☒ Exterior Building Lighting	25	2006	11	20	0.440	0.400	0.080	
☐ Parking Lot Lighting	25	2006	11		0.440			
☐ Other:								

Total Electrical Lighting Systems

100

System Condition Index

0.400

Electrical Service & Distribution	SCI	0.250	x	30%	Importance Factor =	0.075
Electrical Power Systems & Components	SCI	0.250	x	30%	Importance Factor =	0.075
Electrical Lighting Systems	SCI	0.400	x	40%	Importance Factor =	0.160
Electrical Systems Condition Index [SCI]						0.310

Remarks:

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School Site: **Monticello High School - Aux. Gym Addition**

School Building Date: **2006**

Assessment Date:

2017

Aug 15

Initials:

ELECTRICAL SPECIAL SYSTEMS ASSESSMENT

Electrical Special Communication Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Emergency Call Button System	25	2006	11		0.440			
☐ Public Address System	25	2006	11		0.440			
☒ Telephonic Systems	25	2006	11	25	0.440	0.440	0.110	
☒ Intercom Systems	25	2006	11	25	0.440	0.440	0.110	
☐ TV / Video Distribution Systems	15	2006	11		0.733			
☐ Video Conferencing / Distance Learning	15	2006	11		0.733			
☐ Projection Solution Systems	15	2006	11		0.733			
☐ Interactive Whiteboard Solutions	15	2006	11		0.733			
☐ Data Network Head-End Systems	15	2006	11		0.733			
☒ Data Distribution Systems - Wired	15	2006	11	25	0.733	0.700	0.175	
☒ Data Distribution Systems - Wireless	15	2014	3	25	0.200	0.100	0.025	
☐ Other:								
☐ Other:								

Total Electrical Special Communication Systems

100

System Condition Index

0.420

Electrical Special Non-Comm. Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Fire Alarm Panel	25	2006	11		0.440			
☒ Fire Alarm Horns/Sirens	25	2006	11	20	0.440	0.440	0.088	
☒ Fire Alarm Strobes	25	2006	11	20	0.440	0.440	0.088	
☒ Intrusion Detection System	25	2006	11	20	0.440	0.440	0.088	
☒ CCTV Security System	15	2006	11	20	0.733	0.500	0.100	
☒ Clock System	25	2006	11	20	0.440	0.440	0.088	
☐ Lightning Protection	40	2006	11		0.275			
☐ Other:								
☐ Other:								

Total Electrical Special Non-Comm. Systems

100

System Condition Index

0.452

Electrical Special Communication Systems	SCI	0.420	x	70%	Importance Factor =	0.294
Electrical Special Non-Comm. Systems	SCI	0.452	x	30%	Importance Factor =	0.136
Electrical Special Systems Condition Index [SCI]						0.430

Remarks:

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School Site: **Monticello High School - Theater Addition**

School Building Date: **2009**

Assessment Date: **2017**

Aug 15

Initials: **JHJr**

BUILDING SYSTEMS & COMPONENTS

	System Condition Index [SCI]	Importance Factor Weight [ES]	Weighted SCI
STRUCTURAL FLOOR SYSTEMS	0.080	0.0620	0.0050
STRUCTURAL WALL / FRAME SYSTEMS	0.080	0.1277	0.0102
STRUCTURAL ROOF SYSTEMS	0.080	0.0656	0.0053
EXTERIOR WALL SYSTEMS	0.200	0.0930	0.0186
ROOFING SYSTEMS	0.268	0.0571	0.0153
DOOR SYSTEMS	0.250	0.0143	0.0036
WINDOW SYSTEMS	0.200	0.0413	0.0083
INTERIOR FLOORING SYSTEMS	0.240	0.0311	0.0075
INTERIOR WALL SYSTEMS	0.240	0.0276	0.0066
INTERIOR WALL FINISH SYSTEMS	0.555	0.0040	0.0022
INTERIOR CEILING SYSTEMS	0.245	0.0055	0.0013
SPECIALTIES COMPONENTS	0.260	0.0242	0.0063
EQUIPMENT COMPONENTS	0.350	0.0204	0.0071
FURNISHINGS [BUILT-IN] COMPONENTS	0.260	0.0401	0.0104
FURNISHINGS [LOOSE] COMPONENTS	0.200	0.0620	0.0124
ELEVATOR SYSTEMS			
FIRE PROTECTION SYSTEMS	0.290	0.0143	0.0041
PLUMBING SYSTEMS	0.293	0.0419	0.0123
HVAC SYSTEMS	0.304	0.1550	0.0471
ELECTRICAL SYSTEMS	0.240	0.0775	0.0186
ELECTRICAL SPECIAL SYSTEMS	0.359	0.0351	0.0126
	2009	BUILDING FACILITY CONDITION INDEX	0.2149

Remarks:

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School Site: **Monticello High School - Theater Addition**

School Building Date: **2009**

Assessment Date: **2017** **Aug 15**

Initials: **JHJr**

STRUCTURAL FLOOR SYSTEMS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Concrete Slab - On Grade	100	2009	8	100	0.080		0.080	
☐ Concrete Slab - Elevated	100	2009	8		0.080			
☐ Wood Frame over Crawl Space	80	2009	8		0.100			
☐ Other:								
Total Structural Floor Systems				100	System Condition Index		0.080	

STRUCTURAL WALL / FRAME SYSTEMS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Concrete Masonry Unit Bearing Wall	100	2009	8	60	0.080		0.048	
☒ Steel Frame	100	2009	8	40	0.080		0.032	
☐ Steel Stud Frame	100	2009	8		0.080			
☐ Concrete Frame	100	2009	8		0.080			
☐ Wood Frame	80	2009	8		0.100			
☐ Other:								
Total Structural Wall / Frame Systems				100	System Condition Index		0.080	

STRUCTURAL ROOF SYSTEMS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Steel Frame	100	2009	8	100	0.080		0.080	
☐ Precast Concrete Ts	100	2009	8		0.080			
☐ Tectum / Purlin Deck	60	2009	8		0.133			
☐ Wood Frame	80	2009	8		0.100			
☐ Other:								
☐ Other:								
Total Structural Roof Systems				100	System Condition Index		0.080	

EXTERIOR WALL SYSTEMS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Brick Veneer	80	2009	8	100	0.100	0.200	0.200	
☐ Concrete Masonry Unit - Split Face	80	2009	8		0.100			
☐ Concrete Masonry Unit - Scored	80	2009	8		0.100			
☐ Precast Concrete Sills	80	2009	8		0.100			
☐ Exterior Insulation & Finish System	40	2009	8		0.200			
☐ Stucco	40	2009	8		0.200			
☐ Metal Wall Panel - Sheet	50	2009	8		0.160			
☐ Metal Wall Panel - Composite	50	2009	8		0.160			
☐ Other: Wood Fascia	30	2009	8		0.267			
☐ Other:								
Total Exterior Wall Systems				100	System Condition Index		0.200	

Remarks:

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School Site: **Monticello High School - Theater Addition**

School Building Date: **2009**

Assessment Date:

2017

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Initials:

JHJr

ROOFING SYSTEMS ASSESSMENT

Roofing Membrane Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Asphalt Shingles	20	2009	8		0.400			
☐ Spray Foam	20	2009	8		0.400			
☐ Single Ply EPDM - Mechanically Attached	20	2009	8		0.400			
☐ Single-Ply EPDM - Ballasted	20	2009	8		0.400			
☐ Single-Ply EPDM - Fully Adhered	25	2009	8		0.320			
☐ Single Ply PVC - Mechanically Attached	20	2009	8		0.400			
☐ Single-Ply PVC - Ballasted	20	2009	8		0.400			
☐ Single Ply TPO - Mechanically Attached	20	2009	8		0.400			
☐ Single-Ply TPO - Ballasted	20	2009	8		0.400			
☐ Built-Up (2 Ply SBS Mod. Bit.)	30	2009	8		0.267			
☐ Built-Up (4 Ply Traditional)	35	2009	8		0.229			
☒ Prefinished Metal Standing Seam	40	2009	8	100	0.200	0.250	0.250	
☐ Metal Walkway System	40	2009	8		0.200			
☐ Other:								
☐ Other:								

Total Roofing Membrane Systems Area

100

System Condition Index

0.250

Roofing Accessories

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Flashings	25	2009	8	25	0.320	0.400	0.100	
☒ Vent Caps	25	2009	8	15	0.320	0.400	0.060	
☐ Roof Hatches	40	2009	8		0.200			
☐ Skylights	20	2009	8		0.400			
☐ Coping-Metal	40	2009	8		0.200			
☐ Coping - Stone	40	2009	8		0.200			
☐ Roof Drains	40	2009	8		0.200			
☐ Roof Drain Piping	40	2009	8		0.200			
☐ Overflow Drains / Scuppers	40	2009	8		0.200			
☒ Gutters	40	2009	8	30	0.200	0.300	0.090	
☒ Downspouts	40	2009	8	30	0.200	0.300	0.090	
☐ Other:								

Total Roofing Accessories

100

System Condition Index

0.340

Roofing Membrane Systems	SCI	0.250	x	80%	Importance Factor =	0.200
Roofing Accessories	SCI	0.340	x	20%	Importance Factor =	0.068
Roofing Systems Condition Index [SCI]						0.268

Remarks:

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School Site: **Monticello High School - Theater Addition**

School Building Date: **2009**

Assessment Date:

2017

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Initials:

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DOOR SYSTEMS ASSESSMENT

Exterior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Steel - Swinging	40	2009	8	15	0.200	0.300	0.045	
X	Aluminum - Swinging	40	2009	8	40	0.200	0.250	0.100	
	Fiberglass - Swinging	40	2009	8		0.200			
	Wood - Swinging	20	2009	8		0.400			
X	Overhead Coiling Slat	40	2009	8	5	0.200		0.010	
	Counter Coiling Slat	40	2009	8		0.200			
	Overhead Coiling Grille	40	2009	8		0.200			
	Counter Coiling Grille	40	2009	8		0.200			
	Overhead Sectional	40	2009	8		0.200			
X	Door Hardware - Locksets	40	2009	8	20	0.200		0.040	
X	Door Hardware - Other	40	2009	8	20	0.200		0.040	
	Other:								

Total Exterior Doors

100

System Condition Index

0.235

Interior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Steel - Swinging	40	2009	8	15	0.200	0.300	0.045	
	Aluminum - Swinging	40	2009	8		0.200			
	Fiberglass - Swinging	40	2009	8		0.200			
X	Wood - Swinging	40	2009	8	40	0.200	0.300	0.120	
X	Overhead Coiling Slat	40	2009	8	5	0.200		0.010	
	Counter Coiling Slat	40	2009	8		0.200			
	Overhead Coiling Grille	40	2009	8		0.200			
	Counter Coiling Grille	40	2009	8		0.200			
X	Door Hardware - Locksets	40	2009	8	20	0.200		0.040	
X	Door Hardware - Other	40	2009	8	20	0.200		0.040	
	Other:								
	Other:								

Total Interior Doors

100

System Condition Index

0.255

Exterior Doors	SCI	0.235	x	25%	Importance Factor =	0.059
Interior Doors	SCI	0.255	x	75%	Importance Factor =	0.191
Door Systems Condition Index [SCI]						0.250

Remarks:

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School Site: **Monticello High School - Theater Addition**

School Building Date: **2009**

Assessment Date:

2017

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Initials:

JHJr

WINDOW SYSTEMS ASSESSMENT

Exterior Windows, Storefronts & Curtainwall

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Aluminum Unit Windows	40	2009	8		0.200			
☐ Steel Unit Windows	40	2009	8		0.200			
☐ Wood Unit Windows	30	2009	8		0.267			
☒ Aluminum Storefront Systems	40	2009	8	100	0.200		0.200	
☐ Aluminum Curtainwall Systems	40	2009	8		0.200			
☐ Fiberglass Sandwich Panel Systems	40	2009	8		0.200			
☐ Roof-mounted Skylights	25	2009	8		0.320			
☐ Other:								
☐ Other:								
☐ Glass Glazing - Double Pane	40	2009	8		0.200			
☐ Glass Glazing - Single Pane	40	2009	8		0.200			
☐ Plastic Glazing	25	2009	8		0.320			
☐ Other: Metal Spandrel Panel	40	2009	8		0.200			
☐ Other:								

Total Exterior Windows, Storefronts & Curtainwall

100

System Condition Index

0.200

Interior Windows and Storefronts

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Steel Unit Windows	40	2009	8		0.200			
☐ Wood Unit Windows	40	2009	8		0.200			
☒ Aluminum Storefront Systems	40	2009	8	100	0.200		0.200	
☐ Other:								
☐ Other:								
☐ Glass Glazing - Double Pane	40	2009	8		0.200			
☐ Glass Glazing - Single Pane	40	2009	8		0.200			
☐ Plastic Glazing	25	2009	8		0.320			
☐ Other:								
☐ Other:								

Total Interior Windows and Storefronts

100

System Condition Index

0.200

Exterior Windows, Storefronts & Curtainwall	SCI	0.200	x	90%	Importance Factor =	0.180
Interior Windows and Storefronts	SCI	0.200	x	10%	Importance Factor =	0.020
Window Systems Condition Index [SCI]						0.200

Remarks:

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Initials:

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INTERIOR FLOORING SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
X	Concrete	80	2009	8	40	0.100		0.040	
	Cementitious Terrazzo	50	2009	8		0.160			
	Resinous Matrix Terrazzo	50	2009	8		0.160			
X	Resilient - Vinyl Tile	20	2009	8	20	0.400		0.080	
	Resilient - Rubber Tile	25	2009	8		0.320			
	Resilient - Vinyl Sheet	20	2009	8		0.400			
	Resilient - Linoleum Sheet	25	2009	8		0.320			
	Resilient - Athletic Sheet	40	2009	8		0.200			
	Resilient - Weight Room	40	2009	8		0.200			
X	Carpet - Roll	15	2009	8	15	0.533		0.080	
	Carpet - Tile	20	2009	8		0.400			
	Wood Strip - Athletic	50	2009	8		0.160			
X	Wood Strip - Stage	50	2009	8	20	0.160		0.032	
	Quarry Tile	50	2009	8		0.160			
X	Ceramic Tile	50	2009	8	5	0.160		0.008	
	Granwood	50	2009	8		0.160			
	Other: Quartz Epoxy	40	2009	8		0.200			
	Other:								
	Other:								

Total Interior Flooring Systems

100

System Condition Index

0.240

Remarks:

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Initials:

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INTERIOR WALL SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Concrete Masonry Unit	80	2009	8	100	0.100	0.150	0.150	
☐	Concrete Masonry Unit - Glazed	80	2009	8		0.100			
☐	Drywall / Metal Stud	40	2009	8		0.200			
☐	Plaster / Metal Stud	50	2009	8		0.160			
☐	Brick Veneer	80	2009	8		0.100			
☐	Operable Folding Partition - Classrooms	30	2009	8		0.267			
☐	Operable Folding Partition - Cafeteria / MP	30	2009	8		0.267			
☐	Glazed Partition	40	2009	8		0.200			
☐	Other:								
Total Interior Wall Systems					100	System Condition Index		0.150	

INTERIOR WALL FINISHES ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	CMU - Painted	10	2009	8	65	0.800		0.520	
☐	Drywall or Plaster - Painted	10	2009	8		0.800			
☐	Ceramic Tile	50	2009	8		0.160			
☐	Vinyl Wall Covering	30	2009	8		0.267			
☒	Other: Brick	80	2009	8	35	0.100		0.035	
Total Interior Wall Finishes					100	System Condition Index		0.555	

INTERIOR CEILING SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Acoustical Panel Ceiling	30	2009	8	10	0.267		0.027	
☐	Acoustical Panel Ceiling - Special	30	2009	8		0.267			
☐	Vinyl-faced Panel Ceiling	30	2009	8		0.267			
☐	Drywall	40	2009	8		0.200			
☐	Plaster	50	2009	8		0.160			
☒	Exposed Structure - Painted	50	2009	8	20	0.160		0.032	
☐	Exposed Structure - Unpainted	80	2009	8		0.100			
☒	Acoustical Treatment	30	2009	8	70	0.267		0.187	
☐	Other:								
☐	Other:								
Total Interior Ceiling Systems					100	System Condition Index		0.245	

Remarks:

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Initials:

JHJr

SPECIALTIES COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Visual Display Boards	40	2009	8		0.200			
☐ Display Cases	40	2009	8		0.200			
☒ Graphic Signage	40	2009	8	20	0.200	0.100	0.020	
☐ Toilet Compartments	40	2009	8		0.200			
☐ Shower & Dressing Compartments	40	2009	8		0.200			
☐ Cubicle Curtains & Tracks	40	2009	8		0.200			
☒ Toilet Accessories / Mirror Units	40	2009	8	80	0.200	0.300	0.240	
☐ Lockers	30	2009	8		0.267			
☐ Flagpoles	40	2009	8		0.200			
☐ Other:								
☐ Other:								
Total Specialties Components				100	System Condition Index		0.260	

EQUIPMENT COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Foodservice Equipment	40	2009	8		0.200			
☐ Cooking Equipment	40	2009	8		0.200			
☐ Preparation Equipment	40	2009	8		0.200			
☐ Warewashing Equipment	40	2009	8		0.200			
☐ Serving Equipment	40	2009	8		0.200			
☐ Refrigeration Equipment	40	2009	8		0.200			
☐ Storage Equipment	40	2009	8		0.200			
☐ Gymnasium Equipment								
☐ Basketball	40	2009	8		0.200			
☐ Volleyball	40	2009	8		0.200			
☐ Divider Curtain	40	2009	8		0.200			
☐ Fitness	40	2009	8		0.200			
☐ Projection Screens	20	2009	8		0.400			
☐ Laboratory Equipment	30	2009	8		0.267			
☒ Theatrical Rigging and Curtains	20	2009	8	100	0.400	0.350	0.350	
☐ Cafeteria / Serving Line Accordion Partition	20	2009	8		0.400			
☐ Other:								
Total Equipment Components				100	System Condition Index		0.350	

Remarks:

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FURNISHINGS [BUILT-IN] COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Educational Cabinets & Casework	40	2009	8		0.200			
☐ Media Center Cabinets & Casework	40	2009	8		0.200			
☐ Music Cabinets & Casework	40	2009	8		0.200			
☒ General Cabinets & Casework	40	2009	8	10	0.200		0.020	
☐ Laboratory Casework	40	2009	8		0.200			
☒ Fixed Audience Seating	30	2009	8	70	0.267		0.187	
☐ Grandstand Bleachers	40	2009	8		0.200			
☐ Telescopic Bleachers	30	2009	8		0.267			
☐ Window Shades	20	2009	8		0.400			
☐ Window Louver Blinds	20	2009	8		0.400			
☐ Site Furnishings	20	2009	8		0.400			
☒ Other: Acoustic Wall Panels	30	2009	8	20	0.267		0.053	

Total Furnishing [Built-In] Components

100

System Condition Index

0.260

FURNISHINGS [LOOSE] COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Student Tables	40	2009	8		0.200			
☒ Student Chairs	40	2009	8	100	0.200		0.200	
☐ Student Desk / Chair Combo Units	40	2009	8		0.200			
☐ Laboratory Tables	40	2009	8		0.200			
☐ Laboratory Chairs / Stools	40	2009	8		0.200			
☐ Music Tables	40	2009	8		0.200			
☐ Music Chairs / Stools	40	2009	8		0.200			
☐ Art Tables	40	2009	8		0.200			
☐ Art Chairs / Stools	40	2009	8		0.200			
☐ C&TE Tables	40	2009	8		0.200			
☐ C&TE Chairs / Stools	40	2009	8		0.200			
☐ Teacher Desks	40	2009	8		0.200			
☐ Teacher Chairs	40	2009	8		0.200			
☐ Bookcases	40	2009	8		0.200			
☐ Media Center Tables	40	2009	8		0.200			
☐ Media Center Chairs	40	2009	8		0.200			
☐ Media Center Bookshelves	40	2009	8		0.200			
☐ Office Desks	40	2009	8		0.200			
☐ Office Chairs	40	2009	8		0.200			
☐ Office File Cabinets / Bookshelves	40	2009	8		0.200			
☐ Office Systems Furniture	40	2009	8		0.200			
☐ Cafeteria Tables	40	2009	8		0.200			
☐ Cafeteria Chairs	40	2009	8		0.200			
☐ Kiln + Ventilation	30	2009	8		0.267			
☐ Other:								
☐ Other:								

Total Furnishings [Loose] Components

100

System Condition Index

0.200

Remarks:

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School Site: **Monticello High School - Theater Addition**

School Building Date: **2009**

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Initials:

JHJr

ELEVATOR SYSTEMS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Hydraulic Elevator	25	2009	8		0.320		#DIV/0!	
☐ Electric Wheelchair Lift	25	2009	8		0.320		#DIV/0!	
☐ Other:								
☐ Other:								
Total Elevator Systems					System Condition Index		N/A	

Remarks:

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2017

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Initials:

EMT

FIRE PROTECTION SYSTEMS ASSESSMENT

Is Automatic Sprinkler System Required?		YES		NO		Limited Area Only		SCI Factor	Remarks
		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI		
☒	Automatic Sprinkler System	40	2009	8	60	0.200	0.200	0.120	
☐	Fire Sprinkler Booster Pump	20	2009	8		0.400			
☐	Limited Area Sprinkler System - Domestic	40	2009	8		0.200			
☒	Smoke Detectors	20	2009	8	20	0.400	0.400	0.080	
☒	In-Duct Smoke Detectors	20	2009	8	10	0.400	0.400	0.040	
☐	Heat Rise Detectors	20	2009	8		0.400			
☒	Fire Extinguisher Cabinets	40	2009	8	5	0.200	0.200	0.010	
☒	Fire Extinguishers	10	2009	8	5	0.800	0.800	0.040	
☐	Other:								
☐	Other:								
☒	Fire Alarm System - See Elec. Special Systems								
☒	Emergency Lighting - See Electrical								
Total Fire Protection Systems					100	System Condition Index		0.290	

Remarks:

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School Building Date: **2009**

Assessment Date:

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Initials:

EMT

PLUMBING SYSTEMS ASSESSMENT

Plumbing Fixtures

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Water Closets	40	2009	8		0.200			
☐ Urinals	40	2009	8		0.200			
☐ Flush Valves	20	2009	8		0.400			
☐ Lavatories	40	2009	8		0.200			
☐ Instructional Space Sinks	40	2009	8		0.200			
☐ Other Sinks	40	2009	8		0.200			
☒ Utility Sinks	40	2009	8	40	0.200	0.200	0.080	
☐ Faucets - Manual	40	2009	8		0.200			
☐ Faucets - Sensor	20	2009	8		0.400			
☐ Drinking Fountains	40	2009	8		0.200			
☒ Water Coolers	20	2009	8	60	0.400	0.400	0.240	
☐ Showers - Gang	30	2009	8		0.267			
☐ Showers - Individual	30	2009	8		0.267			
☐ Other:								

Total Plumbing Fixture Components

100

System Condition Index

0.320

Plumbing Distribution Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Cold Water Piping	60	2009	8	15	0.133	0.133	0.020	
☒ Hot Water Piping	60	2009	8	5	0.133	0.133	0.007	
☒ Domestic HWH [Gas] [Propane] [Oil] [Electric]	20	2009	8	10	0.400	0.400	0.040	
☐ Kitchen HWH [Gas] [Propane] [Oil] [Electric]	20	2009	8		0.400			
☐ Storage Tanks	30	2009	8		0.267			
☒ Sanitary Piping	60	2009	8	20	0.133	0.133	0.027	
☐ Backflow Preventers	60	2009	8		0.133			
☐ Grease Trap	60	2009	8		0.133			
☒ Other: Grinder Pump	25	2009	8	25	0.320	0.320	0.080	
☒ Other: Sump Pump	25	2009	8	25	0.320	0.32	0.080	

Total Plumbing Distribution Systems

100

System Condition Index

0.253

Plumbing Fixtures	SCI	0.320	x	60%	Importance Factor =	0.192
Plumbing Distribution Systems	SCI	0.253	x	40%	Importance Factor =	0.101
Plumbing Systems Condition Index [SCI]						0.293

Remarks:

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School Site: **Monticello High School - Theater Addition**

School Building Date: **2009**

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2017

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Initials:

EMT

HVAC SYSTEMS ASSESSMENT

HVAC Delivery Systems and Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒ Unit Ventilators - Heating & Cooling	25	2009	8	15	0.320	0.320	0.048	
☐ Heat Pumps - Air-to-Air [Rooftop]	20	2009	8		0.400			
☐ Heat Pumps - Water-to-Air	25	2009	8		0.320			
☒ Fan-Powered VAV Boxes with Reheat	25	2009	8	20	0.320	0.320	0.064	
☐ Constant Volume Multi-Zone Air Handler	20	2009	8		0.400			
☒ Variable Air Volume Single-Zone Air Handler	20	2009	8	50	0.400	0.400	0.200	
☐ DX Rooftop Unit	20	2009	8		0.400			
☐ DX Rooftop Unit with Hot Water Coil	20	2009	8		0.400			
☐ Package Rooftop Unit	20	2009	8		0.400			
☐ Indoor Ventilation Unit	25	2009	8		0.320			
☐ Rooftop Ventilation Unit	20	2009	8		0.400			
☐ Energy Recovery Unit	25	2009	8		0.320			
☒ PTACs	20	2009	8	5	0.400	0.400	0.020	
☐ Split System HVAC Units	20	2009	8		0.400			
☐ Wall-mounted Package Units	20	2009	8		0.400			
☐ Window Units	10	2009	8		0.800			
☒ Restroom / Locker Room Exhaust Systems	20	2009	8	10	0.400	0.400	0.040	
☐ Kitchen Exhaust & MU-Air Systems	25	2009	8		0.320			
☐ Other:								

Total HVAC Delivery System and Components

100

System Condition Index

0.372

HVAC Central Plant Systems and Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☐ Boiler [Gas] [Propane] [Oil] [Electric]	30	2009	8		0.267			
☐ Chiller	25	2009	8		0.320			
☐ Cooling Tower	20	2009	8		0.400			
☐ Economizing Equipment	25	2009	8		0.320			
☐ 2 Pipe Hydronic System	50	2009	8		0.160			
☒ 4 Pipe Hydronic System	50	2009	8	100	0.160	0.16	0.160	
☐ Pumps - Hot Water	25	2009	8		0.320			
☐ Pumps - Cold Water	25	2009	8		0.320			
☐ Geothermal Loop	50	2009	8		0.160			
☐ Storage Tank	25	2009	8		0.320			
☐ Other:								

Total HVAC Central Plant Systems and Components

100

System Condition Index

0.160

HVAC Control Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒ Direct Digital Controls	25	2009	8	90	0.320	0.320	0.288	
☐ Pneumatic Controls	25	2009	8		0.320			
☒ Thermostats	20	2009	8	10	0.400	0.4	0.040	

Total HVAC Control Systems

100

System Condition Index

0.328

HVAC Delivery Systems	SCI	0.372	x	60%	Importance Factor =	0.223
HVAC Central Plant Systems and Components	SCI	0.160	x	30%	Importance Factor =	0.048
HVAC Control Systems	SCI	0.328	x	10%	Importance Factor =	0.033
HVAC Systems Condition Index [SCI]						0.304

Remarks:

1	Classrooms
2	Lab Spaces
3	Cafeteria / Kitchen
4	Administration
5	Library / Media Center

6	Gymnasium
7	Locker Rooms
8	
9	
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School Site: **Monticello High School - Theater Addition**

School Building Date: **2009**

Assessment Date:

2017

Aug 15

Initials:

ELECTRICAL SYSTEMS ASSESSMENT

Electrical Service & Distribution

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Utility Transformer	40	2009	8		0.200			
☐ Electrical Primary Switchgear	40	2009	8		0.200			
☒ Branch Circuit Panels [120/208]	40	2009	8	34	0.200	0.200	0.068	
☐ [120/208] Power Distribution	40	2009	8		0.200			
☒ Branch Circuit Panels [277/480]	40	2009	8	33	0.200	0.200	0.066	
☐ [277/480] Power Distribution	40	2009	8		0.200			
☐ Branch Circuit Panels [____/____]	40	2009	8		0.200			
☐ [____/____] Power Distribution	40	2009	8		0.200			
☒ Transformers	40	2009	8	33	0.200	0.200	0.066	
☐ Other:								

Total Electrical Service & Distribution

100

System Condition Index

0.200

Electrical Power Systems & Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ General Purpose Plug Outlets	40	2009	8	25	0.200	0.2	0.050	
☒ Special Purpose Plug Outlets	40	2009	8	25	0.200	0.2	0.050	
☒ Clean Power Plug Outlets	40	2009	8	25	0.200	0.2	0.050	
☒ HVAC Systems Power	40	2009	8	25	0.200	0.2	0.050	
☐ HVAC Systems Power	40	2009	8		0.200			

Total Electrical Power Systems & Components

100

System Condition Index

0.200

Electrical Lighting Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☐ Classrooms	25	2009	8		0.320			
☐ Classrooms	25	2009	8		0.320			
☐ Lab Spaces	25	2009	8		0.320			
☐ Lab Spaces	25	2009	8		0.320			
☒ Corridors	25	2009	8	17	0.320	0.300	0.051	
☐ Commons	25	2009	8		0.320			
☐ Office and Conference Space	25	2009	8		0.320			
☐ Library / Media Center	25	2009	8		0.320			
☐ Cafeteria / Kitchen	25	2009	8		0.320			
☐ Gymnasium	25	2009	8		0.320			
☐ Large Assembly	25	2009	8		0.320			
☒ Stage Specialty	25	2009	8	17	0.320	0.300	0.051	
☒ Lighting Control Occupancy Sensors	25	2009	8	17	0.320	0.300	0.051	
☒ Emergency Lighting	25	2009	8	17	0.320	0.300	0.051	
☒ Exterior Building Lighting	25	2009	8	16	0.320	0.300	0.048	
☒ Parking Lot Lighting	25	2009	8	16	0.320	0.300	0.048	
☐ Other:								

Total Electrical Lighting Systems

100

System Condition Index

0.300

Electrical Service & Distribution	SCI	0.200	x	30%	Importance Factor =	0.060
Electrical Power Systems & Components	SCI	0.200	x	30%	Importance Factor =	0.060
Electrical Lighting Systems	SCI	0.300	x	40%	Importance Factor =	0.120
Electrical Systems Condition Index [SCI]						0.240

Remarks:

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School Site: **Monticello High School - Theater Addition**

School Building Date: **2009**

Assessment Date:

2017

Aug 15

Initials:

ELECTRICAL SPECIAL SYSTEMS ASSESSMENT

Electrical Special Communication Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Emergency Call Button System	25	2009	8		0.320			
☐ Public Address System	25	2009	8		0.320			
☒ Telephonic Systems	25	2009	8	25	0.320	0.300	0.075	
☒ Intercom Systems	25	2009	8	25	0.320	0.300	0.075	
☐ TV / Video Distribution Systems	15	2009	8		0.533			
☐ Video Conferencing / Distance Learning	15	2009	8		0.533			
☒ Projection Solution Systems	15	2009	8	25	0.533	0.500	0.125	
☐ Interactive Whiteboard Solutions	15	2009	8		0.533			
☐ Data Network Head-End Systems	15	2009	8		0.533			
☒ Data Distribution Systems - Wired	15	2009	8	12.5	0.533	0.500	0.063	
☒ Data Distribution Systems - Wireless	15	2014	3	12.5	0.200	0.200	0.025	
☐ Other:								
☐ Other:								

Total Electrical Special Communication Systems

100

System Condition Index

0.363

Electrical Special Non-Comm. Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Fire Alarm Panel	25	2009	8		0.320			
☒ Fire Alarm Horns/Sirens	25	2009	8	12.5	0.320	0.300	0.038	
☒ Fire Alarm Strobes	25	2009	8	12.5	0.320	0.300	0.038	
☒ Intrusion Detection System	25	2009	8	25	0.320	0.300	0.075	
☒ CCTV Security System	15	2009	8	25	0.533	0.500	0.125	
☒ Clock System	25	2009	8	25	0.320	0.300	0.075	
☐ Lightning Protection	40	2009	8		0.200			
☐ Other:								
☐ Other:								

Total Electrical Special Non-Comm. Systems

100

System Condition Index

0.350

Electrical Special Communication Systems	SCI	0.363	x	70%	Importance Factor =	0.254
Electrical Special Non-Comm. Systems	SCI	0.350	x	30%	Importance Factor =	0.105
Electrical Special Systems Condition Index [SCI]						0.359

Remarks:

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Western Albemarle High School

School Site: **Western Albemarle High School**

Assessment Date: **2017** **Aug 15**

School Building Date: **1978** **1996** **2005** **2017** **AVG**
 School Building Area [SF]: **170,626** **19,825** **4,965** **3,390** **198,806** Total SF

BUILDING SYSTEMS & COMPONENTS				System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	Average System Condition Index [SCI]	Importance Factor Weight	
	STRUCTURAL FLOOR SYSTEMS			0.390	0.210	0.120		0.3587	0.0518	
	STRUCTURAL WALL / FRAME SYSTEMS			0.390	0.210	0.120		0.3587	0.1067	
	STRUCTURAL ROOF SYSTEMS			0.390	0.210	0.120		0.3587	0.0549	
	EXTERIOR WALL SYSTEMS			0.614	0.263	0.150		0.5572	0.0778	
	ROOFING SYSTEMS			0.811	0.897	0.585		0.7996	0.0477	
	DOOR SYSTEMS			0.905	0.585	0.300		0.8423	0.0120	
	WINDOW SYSTEMS			0.778	0.503	0.320		0.7260	0.0346	
	INTERIOR FLOORING SYSTEMS			0.616	0.418	0.345		0.5785	0.0260	
	INTERIOR WALL SYSTEMS			0.616	0.418	0.345		0.5785	0.0231	
	INTERIOR WALL FINISH SYSTEMS			0.515	0.550	1.000		0.5218	0.0033	
	INTERIOR CEILING SYSTEMS			0.515	0.456	0.264		0.4941	0.0046	
	SPECIALTIES COMPONENTS			0.630	0.503	0.700		0.6083	0.0203	
	EQUIPMENT COMPONENTS			0.454	0.560	0.400		0.4553	0.0171	
	FURNISHINGS [BUILT-IN] COMPONENTS			0.585	0.600	0.590		0.5766	0.0335	
	FURNISHINGS [LOOSE] COMPONENTS			0.447	0.460	0.450		0.4407	0.0518	
	ELEVATOR SYSTEMS			1.000				1.0000	0.0022	
	FIRE PROTECTION SYSTEMS			0.922	0.854	0.560		0.8900	0.0097	
	PLUMBING SYSTEMS			0.827	0.559	0.300		0.7731	0.0350	
	HVAC SYSTEMS			0.588	0.914	0.589		0.6103	0.1296	
	ELECTRICAL SYSTEMS			0.665	0.620	0.372		0.6415	0.0648	
	ELECTRICAL SPECIAL SYSTEMS			0.603	0.539	0.504		0.5834	0.0294	
BUILDING FACILITY CONDITION INDEX				0.5776	0.5080	0.3395	0.000	0.5549	0.8358	0.4638
SITE SYSTEMS & COMPONENTS				0.672				0.672	0.6522	0.4383
SITE PLAYGROUNDS & ATHLETICS				0.570				0.570	0.3478	0.1981
SITE FACILITY CONDITION INDEX				0.6363					0.1642	0.1045
CAMPUS FACILITY CONDITION INDEX										0.5683

Systems Replacement Cost in 2018 Dollars / SF	Priority 1 Estimated Cost of Capital Renewals [SCI > .9] 2018 \$\$\$	Priority 2 Estimated Cost of Capital Renewals [.9 > SCI > .8] 2018 \$\$\$	Priority 3 Estimated Cost of Capital Renewals [.8 > SCI > .7] 2018 \$\$\$	Priority 4 Estimated Cost of Capital Renewals [.7 > SCI > .6] 2018 \$\$\$
\$ 1.82	\$ -	\$ -	\$ -	\$ -
\$ 3.75	\$ -	\$ -	\$ -	\$ -
\$ 1.93	\$ -	\$ -	\$ -	\$ -
\$ 2.73	\$ -	\$ -	\$ -	\$ 466,643
\$ 16.79	\$ -	\$ 3,197,516	\$ -	\$ -
\$ 4.21	\$ 718,112	\$ -	\$ -	\$ -
\$ 12.16	\$ -	\$ -	\$ 2,073,970	\$ -
\$ 9.15	\$ 540,000	\$ -	\$ -	\$ -
\$ 0.81	\$ -	\$ -	\$ -	\$ -
\$ 1.17	\$ 5,809	\$ -	\$ -	\$ -
\$ 1.61	\$ -	\$ -	\$ -	\$ -
\$ 4.09	\$ -	\$ -	\$ 20,293	\$ 697,372
\$ 2.96	\$ -	\$ -	\$ -	\$ -
\$ 5.71	\$ -	\$ -	\$ -	\$ 113,258
\$ 10.64	\$ -	\$ -	\$ -	\$ -
\$ 0.76	\$ 98,170	\$ -	\$ -	\$ -
\$ 3.42	\$ 583,304	\$ 67,774	\$ -	\$ -
\$ 12.32	\$ -	\$ 2,102,487	\$ -	\$ -
\$ 45.58	\$ 1,383,653	\$ -	\$ -	\$ -
\$ 17.47	\$ 165,000	\$ -	\$ -	\$ 3,327,732
\$ 10.33	\$ -	\$ -	\$ -	\$ 1,762,874
	\$ 3,494,048	\$ 5,367,777	\$ 2,094,262	\$ 10,294,691

\$ 21,250,778
 \$ 106.89 /SF

SCI Scoring Legend

1.000 = Building System or Building Component Life Exceeded - Replace Immediately
 0.750 = Building System or Building Component Life Remaining = 25%
 0.500 = Building System or Building Component Life Remaining = 50%
 0.250 = Building System or Building Component Life Remaining = 75%
 0.000 = Building System or Building Component Life Remaining = 100% [New]

Capital Renewal Legend

SCI > .9
.9 > SCI > .8
.8 > SCI > .7
.7 > SCI > .6

School Site: **Western Albemarle High School**

School Building Date: **1978**

Assessment Date:

2017

Aug 15

Initials

JHJr

SITE SYSTEMS & COMPONENTS ASSESSMENT

Site Utilites & Drainage

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Domestic Water Supply	60	1978	39	35	0.650		0.228	
☐	Fire Water Supply & Tank	60	1978	39		0.650			
☒	Sanitary Sewer - Municipal	60	1978	39	35	0.650	0.350	0.123	1
☐	Sanitary Sewer - On-Site Treatment	60	1978	39		0.650			
☒	Pervious Surface Site Drainage	30	1978	39	15	1.000	0.750	0.113	
☒	Impervious Surface Site Drainage	60	1978	39	15	0.650		0.098	
☐	Stormwater Quality & Quantity Control	60	1978	39		0.650			
☐	Other: Water Treatment & Storage	30	1978	39		1.000			
☐	Other:								

Total Site Utilites & Drainage

100

System Condition Index

0.560

Site Pavements & Sidewalks

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks Location
☒	Bus Loading Area	30	1978	39	20	1.000	0.700	0.140	
☒	Drop - Off Lane	30	1978	39	5	1.000	0.700	0.035	
☒	Staff Parking Lot	30	1978	39	35	1.000	0.700	0.245	
☒	Visitor Parking Lot	30	1978	39	5	1.000	0.700	0.035	
☒	Student Parking Lot [HS only]	30	1978	39	20	1.000	0.750	0.150	
☒	Service Area	30	1978	39	5	1.000	0.900	0.045	
☒	Concrete Sidewalks	30	1978	39	10	1.000	0.700	0.070	
☐	Concrete Sidewalks	30	1978	39		1.000			
☐	Concrete Sidewalks	30	1978	39		1.000			
☐	Other: Bus Parking	30	1978	39		1.000			
☐	Other: Gravel Drive to Storage Building	15	1978	39		1.000			
☐	Other:								

Total Site Pavements & Sidewalks

100

System Condition Index

0.720

Site Utilites & Drainage	SCI	0.560	x	30%	Importance Factor =	0.168
Site Pavements & Sidewalks	SCI	0.720	x	70%	Importance Factor =	0.504
Site Systems & Components Condition Index [SCI]						0.672

Remarks:

1	Sanitary Sewer Pump Station upgraded in 2017
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School Site: **Western Albemarle High School**

School Building Date: **1978**

Assessment Date:

2017

Aug 15

Initials

JHJr

SITE PLAYGROUND & ATHLETICS SYSTEMS & COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Pre-K / K Playground Equipment	30	1978	39		1.000			
☐ Elementary Playground Equipment	30	1978	39		1.000			
☒ Multi-Purpose Playfields	40	1978	39	5	0.975	0.500	0.025	
☐ Hard Court Play Areas	40	1978	39		0.975			
☒ Football Field	50	1978	39	15	0.780	0.200	0.030	1
☒ Stadium Bleachers	50	1978	39	20	0.780	0.650	0.130	
☒ Football Field Lighting	25	1978	39	10	1.000	0.750	0.075	
☒ Baseball Field	50	1978	39	5	0.780	0.650	0.033	
☒ Bleachers	50	1978	39	4	0.780	0.550	0.022	
☒ Baseball Field Lighting	25	1978	39	5	1.000	0.750	0.038	
☒ Softball Field	50	1978	39	5	0.780	0.500	0.025	
☒ Bleachers	50	1978	39	1	0.780	0.500	0.005	
☒ Soccer Field	50	1978	39	5	0.780	0.600	0.030	
☒ Tennis Courts	30	1978	39	10	1.000	0.600	0.060	2
☒ Running Track	30	1978	39	10	1.000	0.600	0.060	2
☒ Other: Tennis Court Lighting	25	1978	39	5	1.000	0.750	0.038	
☐ Other:								
☐ Other:								
☐ Other:								

Total Site Playground & Athletics

100

System Condition Index

0.570

Remarks:

1	Turf Field replaced in 2011
2	Resurfaced in 2012
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School Site: **Western Albemarle High School - Original Building**

School Building Date: **1978**

Assessment Date: **2017**

Aug 10

Initials: **JHJr**

BUILDING SYSTEMS & COMPONENTS

	System Condition Index [SCI]	Importance Factor Weight [ES]	Weighted SCI
STRUCTURAL FLOOR SYSTEMS	0.390	0.0619	0.0241
STRUCTURAL WALL / FRAME SYSTEMS	0.390	0.1274	0.0497
STRUCTURAL ROOF SYSTEMS	0.390	0.0655	0.0255
EXTERIOR WALL SYSTEMS	0.614	0.0928	0.0570
ROOFING SYSTEMS	0.811	0.0570	0.0462
DOOR SYSTEMS	0.905	0.0143	0.0129
WINDOW SYSTEMS	0.778	0.0412	0.0321
INTERIOR FLOORING SYSTEMS	0.616	0.0310	0.0191
INTERIOR WALL SYSTEMS	0.616	0.0276	0.0170
INTERIOR WALL FINISH SYSTEMS	0.515	0.0040	0.0020
INTERIOR CEILING SYSTEMS	0.515	0.0055	0.0028
SPECIALTIES COMPONENTS	0.630	0.0242	0.0152
EQUIPMENT COMPONENTS	0.454	0.0204	0.0092
FURNISHINGS [BUILT-IN] COMPONENTS	0.585	0.0400	0.0234
FURNISHINGS [LOOSE] COMPONENTS	0.447	0.0619	0.0276
ELEVATOR SYSTEMS	1.000	0.0026	0.0026
FIRE PROTECTION SYSTEMS	0.922	0.0142	0.0131
PLUMBING SYSTEMS	0.827	0.0418	0.0346
HVAC SYSTEMS	0.588	0.1546	0.0909
ELECTRICAL SYSTEMS	0.665	0.0773	0.0514
ELECTRICAL SPECIAL SYSTEMS	0.603	0.0351	0.0211
	1978	BUILDING FACILITY CONDITION INDEX	0.5776

Remarks:

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School Site: **Western Albemarle High School - Original Building**

School Building Date: **1978**

Assessment Date: **2017** **Aug 10**

Initials: **JHJr**

STRUCTURAL FLOOR SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Concrete Slab - On Grade	100	1978	39	80	0.390		0.312	
☒	Concrete Slab - Elevated	100	1978	39	20	0.390		0.078	
☐	Wood Frame over Crawl Space	80	1978	39		0.488			
☐	Other:								
Total Structural Floor Systems					100	System Condition Index		0.390	

STRUCTURAL WALL / FRAME SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Concrete Masonry Unit Bearing Wall	100	1978	39	10	0.390		0.039	
☒	Steel Frame	100	1978	39	65	0.390		0.254	
☐	Steel Stud Frame	100	1978	39		0.390			
☒	Concrete Frame	100	1978	39	25	0.390		0.098	
☐	Wood Frame	80	1978	39		0.488			
☐	Other:								
Total Structural Wall / Frame Systems					100	System Condition Index		0.390	

STRUCTURAL ROOF SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Steel Frame	100	1978	39	100	0.390		0.390	
☐	Precast Concrete Ts	100	1978	39		0.390			
☐	Tectum / Purlin Deck	60	1978	39		0.650			
☐	Wood Frame	80	1978	39		0.488			
☐	Other:								
☐	Other:								
Total Structural Roof Systems					100	System Condition Index		0.390	

EXTERIOR WALL SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Brick Veneer	80	1978	39	65	0.488		0.317	
☐	Concrete Masonry Unit - Split Face	80	1978	39		0.488			
☐	Concrete Masonry Unit - Scored	80	1978	39		0.488			
☐	Precast Concrete Sills	80	1978	39		0.488			
☐	Exterior Insulation & Finish System	40	1978	39		0.975			
☐	Stucco	40	1978	39		0.975			
☐	Metal Wall Panel - Sheet	50	1978	39		0.780			
☒	Metal Wall Panel - Composite	50	1978	39	35	0.780	0.850	0.298	
☐	Other: Wood Fascia	30	1978	39		1.000			
☐	Other:								
Total Exterior Wall Systems					100	System Condition Index		0.614	

Remarks:

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School Site: **Western Albemarle High School - Original Building**

School Building Date: **1978**

Assessment Date:

2017

Aug 10

Initials:

JHJr

ROOFING SYSTEMS ASSESSMENT

Roofing Membrane Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Asphalt Shingles	20	1978	39		1.000			
☐ Spray Foam	20	1978	39		1.000			
☐ Single Ply EPDM - Mechanically Attached	20	1978	39		1.000			
☐ Single-Ply EPDM - Ballasted	20	1978	39		1.000			
☒ Single-Ply EPDM - Fully Adhered	25	1997	20	100	0.800		0.800	1
☐ Single Ply PVC - Mechanically Attached	20	1978	39		1.000			
☐ Single-Ply PVC - Ballasted	20	1978	39		1.000			
☐ Single Ply TPO - Mechanically Attached	20	1978	39		1.000			
☐ Single-Ply TPO - Ballasted	20	1978	39		1.000			
☐ Built-Up (2 Ply SBS Mod. Bit.)	30	1978	39		1.000			
☐ Built-Up (4 Ply Traditional)	35	1978	39		1.000			
☐ Prefinished Metal Standing Seam	40	1978	39		0.975			
☐ Metal Walkway System	40	1978	39		0.975			
☐ Other:								
☐ Other:								

Total Roofing Membrane Systems Area

100

System Condition Index

0.800

Roofing Accessories

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Flashings	25	1997	20	30	0.800		0.240	
☐ Vent Caps	25	1978	39		1.000			
☐ Roof Hatches	40	1978	39		0.975			
☐ Skylights	20	1978	39		1.000			
☒ Coping-Metal	40	1997	20	40	0.500	0.8	0.320	
☐ Coping - Stone	40	1978	39		0.975			
☐ Roof Drains	40	1978	39		0.975			
☒ Roof Drain Piping	40	1978	39	30	0.975		0.293	
☐ Overflow Drains / Scuppers	40	1978	39		0.975			
☐ Gutters	40	1978	39		0.975			
☐ Downspouts	40	1978	39		0.975			
☐ Other:								

Total Roofing Accessories

100

System Condition Index

0.853

Roofing Membrane Systems	SCI	0.800	x	80%	Importance Factor =	0.640
Roofing Accessories	SCI	0.853	x	20%	Importance Factor =	0.171
Roofing Systems Condition Index [SCI]						0.811

Remarks:

1 Roof Membrane Warranty expired in 2013; Scheduled to be replaced in FY 20-21

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School Site: **Western Albemarle High School - Original Building**

School Building Date: **1978**

Assessment Date:

2017

Aug 10

Initials:

JHJr

DOOR SYSTEMS ASSESSMENT

Exterior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Steel - Swinging	40	1978	39	40	0.975		0.390	
X	Aluminum - Swinging	40	1978	39	15	0.975	0.800	0.120	
	Fiberglass - Swinging	40	1978	39		0.975			
	Wood - Swinging	20	1978	39		1.000			
X	Overhead Coiling Slat	40	1978	39	5	0.975		0.049	
	Counter Coiling Slat	40	1978	39		0.975			
	Overhead Coiling Grille	40	1978	39		0.975			
	Counter Coiling Grille	40	1978	39		0.975			
	Overhead Sectional	40	1978	39		0.975			
X	Door Hardware - Locksets	40	1978	39	20	0.975	0.900	0.180	
X	Door Hardware - Other	40	1978	39	20	0.975	0.900	0.180	
	Other:								

Total Exterior Doors

100

System Condition Index

0.919

Interior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Steel - Swinging	40	1978	39	5	0.975	0.900	0.045	
X	Aluminum - Swinging	40	1978	39	10	0.975	0.900	0.090	
	Fiberglass - Swinging	40	1978	39		0.975			
X	Wood - Swinging	40	1978	39	40	0.975	0.900	0.360	
	Overhead Coiling Slat	40	1978	39		0.975			
	Counter Coiling Slat	40	1978	39		0.975			
X	Overhead Coiling Grille	40	1978	39	5	0.975	0.900	0.045	
	Counter Coiling Grille	40	1978	39		0.975			
X	Door Hardware - Locksets	40	1978	39	20	0.975	0.900	0.180	
X	Door Hardware - Other	40	1978	39	20	0.975	0.900	0.180	
	Other:								
	Other:								

Total Interior Doors

100

System Condition Index

0.900

Exterior Doors	SCI	0.919	x	25%	Importance Factor =	0.230
Interior Doors	SCI	0.900	x	75%	Importance Factor =	0.675
Door Systems Condition Index [SCI]						0.905

Remarks:

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School Site: **Western Albemarle High School - Original Building**

School Building Date: **1978**

Assessment Date:

2017

Aug 10

Initials:

JHJr

WINDOW SYSTEMS ASSESSMENT

Exterior Windows, Storefronts & Curtainwall

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Aluminum Unit Windows	40	1978	39	75	0.975	0.850	0.638	
☐ Steel Unit Windows	40	1978	39		0.975			
☐ Wood Unit Windows	30	1978	39		1.000			
☒ Aluminum Storefront Systems	40	1978	39	5	0.975	0.850	0.043	
☒ Aluminum Storefront Systems	40	2015	2	10	0.050		0.005	1
☐ Aluminum Curtainwall Systems	40	1978	39		0.975			
☐ Fiberglass Sandwich Panel Systems	40	1978	39		0.975			
☐ Roof-mounted Skylights	25	1978	39		1.000			
☐ Other:								
☒ Glass Glazing - Double Pane	40	1978	39	10	0.975	0.850	0.085	
☐ Glass Glazing - Single Pane	40	1978	39		0.975			
☐ Plastic Glazing	25	1978	39		1.000			
☐ Other: Metal Spandrel Panel	40	1978	39		0.975			
☐ Other:								

Total Exterior Windows, Storefronts & Curtainwall

100

System Condition Index

0.770

Interior Windows and Storefronts

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Steel Unit Windows	40	1978	39	80	0.975	0.900	0.720	
☐ Wood Unit Windows	40	1978	39		0.975			
☒ Aluminum Storefront Systems	40	1978	39	5	0.975	0.900	0.045	
☒ Aluminum Storefront Systems	40	2015	2	5	0.050		0.003	1
☐ Other:								
☐ Glass Glazing - Double Pane	40	1978	39		0.975			
☒ Glass Glazing - Single Pane	40	1978	39	10	0.975	0.850	0.085	
☐ Plastic Glazing	25	1978	39		1.000			
☐ Other:								
☐ Other:								

Total Interior Windows and Storefronts

100

System Condition Index

0.853

Exterior Windows, Storefronts & Curtainwall	SCI	0.770	x	90%	Importance Factor =	0.693
Interior Windows and Storefronts	SCI	0.853	x	10%	Importance Factor =	0.085
Window Systems Condition Index [SCI]						0.778

Remarks:

1	2015 Entrance Vestibule Improvements
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School Site: **Western Albemarle High School - Original Building**

School Building Date: **1978**

Assessment Date:

2017

Aug 10

Initials:

JHJr

INTERIOR FLOORING SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
X	Concrete	80	1978	39	8	0.488		0.039	
X	Cementitious Terrazzo	50	1978	39	22	0.780	0.600	0.132	
	Resinous Matrix Terrazzo	50	1978	39		0.780			
X	Resilient - Vinyl Tile	20	1978	39	35	1.000	0.500	0.175	1
	Resilient - Rubber Tile	25	1978	39		1.000			
	Resilient - Vinyl Sheet	20	1978	39		1.000			
	Resilient - Linoleum Sheet	25	1978	39		1.000			
	Resilient - Athletic Sheet	40	1978	39		0.975			
	Resilient - Weight Room	40	1978	39		0.975			
X	Carpet - Roll	15	1978	39	5	1.000		0.050	
	Carpet - Tile	20	1978	39		1.000			
X	Wood Strip - Athletic	50	1978	39	13	0.780	0.850	0.111	2
X	Wood Strip - Stage	50	1978	39	5	0.780	0.500	0.025	
X	Quarry Tile	50	1978	39	5	0.780	0.700	0.035	
X	Ceramic Tile	50	1978	39	7	0.780	0.700	0.049	
	Granwood	50	1978	39		0.780			
	Other: Quartz Epoxy	40	1978	39		0.975			
	Other:								
	Other:								

Total Interior Flooring Systems

100

System Condition Index

0.616

Remarks:

1	Partial VCT Replacement in 2013
2	Gym Wood Floor scheduled to be replaced in FY 18-19
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School Site: **Western Albemarle High School - Original Building**

School Building Date: **1978**

Assessment Date:

2017

Aug 10

Initials:

JHJr

INTERIOR WALL SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Concrete Masonry Unit	80	1978	39	70	0.488		0.341	
☐	Concrete Masonry Unit - Glazed	80	1978	39		0.488			
☒	Drywall / Metal Stud	40	1978	39	10	0.975		0.098	
☐	Plaster / Metal Stud	50	1978	39		0.780			
☒	Brick Veneer	80	1978	39	16	0.488	0.300	0.048	
☒	Operable Folding Partition - Classrooms	30	1978	39	4	1.000		0.040	
☐	Operable Folding Partition - Cafeteria / MP	30	1978	39		1.000			
☐	Glazed Partition	40	1978	39		0.975			
☐	Other:								
Total Interior Wall Systems					100	System Condition Index		0.527	

INTERIOR WALL FINISHES ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	CMU - Painted	10	1978	39	85	1.000	0.500	0.425	
☒	Drywall or Plaster - Painted	10	1978	39	15	1.000	0.600	0.090	
☐	Ceramic Tile	50	1978	39		0.780			
☐	Vinyl Wall Covering	30	1978	39		1.000			
☐	Other:								
Total Interior Wall Finishes					100	System Condition Index		0.515	

INTERIOR CEILING SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Acoustical Panel Ceiling	30	1978	39	65	1.000	0.500	0.325	
☐	Acoustical Panel Ceiling - Special	30	1978	39		1.000			
☒	Vinyl-faced Panel Ceiling	30	1978	39	5	1.000	0.100	0.005	
☒	Drywall	40	1978	39	5	0.975	0.400	0.020	
☐	Plaster	50	1978	39		0.780			
☒	Exposed Structure - Painted	50	1978	39	20	0.780	0.650	0.130	
☐	Exposed Structure - Unpainted	80	1978	39		0.488			
☒	Acoustical Treatment	30	1978	39	5	1.000	0.700	0.035	
☐	Other:								
☐	Other:								
Total Interior Ceiling Systems					100	System Condition Index		0.515	

Remarks:

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School Site: **Western Albemarle High School - Original Building**

School Building Date: **1978**

Assessment Date:

2017

Aug 10

Initials:

JHJr

SPECIALTIES COMPONENTS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Visual Display Boards	40	1978	39	40	0.975	0.500	0.200	
☐	Display Cases	40	1978	39		0.975			
☒	Graphic Signage	40	1978	39	5	0.975	0.900	0.045	
☒	Toilet Compartments	40	1978	39	15	0.975	0.700	0.105	
☐	Shower & Dressing Compartments	40	1978	39		0.975			
☐	Cubicle Curtains & Tracks	40	1978	39		0.975			
☒	Toilet Accessories / Mirror Units	40	1978	39	15	0.975	0.700	0.105	
☒	Lockers	30	1978	39	25	1.000	0.700	0.175	
☐	Flagpoles	40	1978	39		0.975			
☐	Other:								
☐	Other:								
Total Specialties Components					100	System Condition Index		0.630	

EQUIPMENT COMPONENTS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Foodservice Equipment	40	2016	1	45	0.025		0.011	
☐	Cooking Equipment	40	2016	1		0.025			
☐	Preparation Equipment	40	2016	1		0.025			
☐	Warewashing Equipment	40	2016	1		0.025			
☐	Serving Equipment	40	2016	1		0.025			
☐	Refrigeration Equipment	40	2016	1		0.025			
☐	Storage Equipment	40	2016	1		0.025			
☐	Gymnasium Equipment								
☒	Basketball	40	1978	39	25	0.975	0.850	0.213	
☒	Volleyball	40	1978	39	5	0.975	0.850	0.043	
☒	Divider Curtain	40	1978	39	15	0.975	0.850	0.128	
☐	Fitness	40	1978	39		0.975			
☐	Projection Screens	20	1978	39		1.000			
☐	Laboratory Equipment	30	1978	39		1.000			
☒	Theatrical Rigging and Curtains	20	1978	39	10	1.000	0.600	0.060	
☐	Cafeteria / Serving Line Accordion Partition	20	1978	39		1.000			
☐	Other:								
Total Equipment Components					100	System Condition Index		0.454	

Remarks:

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School Site: **Western Albemarle High School - Original Building**

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Assessment Date:

2017

Aug 10

Initials:

JHJr

FURNISHINGS [BUILT-IN] COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X Educational Cabinets & Casework	40	1978	39	15	0.975	0.500	0.075	
X Media Center Cabinets & Casework	40	1978	39	10	0.975	0.300	0.030	
X Music Cabinets & Casework	40	1978	39	5	0.975	0.300	0.015	
X General Cabinets & Casework	40	1978	39	5	0.975	0.500	0.025	
X Laboratory Casework	40	1978	39	20	0.975	0.800	0.160	
X Fixed Audience Seating	30	1978	39	20	1.000	0.850	0.170	
Grandstand Bleachers	40	1978	39		0.975			
X Telescopic Bleachers	30	1978	39	20	1.000	0.300	0.060	
X Window Shades	20	1978	39	5	1.000		0.050	
Window Louver Blinds	20	1978	39		1.000			
Site Furnishings	20	1978	39		1.000			
Other: Acoustic Wall Panels	30	1978	39		1.000			

Total Furnishing [Built-In] Components

100

System Condition Index

0.585

FURNISHINGS [LOOSE] COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X Student Tables	40	1978	39	17	0.975	0.600	0.102	
X Student Chairs	40	1978	39	17	0.975	0.600	0.102	
Student Desk / Chair Combo Units	40	1978	39		0.975			
X Laboratory Tables	40	1978	39	2	0.975	0.250	0.005	
X Laboratory Chairs / Stools	40	1978	39	2	0.975	0.250	0.005	
Music Tables	40	1978	39		0.975			
X Music Chairs / Stools	40	1978	39	5	0.975	0.600	0.030	
X Art Tables	40	1978	39	2	0.975	0.600	0.012	
X Art Chairs / Stools	40	1978	39	2	0.975	0.600	0.012	
C&TE Tables	40	1978	39		0.975			
C&TE Chairs / Stools	40	1978	39		0.975			
Teacher Desks	40	1978	39		0.975			
Teacher Chairs	40	1978	39		0.975			
Bookcases	40	1978	39		0.975			
X Media Center Tables	40	2015	2	8	0.050		0.004	
X Media Center Chairs	40	2015	2	8	0.050		0.004	
X Media Center Bookshelves	40	2015	2	10	0.050		0.005	
X Office Desks	40	1978	39	5	0.975	0.600	0.030	
X Office Chairs	40	1978	39	5	0.975	0.600	0.030	
Office File Cabinets / Bookshelves	40	1978	39		0.975			
Office Systems Furniture	40	1978	39		0.975			
X Cafeteria Tables	40	1978	39	7	0.975	0.650	0.046	
X Cafeteria Chairs	40	1978	39	7	0.975	0.650	0.046	
X Kiln + Ventilation	30	1978	39	3	1.000	0.500	0.015	
Other:								
Other:								

Total Furnishings [Loose] Components

100

System Condition Index

0.447

Remarks:

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School Site: **Western Albemarle High School - Original Building**

School Building Date: **1978**

Assessment Date:

2017

Aug 10

Initials:

JHJr

ELEVATOR SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Hydraulic Elevator	25	1978	39	100	1.000		1.000	
☐	Electric Wheelchair Lift	25	1978	39		1.000			
☐	Other:								
☐	Other:								
Total Elevator Systems					100	System Condition Index		1.000	

Remarks:

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School Site: **Western Albemarle High School - Original Building**

School Building Date: **1978**

Assessment Date:

2017

Aug 10

Initials:

EMT

FIRE PROTECTION SYSTEMS ASSESSMENT

Is Automatic Sprinkler System Required?		YES		NO		Limited Area Only		SCI Factor	Remarks
		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI		
☐	Automatic Sprinkler System	40	1978	39		0.975			
☐	Fire Sprinkler Booster Pump	20	1978	39		1.000			
☒	Limited Area Sprinkler System - Domestic	40	1978	39	20	0.975	0.975	0.195	
☒	Smoke Detectors	20	1978	39	40	1.000	1.000	0.400	
☒	In-Duct Smoke Detectors	20	1978	39	10	1.000	1.000	0.100	
☒	Heat Rise Detectors	20	1978	39	2	1.000	1.000	0.020	
☒	Fire Extinguisher Cabinets	40	1978	39	14	0.975	0.975	0.137	
☒	Fire Extinguishers	10	2012	5	14	0.500	0.500	0.070	
☐	Other:								
☐	Other:								
☒	Fire Alarm System - See Elec. Special Systems								
☒	Emergency Lighting - See Electrical								
Total Fire Protection Systems					100	System Condition Index		0.922	

Remarks:

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School Site: **Western Albemarle High School - Original Building**

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Assessment Date:

2017

Aug 10

Initials:

EMT

PLUMBING SYSTEMS ASSESSMENT

Plumbing Fixtures		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Water Closets	40	1978	39	23	0.975	0.975	0.224	
X	Urinals	40	1978	39	15	0.975	0.975	0.146	
X	Flush Valves	20	1978	39	5	1.000	1.000	0.050	
X	Lavatories	40	1978	39	23	0.975	0.975	0.224	
X	Instructional Space Sinks	40	1978	39	5	0.975	0.975	0.049	
	Other Sinks	40	1978	39		0.975			
X	Utility Sinks	40	1978	39	2	0.975	0.975	0.020	
X	Faucets - Manual	40	1978	39	5	0.975	0.975	0.049	
	Faucets - Sensor	20	1978	39		1.000			
X	Drinking Fountains	40	1978	39	2	0.975	0.975	0.020	
X	Water Coolers	20	1978	39	2	1.000	1.000	0.020	
X	Showers - Gang	30	1978	39	5	1.000	1.000	0.050	
X	Showers - Individual	30	1978	39	5	1.000	1.000	0.050	
X	Other: Grinder Pump	25	1978	39	8	1.000	1.000	0.080	

Total Plumbing Fixture Components

100

System Condition Index

0.981

Plumbing Distribution Systems		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Cold Water Piping	60	1978	39	25	0.650	0.650	0.163	
X	Hot Water Piping	60	1978	39	25	0.650	0.650	0.163	
X	Domestic HWH [Gas] [Propane] [Oil] [Electric]	20	2007	10	15	0.500	0.500	0.075	
	Kitchen HWH [Gas] [Propane] [Oil] [Electric]	20	1978	39		1.000			
	Storage Tanks	30	1978	39		1.000			
X	Sanitary Piping	60	1978	39	25	0.650	0.650	0.163	
X	Backflow Preventers	60	1978	39	5	0.650	0.650	0.033	
X	Grease Trap	60	2016	1	5	0.017	0.017	0.001	
	Other:	20	1978	39		1.000			
	Other:								

Total Plumbing Distribution Systems

100

System Condition Index

0.596

Plumbing Fixtures	SCI	0.981	x	60%	Importance Factor =	0.589
Plumbing Distribution Systems	SCI	0.596	x	40%	Importance Factor =	0.238
Plumbing Systems Condition Index [SCI]						0.827

Remarks:

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School Site: **Western Albemarle High School - Original Building**

School Building Date: **1978**

Assessment Date:

2017

Aug 10

Initials:

EMT

HVAC SYSTEMS ASSESSMENT

HVAC Delivery Systems and Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☐ Unit Ventilators - Heating & Cooling	25	1978	39		1.000			
☐ Heat Pumps - Air-to-Air [Rooftop]	20	1978	39		1.000			
☐ Heat Pumps - Water-to-Air	25	1978	39		1.000			
☒ Shutoff VAV Boxes with HW Reheat	25	1978	39	25	1.000	1.000	0.250	
☒ Constant Volume Multi-Zone Air Handler	20	2012	5	10	0.250	0.250	0.025	
☒ Variable Air Volume Multi-Zone Air Handler	20	2015	2	10	0.100	0.100	0.010	
☒ DX Rooftop Unit	20	2011	6	35	0.300	0.300	0.105	
☐ DX Rooftop Unit with Hot Water Coil	20	1978	39		1.000			
☐ Package Rooftop Unit	20	1978	39		1.000			
☐ Indoor Ventilation Unit	25	1978	39		1.000			
☐ Rooftop Ventilation Unit	20	1978	39		1.000			
☐ Energy Recovery Unit	25	1978	39		1.000			
☐ PTACs	20	1978	39		1.000			
☐ Split System HVAC Units	20	1978	39		1.000			
☐ Wall-mounted Package Units	20	1978	39		1.000			
☐ Window Units	10	1978	39		1.000			
☒ Restroom / Locker Room Exhaust Systems	20	2014	3	10	0.150	0.150	0.015	
☒ Kitchen Exhaust & MU-Air Systems	25	2016	1	10	0.040	0.040	0.004	
☐ Other:								

Total HVAC Delivery System and Components

100

System Condition Index

0.409

HVAC Central Plant Systems and Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒ Boiler [Gas] [Propane] [Oil] [Electric]	30	1993	24	20	0.800	0.8	0.160	
☒ Chiller	25	1996	21	20	0.840	0.84	0.168	
☒ Cooling Tower	20	1978	39	15	1.000	1	0.150	
☐ Economizing Equipment	25	1978	39		1.000			
☐ 2 Pipe Hydronic System	50	1978	39		0.780			
☒ 4 Pipe Hydronic System	50	1978	39	20	0.780	0.78	0.156	
☒ Pumps - Hot Water	25	2007	10	10	0.400	0.4	0.040	
☒ Pumps - Cold Water	25	1996	21	10	0.840	0.84	0.084	
☐ Geothermal Loop	50	1978	39		0.780			
☒ Storage Tank	25	1978	39	5	1.000	1	0.050	
☐ Other:								

Total HVAC Central Plant Systems and Components

100

System Condition Index

0.808

HVAC Control Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒ Direct Digital Controls	25	1978	39	90	1.000		0.900	
☒ Pneumatic Controls	25	1978	39		1.000			
☒ Thermostats	20	1978	39	10	1.000		0.100	

Total HVAC Control Systems

100

System Condition Index

1.000

HVAC Delivery Systems	SCI	0.409	x	60%	Importance Factor =	0.245
HVAC Central Plant Systems and Components	SCI	0.808	x	30%	Importance Factor =	0.242
HVAC Control Systems	SCI	1.000	x	10%	Importance Factor =	0.100
HVAC Systems Condition Index [SCI]						0.588

Remarks:

1	Classrooms
2	Lab Spaces
3	Cafeteria / Kitchen
4	Administration
5	Library / Media Center

6	Gymnasium
7	Locker Rooms
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School Site: **Western Albemarle High School - Original Building**

School Building Date: **1978**

Assessment Date:

2017

Aug 10

Initials:

ELECTRICAL SYSTEMS ASSESSMENT

Electrical Service & Distribution

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X Utility Transformer	40	1978	39		0.975			
X Electrical Primary Switchgear	40	1978	39	20	0.975	0.800	0.160	
X Branch Circuit Panels [120/208]	40	1978	39	15	0.975	0.950	0.143	
X [120/208] Power Distribution	40	1978	39	10	0.975	0.950	0.095	
X Branch Circuit Panels [277/480]	40	1978	39	15	0.975	0.950	0.143	
X [277/480] Power Distribution	40	1978	39	10	0.975	0.800	0.080	
Branch Circuit Panels [____/____]	40	1978	39		0.975			
[____/____] Power Distribution	40	1978	39		0.975			
X Transformers	40	1978	39	15	0.975	0.950	0.143	
X Generator	25	2013	4	15	0.160	0.300	0.045	

Total Electrical Service & Distribution

100

System Condition Index

0.808

Electrical Power Systems & Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X General Purpose Plug Outlets	40	1997	20	25	0.500	0.5	0.125	
X Special Purpose Plug Outlets	40	1997	20	25	0.500	0.5	0.125	
Clean Power Plug Outlets	40	1978	39		0.975			
X HVAC Systems Power	40	1997	20	25	0.500	0.5	0.125	
X HVAC Systems Power	40	1997	20	25	0.500	0.5	0.125	

Total Electrical Power Systems & Components

100

System Condition Index

0.500

Electrical Lighting Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
X Classrooms	25	1997	20	7	0.800	0.800	0.056	
X Classrooms	25	1997	20	7	0.800	0.800	0.056	
X Lab Spaces	25	1997	20	3	0.800	0.800	0.024	
X Lab Spaces	25	1998	19	3	0.760	0.760	0.023	
X Corridors	25	1997	20	7	0.800	0.800	0.056	
X Commons	25	1997	20	5	0.800	0.800	0.040	
X Office and Conference Space	25	1997	20	5	0.800	0.800	0.040	
X Library / Media Center	25	2015	2	5	0.080	0.800	0.040	
X Cafeteria / Kitchen	25	2016	1	5	0.040	0.040	0.002	
X Gymnasium	25	2007	10	5	0.400	0.400	0.020	
X Large Assembly	25	1997	20	5	0.800	0.800	0.040	
X Stage Specialty	25	2012	5	10	0.200	0.200	0.020	
X Lighting Control Occupancy Sensors	25	1997	20	10	0.800	0.800	0.080	
X Emergency Lighting	25	1997	20	8	0.800	0.800	0.064	
X Exterior Building Lighting	25	1997	20	5	0.800	0.800	0.040	
X Parking Lot Lighting	25	1997	20	10	0.800	0.800	0.080	
Other:								

Total Electrical Lighting Systems

100

System Condition Index

0.681

Electrical Service & Distribution	SCI	0.808	x	30%	Importance Factor =	0.242
Electrical Power Systems & Components	SCI	0.500	x	30%	Importance Factor =	0.150
Electrical Lighting Systems	SCI	0.681	x	40%	Importance Factor =	0.272
Electrical Systems Condition Index [SCI]						0.665

Remarks:

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School Site: **Western Albemarle High School - Original Building**

School Building Date: **1978**

Assessment Date:

2017

Aug 10

Initials:

ELECTRICAL SPECIAL SYSTEMS ASSESSMENT

Electrical Special Communication Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Emergency Call Button System	25	1978	39		1.000			
☐ Public Address System	25	1978	39		1.000			
☒ Telephonic Systems	25	1997	20	25	0.800	0.800	0.200	
☒ Intercom Systems	25	1997	20	25	0.800	0.800	0.200	
☐ TV / Video Distribution Systems	15	1978	39		1.000			
☐ Video Conferencing / Distance Learning	15	1978	39		1.000			
☒ Projection Solution Systems	15	2010	7	25	0.467	0.500	0.125	
☐ Interactive Whiteboard Solutions	15	1978	39		1.000			
☒ Data Network Head-End Systems	15	2017		15				
☒ Data Distribution Systems - Wired	15	2017		5				
☒ Data Distribution Systems - Wireless	15	2014	3	5	0.200	0.200	0.010	
☐ Other:								
☐ Other:								

Total Electrical Special Communication Systems

100

System Condition Index

0.535

Electrical Special Non-Comm. Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Fire Alarm Panel	25	1997	20	20	0.800	0.800	0.160	
☒ Fire Alarm Horns/Sirens	25	1997	20	20	0.800	0.800	0.160	
☒ Fire Alarm Strobes	25	1997	20	20	0.800	0.800	0.160	
☒ Intrusion Detection System	25	1997	20	20	0.800	0.900	0.180	
☒ CCTV Security System	15	2010	7	15	0.467	0.400	0.060	
☒ Clock System	25	1978	39	5	1.000	0.800	0.040	
☐ Lightning Protection	40	1978	39		0.975			
☐ Other:								
☐ Other:								

Total Electrical Special Non-Comm. Systems

100

System Condition Index

0.760

Electrical Special Communication Systems	SCI	0.535	x	70%	Importance Factor =	0.375
Electrical Special Non-Comm. Systems	SCI	0.760	x	30%	Importance Factor =	0.228
Electrical Special Systems Condition Index [SCI]						0.603

Remarks:

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School Site: **Western Albemarle High School - Aux Gym + 4 Classroom Addition**

School Building Date: **1996**

Assessment Date: **2017**

Aug 15

Initials: **JHJr**

BUILDING SYSTEMS & COMPONENTS

	System Condition Index [SCI]	Importance Factor Weight [ES]	Weighted SCI
STRUCTURAL FLOOR SYSTEMS	0.210	0.0620	0.0130
STRUCTURAL WALL / FRAME SYSTEMS	0.210	0.1277	0.0268
STRUCTURAL ROOF SYSTEMS	0.210	0.0656	0.0138
EXTERIOR WALL SYSTEMS	0.263	0.0930	0.0244
ROOFING SYSTEMS	0.897	0.0571	0.0512
DOOR SYSTEMS	0.585	0.0143	0.0084
WINDOW SYSTEMS	0.503	0.0413	0.0208
INTERIOR FLOORING SYSTEMS	0.418	0.0311	0.0130
INTERIOR WALL SYSTEMS	0.418	0.0276	0.0115
INTERIOR WALL FINISH SYSTEMS	0.550	0.0040	0.0022
INTERIOR CEILING SYSTEMS	0.456	0.0055	0.0025
SPECIALTIES COMPONENTS	0.503	0.0242	0.0122
EQUIPMENT COMPONENTS	0.560	0.0204	0.0114
FURNISHINGS [BUILT-IN] COMPONENTS	0.600	0.0401	0.0241
FURNISHINGS [LOOSE] COMPONENTS	0.460	0.0620	0.0285
ELEVATOR SYSTEMS			
FIRE PROTECTION SYSTEMS	0.854	0.0143	0.0122
PLUMBING SYSTEMS	0.559	0.0419	0.0234
HVAC SYSTEMS	0.914	0.1550	0.1416
ELECTRICAL SYSTEMS	0.620	0.0775	0.0481
ELECTRICAL SPECIAL SYSTEMS	0.539	0.0351	0.0189
	1996	BUILDING FACILITY CONDITION INDEX	0.5080

Remarks:

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School Site: **Western Albemarle High School - Aux Gym + 4 Classroom Addition**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

JHJr

STRUCTURAL FLOOR SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Concrete Slab - On Grade	100	1996	21	70	0.210		0.147	
☒	Concrete Slab - Elevated	100	1996	21	30	0.210		0.063	
☐	Wood Frame over Crawl Space	80	1996	21		0.263			
☐	Other:								
Total Structural Floor Systems					100	System Condition Index		0.210	

STRUCTURAL WALL / FRAME SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐	Concrete Masonry Unit Bearing Wall	100	1996	21		0.210			
☒	Steel Frame	100	1996	21	100	0.210		0.210	
☐	Steel Stud Frame	100	1996	21		0.210			
☐	Concrete Frame	100	1996	21		0.210			
☐	Wood Frame	80	1996	21		0.263			
☐	Other:								
Total Structural Wall / Frame Systems					100	System Condition Index		0.210	

STRUCTURAL ROOF SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Steel Frame	100	1996	21	100	0.210		0.210	
☐	Precast Concrete Ts	100	1996	21		0.210			
☐	Tectum / Purlin Deck	60	1996	21		0.350			
☐	Wood Frame	80	1996	21		0.263			
☐	Other:								
☐	Other:								
Total Structural Roof Systems					100	System Condition Index		0.210	

EXTERIOR WALL SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Brick Veneer	80	1996	21	100	0.263		0.263	
☐	Concrete Masonry Unit - Split Face	80	1996	21		0.263			
☐	Concrete Masonry Unit - Scored	80	1996	21		0.263			
☐	Precast Concrete Sills	80	1996	21		0.263			
☐	Exterior Insulation & Finish System	40	1996	21		0.525			
☐	Stucco	40	1996	21		0.525			
☐	Metal Wall Panel - Sheet	50	1996	21		0.420			
☐	Metal Wall Panel - Composite	50	1996	21		0.420			
☐	Other: Wood Fascia	30	1996	21		0.700			
☐	Other:								
Total Exterior Wall Systems					100	System Condition Index		0.263	

Remarks:

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School Site: **Western Albemarle High School - Aux Gym + 4 Classroom Addition**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

JHjr

ROOFING SYSTEMS ASSESSMENT

Roofing Membrane Systems		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐	Asphalt Shingles	20	1996	21		1.000			
☐	Spray Foam	20	1996	21		1.000			
☐	Single Ply EPDM - Mechanically Attached	20	1996	21		1.000			
☒	Single-Ply EPDM - Ballasted	20	1996	21	100	1.000	0.95	0.950	1
☐	Single-Ply EPDM - Fully Adhered	25	1996	21		0.840			
☐	Single Ply PVC - Mechanically Attached	20	1996	21		1.000			
☐	Single-Ply PVC - Ballasted	20	1996	21		1.000			
☐	Single Ply TPO - Mechanically Attached	20	1996	21		1.000			
☐	Single-Ply TPO - Ballasted	20	1996	21		1.000			
☐	Built-Up (2 Ply SBS Mod. Bit.)	30	1996	21		0.700			
☐	Built-Up (4 Ply Traditional)	35	1996	21		0.600			
☐	Prefinished Metal Standing Seam	40	1996	21		0.525			
☐	Metal Walkway System	40	1996	21		0.525			
☐	Other:								
☐	Other:								

Total Roofing Membrane Systems Area

100

System Condition Index

0.950

Roofing Accessories		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Flashings	25	1996	21	50	0.840		0.420	
☐	Vent Caps	25	1996	21		0.840			
☐	Roof Hatches	40	1996	21		0.525			
☐	Skylights	20	1996	21		1.000			
☒	Coping-Metal	40	1996	21	20	0.525		0.105	
☐	Coping - Stone	40	1996	21		0.525			
☐	Roof Drains	40	1996	21		0.525			
☐	Roof Drain Piping	40	1996	21		0.525			
☐	Overflow Drains / Scuppers	40	1996	21		0.525			
☒	Gutters	40	1996	21	15	0.525		0.079	
☒	Downspouts	40	1996	21	15	0.525		0.079	
☐	Other:								

Total Roofing Accessories

100

System Condition Index

0.683

Roofing Membrane Systems	SCI	0.950	x	80%	Importance Factor =	0.760
Roofing Accessories	SCI	0.683	x	20%	Importance Factor =	0.137
Roofing Systems Condition Index [SCI]						0.897

Remarks:

1	Warranty expires in 2017
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School Site: **Western Albemarle High School - Aux Gym + 4 Classroom Addition**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

JHJr

DOOR SYSTEMS ASSESSMENT

Exterior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Steel - Swinging	40	1996	21	60	0.525	0.600	0.360	
	Aluminum - Swinging	40	1996	21		0.525			
	Fiberglass - Swinging	40	1996	21		0.525			
	Wood - Swinging	20	1996	21		1.000			
	Overhead Coiling Slat	40	1996	21		0.525			
	Counter Coiling Slat	40	1996	21		0.525			
	Overhead Coiling Grille	40	1996	21		0.525			
	Counter Coiling Grille	40	1996	21		0.525			
	Overhead Sectional	40	1996	21		0.525			
X	Door Hardware - Locksets	40	1996	21	20	0.525	0.600	0.120	
X	Door Hardware - Other	40	1996	21	20	0.525		0.105	
	Other:								

Total Exterior Doors

100

System Condition Index

0.585

Interior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Steel - Swinging	40	1996	21	60	0.525	0.600	0.360	
	Aluminum - Swinging	40	1996	21		0.525			
	Fiberglass - Swinging	40	1996	21		0.525			
	Wood - Swinging	40	1996	21		0.525			
	Overhead Coiling Slat	40	1996	21		0.525			
	Counter Coiling Slat	40	1996	21		0.525			
	Overhead Coiling Grille	40	1996	21		0.525			
	Counter Coiling Grille	40	1996	21		0.525			
X	Door Hardware - Locksets	40	1996	21	20	0.525	0.600	0.120	
X	Door Hardware - Other	40	1996	21	20	0.525		0.105	
	Other:								
	Other:								

Total Interior Doors

100

System Condition Index

0.585

Exterior Doors	SCI	0.585	x	25%	Importance Factor =	0.146
Interior Doors	SCI	0.585	x	75%	Importance Factor =	0.439
Door Systems Condition Index [SCI]						0.585

Remarks:

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School Site: **Western Albemarle High School - Aux Gym + 4 Classroom Addition**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

JHJr

WINDOW SYSTEMS ASSESSMENT

Exterior Windows, Storefronts & Curtainwall

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Aluminum Unit Windows	40	1996	21	40	0.525		0.210	
☒	Steel Unit Windows	40	1996	21	30	0.525		0.158	
☐	Wood Unit Windows	30	1996	21		0.700			
☒	Aluminum Storefront Systems	40	1996	21	30	0.525	0.450	0.135	
☐	Aluminum Curtainwall Systems	40	1996	21		0.525			
☐	Fiberglass Sandwich Panel Systems	40	1996	21		0.525			
☐	Roof-mounted Skylights	25	1996	21		0.840			
☐	Other:								
☐	Other:								
☐	Glass Glazing - Double Pane	40	1996	21		0.525			
☐	Glass Glazing - Single Pane	40	1996	21		0.525			
☐	Plastic Glazing	25	1996	21		0.840			
☐	Other: Metal Spandrel Panel	40	1996	21		0.525			
☐	Other:								

Total Exterior Windows, Storefronts & Curtainwall

100

System Condition Index

0.503

Interior Windows and Storefronts

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐	Steel Unit Windows	40	1996	21		0.525		#DIV/0!	
☐	Wood Unit Windows	40	1996	21		0.525		#DIV/0!	
☐	Aluminum Storefront Systems	40	1996	21		0.525		#DIV/0!	
☐	Other:								
☐	Other:								
☐	Glass Glazing - Double Pane	40	1996	21		0.525		#DIV/0!	
☐	Glass Glazing - Single Pane	40	1996	21		0.525		#DIV/0!	
☐	Plastic Glazing	25	1996	21		0.840		#DIV/0!	
☐	Other:								
☐	Other:								

Total Interior Windows and Storefronts

System Condition Index

#DIV/0!

Exterior Windows, Storefronts & Curtainwall	SCI	0.503	x	100%	Importance Factor =	0.503
Interior Windows and Storefronts	SCI		x		Importance Factor =	
Window Systems Condition Index [SCI]						0.503

Remarks:

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School Site: **Western Albemarle High School - Aux Gym + 4 Classroom Addition**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

JHJr

INTERIOR FLOORING SYSTEMS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Concrete	80	1996	21		0.263			
☐ Cementitious Terrazzo	50	1996	21		0.420			
☐ Resinous Matrix Terrazzo	50	1996	21		0.420			
☒ Resilient - Vinyl Tile	20	1996	21	35	1.000	0.500	0.175	
☐ Resilient - Rubber Tile	25	1996	21		0.840			
☐ Resilient - Vinyl Sheet	20	1996	21		1.000			
☐ Resilient - Linoleum Sheet	25	1996	21		0.840			
☐ Resilient - Athletic Sheet	40	1996	21		0.525			
☐ Resilient - Weight Room	40	1996	21		0.525			
☒ Carpet - Roll	15	1996	21	10	1.000	0.500	0.050	
☐ Carpet - Tile	20	1996	21		1.000			
☒ Wood Strip - Athletic	50	1996	21	55	0.420	0.350	0.193	
☐ Wood Strip - Stage	50	1996	21		0.420			
☐ Quarry Tile	50	1996	21		0.420			
☐ Ceramic Tile	50	1996	21		0.420			
☐ Granwood	50	1996	21		0.420			
☐ Other: Quartz Epoxy	40	1996	21		0.525			
☐ Other:								
☐ Other:								

Total Interior Flooring Systems

100

System Condition Index

0.418

Remarks:

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School Site: **Western Albemarle High School - Aux Gym + 4 Classroom Addition**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

JHJr

INTERIOR WALL SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Concrete Masonry Unit	80	1996	21	92	0.263		0.242	
☐	Concrete Masonry Unit - Glazed	80	1996	21		0.263			
☐	Drywall / Metal Stud	40	1996	21		0.525			
☐	Plaster / Metal Stud	50	1996	21		0.420			
☐	Brick Veneer	80	1996	21		0.263			
☒	Operable Folding Partition - Classrooms	30	1996	21	8	0.700	0.800	0.064	
☐	Operable Folding Partition - Cafeteria / MP	30	1996	21		0.700			
☐	Glazed Partition	40	1996	21		0.525			
☐	Other:								
Total Interior Wall Systems					100	System Condition Index		0.306	

INTERIOR WALL FINISHES ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	CMU - Painted	10	1996	21	100	1.000	0.550	0.550	
☐	Drywall or Plaster - Painted	10	1996	21		1.000			
☐	Ceramic Tile	50	1996	21		0.420			
☐	Vinyl Wall Covering	30	1996	21		0.700			
☐	Other:								
Total Interior Wall Finishes					100	System Condition Index		0.550	

INTERIOR CEILING SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Acoustical Panel Ceiling	30	1996	21	45	0.700	0.500	0.225	
☐	Acoustical Panel Ceiling - Special	30	1996	21		0.700			
☐	Vinyl-faced Panel Ceiling	30	1996	21		0.700			
☐	Drywall	40	1996	21		0.525			
☐	Plaster	50	1996	21		0.420			
☒	Exposed Structure - Painted	50	1996	21	55	0.420		0.231	
☐	Exposed Structure - Unpainted	80	1996	21		0.263			
☐	Acoustical Treatment	30	1996	21		0.700			
☐	Other:								
☐	Other:								
Total Interior Ceiling Systems					100	System Condition Index		0.456	

Remarks:

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School Site: **Western Albemarle High School - Aux Gym + 4 Classroom Addition**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

JHJr

SPECIALTIES COMPONENTS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Visual Display Boards	40	1996	21	60	0.525	0.450	0.270	
☐	Display Cases	40	1996	21		0.525			
☒	Graphic Signage	40	1996	21	10	0.525		0.053	
☐	Toilet Compartments	40	1996	21		0.525			
☐	Shower & Dressing Compartments	40	1996	21		0.525			
☐	Cubicle Curtains & Tracks	40	1996	21		0.525			
☒	Toilet Accessories / Mirror Units	40	1996	21	30	0.525	0.600	0.180	
☐	Lockers	30	1996	21		0.700			
☐	Flagpoles	40	1996	21		0.525			
☐	Other:								
☐	Other:								
Total Specialties Components					100	System Condition Index		0.503	

EQUIPMENT COMPONENTS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☐	Foodservice Equipment	40	1996	21		0.525			
☐	Cooking Equipment	40	1996	21		0.525			
☐	Preparation Equipment	40	1996	21		0.525			
☐	Warewashing Equipment	40	1996	21		0.525			
☐	Serving Equipment	40	1996	21		0.525			
☐	Refrigeration Equipment	40	1996	21		0.525			
☐	Storage Equipment	40	1996	21		0.525			
☐	Gymnasium Equipment								
☒	Basketball	40	1996	21	55	0.525	0.650	0.358	
☒	Volleyball	40	1996	21	10	0.525		0.053	
☒	Divider Curtain	40	1996	21	25	0.525	0.600	0.150	
☐	Fitness	40	1996	21		0.525			
☐	Projection Screens	20	1996	21		1.000			
☐	Laboratory Equipment	30	1996	21		0.700			
☐	Theatrical Rigging and Curtains	20	1996	21		1.000			
☐	Cafeteria / Serving Line Accordion Partition	20	1996	21		1.000			
☒	Other: Wall Safety Padding	30	1996	21	10	0.700			
Total Equipment Components					100	System Condition Index		0.560	

Remarks:

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School Site: **Western Albemarle High School - Aux Gym + 4 Classroom Addition**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

JHJr

FURNISHINGS [BUILT-IN] COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Educational Cabinets & Casework	40	1996	21		0.525			
☐ Media Center Cabinets & Casework	40	1996	21		0.525			
☐ Music Cabinets & Casework	40	1996	21		0.525			
☐ General Cabinets & Casework	40	1996	21		0.525			
☐ Laboratory Casework	40	1996	21		0.525			
☐ Fixed Audience Seating	30	1996	21		0.700			
☐ Grandstand Bleachers	40	1996	21		0.525			
☒ Telescopic Bleachers	30	1996	21	100	0.700	0.600	0.600	
☐ Window Shades	20	1996	21		1.000			
☐ Window Louver Blinds	20	1996	21		1.000			
☐ Site Furnishings	20	1996	21		1.000			
☐ Other:								

Total Furnishing [Built-In] Components

100

System Condition Index

0.600

FURNISHINGS [LOOSE] COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Student Tables	40	1996	21	38	0.525	0.400	0.152	
☒ Student Chairs	40	1996	21	38	0.525	0.400	0.152	
☐ Student Desk / Chair Combo Units	40	1996	21		0.525			
☒ Laboratory Tables	40	1996	21	15	0.525	0.650	0.098	
☒ Laboratory Chairs / Stools	40	1996	21	9	0.525	0.650	0.059	
☐ Music Tables	40	1996	21		0.525			
☐ Music Chairs / Stools	40	1996	21		0.525			
☐ Art Tables	40	1996	21		0.525			
☐ Art Chairs / Stools	40	1996	21		0.525			
☐ C&TE Tables	40	1996	21		0.525			
☐ C&TE Chairs / Stools	40	1996	21		0.525			
☐ Teacher Desks	40	1996	21		0.525			
☐ Teacher Chairs	40	1996	21		0.525			
☐ Bookcases	40	1996	21		0.525			
☐ Media Center Tables	40	1996	21		0.525			
☐ Media Center Chairs	40	1996	21		0.525			
☐ Media Center Bookshelves	40	1996	21		0.525			
☐ Office Desks	40	1996	21		0.525			
☐ Office Chairs	40	1996	21		0.525			
☐ Office File Cabinets / Bookshelves	40	1996	21		0.525			
☐ Office Systems Furniture	40	1996	21		0.525			
☐ Cafeteria Tables	40	1996	21		0.525			
☐ Cafeteria Chairs	40	1996	21		0.525			
☐ Kiln + Ventilation	30	1996	21		0.700			
☐ Other:								
☐ Other:								

Total Furnishings [Loose] Components

100

System Condition Index

0.460

Remarks:

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School Site: **Western Albemarle High School - Aux Gym + 4 Classroom Addition**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

JHJr

ELEVATOR SYSTEMS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Hydraulic Elevator	25	1996	21		0.840		#DIV/0!	
☐ Electric Wheelchair Lift	25	1996	21		0.840		#DIV/0!	
☐ Other:								
☐ Other:								
Total Elevator Systems					System Condition Index		N/A	

Remarks:

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School Site: **Western Albemarle High School - Aux Gym + 4 Classroom Addition**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

EMT

FIRE PROTECTION SYSTEMS ASSESSMENT

Is Automatic Sprinkler System Required?		YES		NO		Limited Area Only		SCI Factor	Remarks
		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI		
☐	Automatic Sprinkler System	40	1996	21		0.525			
☐	Fire Sprinkler Booster Pump	20	1996	21		1.000			
	Limited Area Sprinkler System - Domestic	40	1996	21		0.525			
X	Smoke Detectors	20	1996	21	50	1.000	1.000	0.500	
X	In-Duct Smoke Detectors	20	1996	21	20	1.000	1.000	0.200	
	Heat Rise Detectors	20	1996	21		1.000			
X	Fire Extinguisher Cabinets	40	1996	21	15	0.525	0.525	0.079	
X	Fire Extinguishers	10	2012	5	15	0.500	0.500	0.075	
	Other:								
	Other:								
X	Fire Alarm System - See Elec. Special Systems								
X	Emergency Lighting - See Electrical								
Total Fire Protection Systems					100	System Condition Index		0.854	

Remarks:

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School Site: **Western Albemarle High School - Aux Gym + 4 Classroom Addition**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

EMT

PLUMBING SYSTEMS ASSESSMENT

Plumbing Fixtures

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Water Closets	40	1996	21	20	0.525	0.525	0.105	
	Urinals	40	1996	21		0.525			
	Flush Valves	20	1996	21		1.000			
X	Lavatories	40	1996	21	20	0.525	0.525	0.105	
X	Instructional Space Sinks	40	1996	21	10	0.525	0.525	0.053	
X	Other Sinks	40	1996	21	10	0.525	0.525	0.053	
X	Utility Sinks	40	1996	21	10	0.525	0.525	0.053	
X	Faucets - Manual	40	1996	21	10	0.525	0.525	0.053	
	Faucets - Sensor	20	1996	21		1.000			
	Drinking Fountains	40	1996	21		0.525			
X	Water Coolers	20	1996	21	10	1.000	1.000	0.100	
	Showers - Gang	30	1996	21		0.700			
X	Showers - Individual	30	1996	21	10	0.700	0.700	0.070	
	Other:								

Total Plumbing Fixture Components

100

System Condition Index

0.590

Plumbing Distribution Systems

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Cold Water Piping	60	1996	21	20	0.350	0.350	0.070	
X	Hot Water Piping	60	1996	21	20	0.350	0.350	0.070	
	Domestic HWH [Gas] [Propane] [Oil] [Electric]	20	1996	21		1.000			
	Kitchen HWH [Gas] [Propane] [Oil] [Electric]	20	1996	21		1.000			
	Storage Tanks	30	1996	21		0.700			
X	Sanitary Piping	60	1996	21	20	0.350	0.350	0.070	
X	Backflow Preventers	60	1996	21	15	0.350	0.350	0.053	
	Grease Trap	60	1996	21		0.350			
X	Other: Sewage Pump	20	1996	21	25	1.000	1.000	0.250	
	Other:								

Total Plumbing Distribution Systems

100

System Condition Index

0.513

Plumbing Fixtures	SCI	0.590	x	60%	Importance Factor =	0.354
Plumbing Distribution Systems	SCI	0.513	x	40%	Importance Factor =	0.205
Plumbing Systems Condition Index [SCI]						0.559

Remarks:

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School Site: **Western Albemarle High School - Aux Gym + 4 Classroom Addition**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

EMT

HVAC SYSTEMS ASSESSMENT

HVAC Delivery Systems and Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☐ Unit Ventilators - Heating & Cooling	25	1996	21		0.840			
☐ Heat Pumps - Air-to-Air [Rooftop]	20	1996	21		1.000			
☐ Heat Pumps - Water-to-Air	25	1996	21		0.840			
☒ Induction Boxes with HW Reheat	25	1996	21	25	0.840	0.840	0.210	
☐ Constant Volume Multi-Zone Air Handler	20	1996	21		1.000			
☐ Variable Air Volume Multi-Zone Air Handler	20	1996	21		1.000			
☒ DX Rooftop Unit	20	1996	21	30	1.000	1.000	0.300	
☐ DX Rooftop Unit with Hot Water Coil	20	1996	21		1.000			
☐ Package Rooftop Unit	20	1996	21		1.000			
☐ Indoor Ventilation Unit	25	1996	21		0.840			
☐ Rooftop Ventilation Unit	20	1996	21		1.000			
☐ Energy Recovery Unit	25	1996	21		0.840			
☐ PTACs	20	1996	21		1.000			
☒ Split System HVAC Units	20	1996	21	30	1.000	1.000	0.300	
☐ Wall-mounted Package Units	20	1996	21		1.000			
☐ Window Units	10	1996	21		1.000			
☒ Restroom / Locker Room Exhaust Systems	20	1996	21	15	1.000	1.000	0.150	
☐ Kitchen Exhaust & MU-Air Systems	25	1996	21		0.840			
☐ Other:								

Total HVAC Delivery System and Components

100

System Condition Index

0.960

HVAC Central Plant Systems and Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☐ Boiler [Gas] [Propane] [Oil] [Electric]	30	1996	21		0.700			
☐ Chiller	25	1996	21		0.840			
☐ Cooling Tower	20	1996	21		1.000			
☐ Economizing Equipment	25	1996	21		0.840			
☐ 2 Pipe Hydronic System	50	1996	21		0.420			
☐ 4 Pipe Hydronic System	50	1996	21		0.420			
☒ Pumps - Hot Water	25	1996	21	100	0.840	0.84	0.840	
☐ Pumps - Cold Water	25	1996	21		0.840			
☐ Geothermal Loop	50	1996	21		0.420			
☐ Storage Tank	25	1996	21		0.840			
☐ Other:								

Total HVAC Central Plant Systems and Components

100

System Condition Index

0.840

HVAC Control Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒ Direct Digital Controls	25	1996	21	90	0.840	0.840	0.756	
☐ Pneumatic Controls	25	1996	21		0.840			
☒ Thermostats	20	1996	21	10	1.000	1	0.100	

Total HVAC Control Systems

100

System Condition Index

0.856

HVAC Delivery Systems	SCI	0.960	x	60%	Importance Factor =	0.576
HVAC Central Plant Systems and Components	SCI	0.840	x	30%	Importance Factor =	0.252
HVAC Control Systems	SCI	0.856	x	10%	Importance Factor =	0.086
HVAC Systems Condition Index [SCI]						0.914

Remarks:

1	Classrooms
2	Lab Spaces
3	Cafeteria / Kitchen
4	Administration
5	Library / Media Center

6	Gymnasium
7	Locker Rooms
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School Site: **Western Albemarle High School - Aux Gym + 4 Classroom Addition**

School Building Date: 1996

Assessment Date:

2017

Aug 15

Initials:

ELECTRICAL SYSTEMS ASSESSMENT

Electrical Service & Distribution

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Utility Transformer	40	1996	21		0.525			
☐ Electrical Primary Switchgear	40	1996	21		0.525			
☒ Branch Circuit Panels [120/208]	40	1996	21	35	0.525	0.500	0.175	
☐ [120/208] Power Distribution	40	1996	21		0.525			
☒ Branch Circuit Panels [277/480]	40	1996	21	35	0.525	0.500	0.175	
☐ [277/480] Power Distribution	40	1996	21		0.525			
☐ Branch Circuit Panels []/ []	40	1996	21		0.525			
☐ []/ [] Power Distribution	40	1996	21		0.525			
☒ Transformers	40	1996	21	30	0.525	0.500	0.150	
☐ Other:								

Total Electrical Service & Distribution

100

System Condition Index

0.500

Electrical Power Systems & Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ General Purpose Plug Outlets	40	1996	21	25	0.525	0.5	0.125	
☒ Special Purpose Plug Outlets	40	1996	21	25	0.525	0.5	0.125	
☐ Clean Power Plug Outlets	40	1996	21		0.525			
☒ HVAC Systems Power	40	1996	21	25	0.525	0.5	0.125	
☒ HVAC Systems Power	40	1996	21	25	0.525	0.5	0.125	

Total Electrical Power Systems & Components

100

System Condition Index

0.500

Electrical Lighting Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒ Classrooms	25	1996	21	20	0.840	0.800	0.160	
☐ Classrooms	25	1996	21		0.840			
☐ Lab Spaces	25	1996	21		0.840			
☐ Lab Spaces	25	1996	21		0.840			
☒ Corridors	25	1996	21	10	0.840	0.800	0.080	
☐ Commons	25	1996	21		0.840			
☒ Office and Conference Space	25	1996	21	10	0.840	0.800	0.080	
☐ Library / Media Center	25	1996	21		0.840			
☐ Cafeteria / Kitchen	25	1996	21		0.840			
☒ Gymnasium	25	1996	21	35	0.840	0.800	0.280	
☐ Large Assembly	25	1996	21		0.840			
☐ Stage Specialty	25	2012	5		0.200			
☐ Lighting Control Occupancy Sensors	25	1996	21	10	0.840	0.800	0.080	
☒ Emergency Lighting	25	1996	21	10	0.840	0.800	0.080	
☒ Exterior Building Lighting	25	1996	21	5	0.840	0.800	0.040	
☐ Parking Lot Lighting	25	1996	21		0.840			
☐ Other:								

Total Electrical Lighting Systems

100

System Condition Index

0.800

Electrical Service & Distribution	SCI	0.500	x	30%	Importance Factor =	0.150
Electrical Power Systems & Components	SCI	0.500	x	30%	Importance Factor =	0.150
Electrical Lighting Systems	SCI	0.800	x	40%	Importance Factor =	0.320
Electrical Systems Condition Index [SCI]						0.620

Remarks:

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School Site: **Western Albemarle High School - Aux Gym + 4 Classroom Addition**

School Building Date: **1996**

Assessment Date:

2017

Aug 15

Initials:

ELECTRICAL SPECIAL SYSTEMS ASSESSMENT

Electrical Special Communication Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Emergency Call Button System	25	1996	21		0.840			
☐ Public Address System	25	1996	21		0.840			
☒ Telephonic Systems	25	1996	21	25	0.840	0.800	0.200	
☒ Intercom Systems	25	1996	21	25	0.840	0.800	0.200	
☐ TV / Video Distribution Systems	15	1996	21		1.000			
☐ Video Conferencing / Distance Learning	15	1996	21		1.000			
☒ Projection Solution Systems	15	2010	7	25	0.467	0.400	0.100	
☐ Interactive Whiteboard Solutions	15	1996	21		1.000			
☒ Data Network Head-End Systems	15	2017		15				
☒ Data Distribution Systems - Wired	15	2017		5				
☒ Data Distribution Systems - Wireless	15	2014	3	5	0.200	0.200	0.010	
☐ Other:								
☐ Other:								

Total Electrical Special Communication Systems

100

System Condition Index

0.510

Electrical Special Non-Comm. Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Fire Alarm Panel	25	1996	21	35	0.840	0.800	0.280	
☒ Fire Alarm Horns/Sirens	25	1996	21	10	0.840	0.800	0.080	
☒ Fire Alarm Strobes	25	1996	21	10	0.840	0.800	0.080	
☒ Intrusion Detection System	25	2010	7	20	0.280	0.300	0.060	
☒ CCTV Security System	15	2010	7	20	0.467	0.400	0.080	
☒ Clock System	25	1996	21	5	0.840	0.500	0.025	
☐ Lightning Protection	40	1996	21		0.525			
☐ Other:								
☐ Other:								

Total Electrical Special Non-Comm. Systems

100

System Condition Index

0.605

Electrical Special Communication Systems	SCI	0.510	x	70%	Importance Factor =	0.357
Electrical Special Non-Comm. Systems	SCI	0.605	x	30%	Importance Factor =	0.182
Electrical Special Systems Condition Index [SCI]						0.539

Remarks:

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School Site: **Western Albemarle High School - Wrestling + Weight Room Addition**

School Building Date: **2005**

Assessment Date: **2017**

Aug 15

Initials: **JHJr**

BUILDING SYSTEMS & COMPONENTS

	System Condition Index [SCI]	Importance Factor Weight [ES]	Weighted SCI
STRUCTURAL FLOOR SYSTEMS	0.120	0.0691	0.0083
STRUCTURAL WALL / FRAME SYSTEMS	0.120	0.1422	0.0171
STRUCTURAL ROOF SYSTEMS	0.120	0.0731	0.0088
EXTERIOR WALL SYSTEMS	0.150	0.1036	0.0155
ROOFING SYSTEMS	0.585	0.0636	0.0372
DOOR SYSTEMS	0.300	0.0159	0.0048
WINDOW SYSTEMS	0.320	0.0460	0.0147
INTERIOR FLOORING SYSTEMS	0.345	0.0346	0.0120
INTERIOR WALL SYSTEMS	0.345	0.0308	0.0106
INTERIOR WALL FINISH SYSTEMS	1.000	0.0044	0.0044
INTERIOR CEILING SYSTEMS	0.264	0.0061	0.0016
SPECIALTIES COMPONENTS	0.700	0.0270	0.0189
EQUIPMENT COMPONENTS	0.400	0.0227	0.0091
FURNISHINGS [BUILT-IN] COMPONENTS			
FURNISHINGS [LOOSE] COMPONENTS			
ELEVATOR SYSTEMS			
FIRE PROTECTION SYSTEMS	0.560	0.0159	0.0089
PLUMBING SYSTEMS	0.300	0.0467	0.0140
HVAC SYSTEMS	0.589	0.1727	0.1017
ELECTRICAL SYSTEMS	0.372	0.0863	0.0321
ELECTRICAL SPECIAL SYSTEMS	0.504	0.0391	0.0197
	2005	BUILDING FACILITY CONDITION INDEX	0.3395

Remarks:

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School Site: **Western Albemarle High School - Wrestling + Weight Room Addition**

School Building Date: **2005**

Assessment Date:

2017

Aug 15

Initials:

JHJr

STRUCTURAL FLOOR SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Concrete Slab - On Grade	100	2005	12	100	0.120		0.120	
☐	Concrete Slab - Elevated	100	2005	12		0.120			
☐	Wood Frame over Crawl Space	80	2005	12		0.150			
☐	Other:								
Total Structural Floor Systems					100	System Condition Index		0.120	

STRUCTURAL WALL / FRAME SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Concrete Masonry Unit Bearing Wall	100	2005	12	100	0.120		0.120	
☐	Steel Frame	100	2005	12		0.120			
☐	Steel Stud Frame	100	2005	12		0.120			
☐	Concrete Frame	100	2005	12		0.120			
☐	Wood Frame	80	2005	12		0.150			
☐	Other:								
Total Structural Wall / Frame Systems					100	System Condition Index		0.120	

STRUCTURAL ROOF SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Steel Frame	100	2005	12	100	0.120		0.120	
☐	Precast Concrete Ts	100	2005	12		0.120			
☐	Tectum / Purlin Deck	60	2005	12		0.200			
☐	Wood Frame	80	2005	12		0.150			
☐	Other:								
☐	Other:								
Total Structural Roof Systems					100	System Condition Index		0.120	

EXTERIOR WALL SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Brick Veneer	80	2005	12	100	0.150		0.150	
☐	Concrete Masonry Unit - Split Face	80	2005	12		0.150			
☐	Concrete Masonry Unit - Scored	80	2005	12		0.150			
☐	Precast Concrete Sills	80	2005	12		0.150			
☐	Exterior Insulation & Finish System	40	2005	12		0.300			
☐	Stucco	40	2005	12		0.300			
☐	Metal Wall Panel - Sheet	50	2005	12		0.240			
☐	Metal Wall Panel - Composite	50	2005	12		0.240			
☐	Other: Wood Fascia	30	2005	12		0.400			
☐	Other:								
Total Exterior Wall Systems					100	System Condition Index		0.150	

Remarks:

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School Site: **Western Albemarle High School - Wrestling + Weight Room Addition**

School Building Date: **2005**

Assessment Date:

2017

Aug 15

Initials:

JHJr

ROOFING SYSTEMS ASSESSMENT

Roofing Membrane Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Asphalt Shingles	20	2005	12		0.600			
☐ Spray Foam	20	2005	12		0.600			
☒ Single Ply EPDM - Mechanically Attached	20	2005	12	100	0.600	0.65	0.650	1
☐ Single-Ply EPDM - Ballasted	20	2005	12		0.600			
☐ Single-Ply EPDM - Fully Adhered	25	2005	12		0.480			
☐ Single Ply PVC - Mechanically Attached	20	2005	12		0.600			
☐ Single-Ply PVC - Ballasted	20	2005	12		0.600			
☐ Single Ply TPO - Mechanically Attached	20	2005	12		0.600			
☐ Single-Ply TPO - Ballasted	20	2005	12		0.600			
☐ Built-Up (2 Ply SBS Mod. Bit.)	30	2005	12		0.400			
☐ Built-Up (4 Ply Traditional)	35	2005	12		0.343			
☐ Prefinished Metal Standing Seam	40	2005	12		0.300			
☐ Metal Walkway System	40	2005	12		0.300			
☐ Other:								
☐ Other:								

Total Roofing Membrane Systems Area

100

System Condition Index

0.650

Roofing Accessories

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Flashings	25	2005	12	15	0.480		0.072	
☐ Vent Caps	25	2005	12		0.480			
☐ Roof Hatches	40	2005	12		0.300			
☐ Skylights	20	2005	12		0.600			
☒ Coping-Metal	40	2005	12	60	0.300		0.180	
☐ Coping - Stone	40	2005	12		0.300			
☐ Roof Drains	40	2005	12		0.300			
☒ Roof Drain Piping	40	2005	12	25	0.300		0.075	
☐ Overflow Drains / Scuppers	40	2005	12		0.300			
☐ Gutters	40	2005	12		0.300			
☐ Downspouts	40	2005	12		0.300			
☐ Other:								

Total Roofing Accessories

100

System Condition Index

0.327

Roofing Membrane Systems	SCI	0.650	x	80%	Importance Factor =	0.520
Roofing Accessories	SCI	0.327	x	20%	Importance Factor =	0.065
Roofing Systems Condition Index [SCI]						0.585

Remarks:

1	Warranty expires in 2020
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School Site: **Western Albemarle High School - Wrestling + Weight Room Addition**

School Building Date: **2005**

Assessment Date:

2017

Aug 15

Initials:

JHJr

DOOR SYSTEMS ASSESSMENT

Exterior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Steel - Swinging	40	2005	12	60	0.300		0.180	
	Aluminum - Swinging	40	2005	12		0.300			
	Fiberglass - Swinging	40	2005	12		0.300			
	Wood - Swinging	20	2005	12		0.600			
	Overhead Coiling Slat	40	2005	12		0.300			
	Counter Coiling Slat	40	2005	12		0.300			
	Overhead Coiling Grille	40	2005	12		0.300			
	Counter Coiling Grille	40	2005	12		0.300			
	Overhead Sectional	40	2005	12		0.300			
X	Door Hardware - Locksets	40	2005	12	20	0.300		0.060	
X	Door Hardware - Other	40	2005	12	20	0.300		0.060	
	Other:								

Total Exterior Doors

100

System Condition Index

0.300

Interior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Steel - Swinging	40	2005	12	60	0.300		0.180	
	Aluminum - Swinging	40	2005	12		0.300			
	Fiberglass - Swinging	40	2005	12		0.300			
	Wood - Swinging	40	2005	12		0.300			
	Overhead Coiling Slat	40	2005	12		0.300			
	Counter Coiling Slat	40	2005	12		0.300			
	Overhead Coiling Grille	40	2005	12		0.300			
	Counter Coiling Grille	40	2005	12		0.300			
X	Door Hardware - Locksets	40	2005	12	20	0.300		0.060	
X	Door Hardware - Other	40	2005	12	20	0.300		0.060	
	Other:								
	Other:								

Total Interior Doors

100

System Condition Index

0.300

Exterior Doors	SCI	0.300	x	25%	Importance Factor =	0.075
Interior Doors	SCI	0.300	x	75%	Importance Factor =	0.225
Door Systems Condition Index [SCI]						0.300

Remarks:

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School Site: **Western Albemarle High School - Wrestling + Weight Room Addition**

School Building Date: **2005**

Assessment Date:

2017

Aug 15

Initials:

JHJr

WINDOW SYSTEMS ASSESSMENT

Exterior Windows, Storefronts & Curtainwall

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Aluminum Unit Windows	40	2005	12		0.300			
☒ Steel Unit Windows	40	2005	12	35	0.300		0.105	
☐ Wood Unit Windows	30	2005	12		0.400			
☒ Aluminum Storefront Systems	40	2005	12	30	0.300	0.250	0.075	
☐ Aluminum Curtainwall Systems	40	2005	12		0.300			
☐ Fiberglass Sandwich Panel Systems	40	2005	12		0.300			
☐ Roof-mounted Skylights	25	2005	12		0.480			
☒ Other: Glass Block	40	2005	12	35	0.300	0.400	0.140	
☐ Other:								
☐ Glass Glazing - Double Pane	40	2005	12		0.300			
☐ Glass Glazing - Single Pane	40	2005	12		0.300			
☐ Plastic Glazing	25	2005	12		0.480			
☐ Other: Metal Spandrel Panel	40	2005	12		0.300			
☐ Other:								

Total Exterior Windows, Storefronts & Curtainwall

100

System Condition Index

0.320

Interior Windows and Storefronts

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Steel Unit Windows	40	2005	12		0.300		#DIV/0!	
☐ Wood Unit Windows	40	2005	12		0.300		#DIV/0!	
☐ Aluminum Storefront Systems	40	2005	12		0.300		#DIV/0!	
☐ Other:								
☐ Other:								
☐ Glass Glazing - Double Pane	40	2005	12		0.300		#DIV/0!	
☐ Glass Glazing - Single Pane	40	2005	12		0.300		#DIV/0!	
☐ Plastic Glazing	25	2005	12		0.480		#DIV/0!	
☐ Other:								
☐ Other:								

Total Interior Windows and Storefronts

System Condition Index

#DIV/0!

Exterior Windows, Storefronts & Curtainwall	SCI	0.320	x	100%	Importance Factor =	0.320
Interior Windows and Storefronts	SCI		x		Importance Factor =	
Window Systems Condition Index [SCI]						0.320

Remarks:

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School Site: **Western Albemarle High School - Wrestling + Weight Room Addition**

School Building Date: **2005**

Assessment Date:

2017

Aug 15

Initials:

JHJr

INTERIOR FLOORING SYSTEMS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Concrete	80	2005	12		0.150			
☐ Cementitious Terrazzo	50	2005	12		0.240			
☐ Resinous Matrix Terrazzo	50	2005	12		0.240			
☒ Resilient - Vinyl Tile	20	2005	12	15	0.600		0.090	
☐ Resilient - Rubber Tile	25	2005	12		0.480			
☐ Resilient - Vinyl Sheet	20	2005	12		0.600			
☐ Resilient - Linoleum Sheet	25	2005	12		0.480			
☐ Resilient - Athletic Sheet	40	2005	12		0.300			
☒ Resilient - Weight Room	40	2005	12	85	0.300		0.255	
☐ Carpet - Roll	15	2005	12		0.800			
☐ Carpet - Tile	20	2005	12		0.600			
☐ Wood Strip - Athletic	50	2005	12		0.240			
☐ Wood Strip - Stage	50	2005	12		0.240			
☐ Quarry Tile	50	2005	12		0.240			
☐ Ceramic Tile	50	2005	12		0.240			
☐ Granwood	50	2005	12		0.240			
☐ Other: Quartz Epoxy	40	2005	12		0.300			
☐ Other:								
☐ Other:								

Total Interior Flooring Systems

100

System Condition Index

0.345

Remarks:

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School Site: **Western Albemarle High School - Wrestling + Weight Room Addition**

School Building Date: **2005**

Assessment Date:

2017

Aug 15

Initials:

JHJr

INTERIOR WALL SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Concrete Masonry Unit	80	2005	12	100	0.150		0.150	
☐	Concrete Masonry Unit - Glazed	80	2005	12		0.150			
☐	Drywall / Metal Stud	40	2005	12		0.300			
☐	Plaster / Metal Stud	50	2005	12		0.240			
☐	Brick Veneer	80	2005	12		0.150			
☐	Operable Folding Partition - Classrooms	30	2005	12		0.400			
☐	Operable Folding Partition - Cafeteria / MP	30	2005	12		0.400			
☐	Glazed Partition	40	2005	12		0.300			
☐	Other:								
Total Interior Wall Systems					100	System Condition Index		0.150	

INTERIOR WALL FINISHES ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	CMU - Painted	10	2005	12	100	1.000		1.000	
☐	Drywall or Plaster - Painted	10	2005	12		1.000			
☐	Ceramic Tile	50	2005	12		0.240			
☐	Vinyl Wall Covering	30	2005	12		0.400			
☐	Other:								
Total Interior Wall Finishes					100	System Condition Index		1.000	

INTERIOR CEILING SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Acoustical Panel Ceiling	30	2005	12	15	0.400		0.060	
☐	Acoustical Panel Ceiling - Special	30	2005	12		0.400			
☐	Vinyl-faced Panel Ceiling	30	2005	12		0.400			
☐	Drywall	40	2005	12		0.300			
☐	Plaster	50	2005	12		0.240			
☒	Exposed Structure - Painted	50	2005	12	85	0.240		0.204	
☐	Exposed Structure - Unpainted	80	2005	12		0.150			
☐	Acoustical Treatment	30	2005	12		0.400			
☐	Other:								
☐	Other:								
Total Interior Ceiling Systems					100	System Condition Index		0.264	

Remarks:

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School Site: **Western Albemarle High School - Wrestling + Weight Room Addition**

School Building Date: **2005**

Assessment Date:

2017

Aug 15

Initials:

JHJr

SPECIALTIES COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Visual Display Boards	40	2005	12		0.300			
☐ Display Cases	40	2005	12		0.300			
☐ Graphic Signage	40	2005	12		0.300			
☐ Toilet Compartments	40	2005	12		0.300			
☐ Shower & Dressing Compartments	40	2005	12		0.300			
☐ Cubicle Curtains & Tracks	40	2005	12		0.300			
☒ Toilet Accessories / Mirror Units	40	2005	12	100	0.300	0.700	0.700	
☐ Lockers	30	2005	12		0.400			
☐ Flagpoles	40	2005	12		0.300			
☐ Other:								
☐ Other:								
Total Specialties Components				100	System Condition Index		0.700	

EQUIPMENT COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Foodservice Equipment	40	2005	12		0.300			
☐ Cooking Equipment	40	2005	12		0.300			
☐ Preparation Equipment	40	2005	12		0.300			
☐ Warewashing Equipment	40	2005	12		0.300			
☐ Serving Equipment	40	2005	12		0.300			
☐ Refrigeration Equipment	40	2005	12		0.300			
☐ Storage Equipment	40	2005	12		0.300			
☐ Gymnasium Equipment								
☐ Basketball	40	2005	12		0.300			
☐ Volleyball	40	2005	12		0.300			
☐ Divider Curtain	40	2005	12		0.300			
☐ Fitness	40	2005	12		0.300			
☐ Projection Screens	20	2005	12		0.600			
☐ Laboratory Equipment	30	2005	12		0.400			
☐ Theatrical Rigging and Curtains	20	2005	12		0.600			
☐ Cafeteria / Serving Line Accordion Partition	20	2005	12		0.600			
☒ Other: Wall Safety Pads	30	2005	12	100	0.400		0.400	
Total Equipment Components				100	System Condition Index		0.400	

Remarks:

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School Site: **Western Albemarle High School - Wrestling + Weight Room Addition**

School Building Date: **2005**

Assessment Date:

2017

Aug 15

Initials:

JHJr

FURNISHINGS [BUILT-IN] COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Educational Cabinets & Casework	40	2005	12		0.300		#DIV/0!	
☐ Media Center Cabinets & Casework	40	2005	12		0.300		#DIV/0!	
☐ Music Cabinets & Casework	40	2005	12		0.300		#DIV/0!	
☐ General Cabinets & Casework	40	2005	12		0.300		#DIV/0!	
☐ Laboratory Casework	40	2005	12		0.300		#DIV/0!	
☐ Fixed Audience Seating	30	2005	12		0.400		#DIV/0!	
☐ Grandstand Bleachers	40	2005	12		0.300		#DIV/0!	
☐ Telescopic Bleachers	30	2005	12		0.400		#DIV/0!	
☐ Window Shades	20	2005	12		0.600		#DIV/0!	
☐ Window Louver Blinds	20	2005	12		0.600		#DIV/0!	
☐ Site Furnishings	20	2005	12		0.600		#DIV/0!	
☐ Other: Acoustic Wall Panels	30	2005	12		0.400		#DIV/0!	

Total Furnishing [Built-In] Components

System Condition Index

N/A

FURNISHINGS [LOOSE] COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Student Tables	40	2005	12		0.300		#DIV/0!	
☐ Student Chairs	40	2005	12		0.300		#DIV/0!	
☐ Student Desk / Chair Combo Units	40	2005	12		0.300		#DIV/0!	
☐ Laboratory Tables	40	2005	12		0.300		#DIV/0!	
☐ Laboratory Chairs / Stools	40	2005	12		0.300		#DIV/0!	
☐ Music Tables	40	2005	12		0.300		#DIV/0!	
☐ Music Chairs / Stools	40	2005	12		0.300		#DIV/0!	
☐ Art Tables	40	2005	12		0.300		#DIV/0!	
☐ Art Chairs / Stools	40	2005	12		0.300		#DIV/0!	
☐ C&TE Tables	40	2005	12		0.300		#DIV/0!	
☐ C&TE Chairs / Stools	40	2005	12		0.300		#DIV/0!	
☐ Teacher Desks	40	2005	12		0.300		#DIV/0!	
☐ Teacher Chairs	40	2005	12		0.300		#DIV/0!	
☐ Bookcases	40	2005	12		0.300		#DIV/0!	
☐ Media Center Tables	40	2005	12		0.300		#DIV/0!	
☐ Media Center Chairs	40	2005	12		0.300		#DIV/0!	
☐ Media Center Bookshelves	40	2005	12		0.300		#DIV/0!	
☐ Office Desks	40	2005	12		0.300		#DIV/0!	
☐ Office Chairs	40	2005	12		0.300		#DIV/0!	
☐ Office File Cabinets / Bookshelves	40	2005	12		0.300		#DIV/0!	
☐ Office Systems Furniture	40	2005	12		0.300		#DIV/0!	
☐ Cafeteria Tables	40	2005	12		0.300		#DIV/0!	
☐ Cafeteria Chairs	40	2005	12		0.300		#DIV/0!	
☐ Kiln + Ventilation	30	2005	12		0.400		#DIV/0!	
☐ Other:								
☐ Other:								

Total Furnishings [Loose] Components

System Condition Index

N/A

Remarks:

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School Site: **Western Albemarle High School - Wrestling + Weight Room Addition**

School Building Date: **2005**

Assessment Date: **2017** **Aug 15**

Initials: **JHJr**

ELEVATOR SYSTEMS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Hydraulic Elevator	25	2005	12		0.480		#DIV/0!	
☐ Electric Wheelchair Lift	25	2005	12		0.480		#DIV/0!	
☐ Other:								
☐ Other:								
Total Elevator Systems					System Condition Index		N/A	

Remarks:

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School Site: **Western Albemarle High School - Wrestling + Weight Room Addition**

School Building Date: **2005**

Assessment Date:

2017

Aug 15

Initials:

EMT

FIRE PROTECTION SYSTEMS ASSESSMENT

Is Automatic Sprinkler System Required?		YES		NO		Limited Area Only		SCI Factor	Remarks
		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI		
☐	Automatic Sprinkler System	40	2005	12		0.300			
☐	Fire Sprinkler Booster Pump	20	2005	12		0.600			
☐	Limited Area Sprinkler System - Domestic	40	2005	12		0.300			
☒	Smoke Detectors	20	2005	12	50	0.600	0.600	0.300	
☒	In-Duct Smoke Detectors	20	2005	12	30	0.600	0.600	0.180	
☐	Heat Rise Detectors	20	2005	12		0.600			
☒	Fire Extinguisher Cabinets	40	2005	12	10	0.300	0.300	0.030	
☒	Fire Extinguishers	10	2012	5	10	0.500	0.500	0.050	
☐	Other:								
☐	Other:								
☒	Fire Alarm System - See Elec. Special Systems								
☒	Emergency Lighting - See Electrical								
Total Fire Protection Systems					100	System Condition Index		0.560	

Remarks:

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School Site: **Western Albemarle High School - Wrestling + Weight Room Addition**

School Building Date: **2005**

Assessment Date:

2017

Aug 15

Initials:

EMT

PLUMBING SYSTEMS ASSESSMENT

Plumbing Fixtures

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Water Closets	40	2005	12	25	0.300	0.300	0.075	
☐	Urinals	40	2005	12		0.300			
☐	Flush Valves	20	2005	12		0.600			
☒	Lavatories	40	2005	12	25	0.300	0.300	0.075	
☐	Instructional Space Sinks	40	2005	12		0.300			
☐	Other Sinks	40	2005	12		0.300			
☒	Utility Sinks	40	2005	12	20	0.300	0.300	0.060	
☒	Faucets - Manual	40	2005	12	10	0.300	0.300	0.030	
☐	Faucets - Sensor	20	2005	12		0.600			
☒	Drinking Fountains	40	2005	12	20	0.300		0.060	
☐	Water Coolers	20	2005	12		0.600			
☐	Showers - Gang	30	2005	12		0.400			
☐	Showers - Individual	30	2005	12		0.400			
☐	Other:								

Total Plumbing Fixture Components

100

System Condition Index

0.300

Plumbing Distribution Systems

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Cold Water Piping	60	2005	12	25	0.200	0.200	0.050	
☒	Hot Water Piping	60	2005	12	25	0.200	0.200	0.050	
☒	Domestic HWH [Gas] [Propane] [Oil] [Electric]	20	2005	12	25	0.600	0.600	0.150	
☐	Kitchen HWH [Gas] [Propane] [Oil] [Electric]	20	2005	12		0.600			
☐	Storage Tanks	30	2005	12		0.400			
☒	Sanitary Piping	60	2005	12	25	0.200	0.200	0.050	
☐	Backflow Preventers	60	2005	12		0.200			
☐	Grease Trap	60	2005	12		0.200			
☐	Other:	20	2005	12		0.600			
☐	Other:								

Total Plumbing Distribution Systems

100

System Condition Index

0.300

Plumbing Fixtures	SCI	0.300	x	60%	Importance Factor =	0.180
Plumbing Distribution Systems	SCI	0.300	x	40%	Importance Factor =	0.120
Plumbing Systems Condition Index [SCI]						0.300

Remarks:

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HVAC SYSTEMS ASSESSMENT**HVAC Delivery Systems and Components**

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☐ Unit Ventilators - Heating & Cooling	25	2005	12		0.480			
☐ Heat Pumps - Air-to-Air [Rooftop]	20	2005	12		0.600			
☐ Heat Pumps - Water-to-Air	25	2005	12		0.480			
☐ Fan-Powered VAV Boxes with Reheat	25	2005	12		0.480			
☒ Constant Volume Multi-Zone Air Handler	20	2005	12	90	0.600	0.600	0.540	
☐ Variable Air Volume Multi-Zone Air Handler	20	2005	12		0.600			
☐ DX Rooftop Unit	20	2005	12		0.600			
☐ DX Rooftop Unit with Hot Water Coil	20	2005	12		0.600			
☐ Package Rooftop Unit	20	2005	12		0.600			
☐ Indoor Ventilation Unit	25	2005	12		0.480			
☐ Rooftop Ventilation Unit	20	2005	12		0.600			
☐ Energy Recovery Unit	25	2005	12		0.480			
☐ PTACs	20	2005	12		0.600			
☐ Split System HVAC Units	20	2005	12		0.600			
☐ Wall-mounted Package Units	20	2005	12		0.600			
☐ Window Units	10	2005	12		1.000			
☒ Restroom / Locker Room Exhaust Systems	20	2005	12	5	0.600	0.600	0.030	
☐ Kitchen Exhaust & MU-Air Systems	25	2005	12		0.480			
☒ Other: Cabinet heater	20	2005	12	5	0.600	0.600	0.030	

Total HVAC Delivery System and Components**100****System Condition Index****0.600****HVAC Central Plant Systems and Components**

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☐ Boiler [Gas] [Propane] [Oil] [Electric]	30	2005	12		0.400		#DIV/0!	
☐ Chiller	25	2005	12		0.480		#DIV/0!	
☐ Cooling Tower	20	2005	12		0.600		#DIV/0!	
☐ Economizing Equipment	25	2005	12		0.480		#DIV/0!	
☐ 2 Pipe Hydronic System	50	2005	12		0.240		#DIV/0!	
☐ 4 Pipe Hydronic System	50	2005	12		0.240		#DIV/0!	
☐ Pumps - Hot Water	25	2005	12		0.480		#DIV/0!	
☐ Pumps - Cold Water	25	2005	12		0.480		#DIV/0!	
☐ Geothermal Loop	50	2005	12		0.240		#DIV/0!	
☐ Storage Tank	25	2005	12		0.480		#DIV/0!	
☐ Other:								

Total HVAC Central Plant Systems and Components**System Condition Index****#DIV/0!****HVAC Control Systems**

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒ Direct Digital Controls	25	2005	12	90	0.480	0.480	0.432	
☐ Pneumatic Controls	25	2005	12		0.480			
☒ Thermostats	20	2005	12	10	0.600	0.600	0.060	

Total HVAC Control Systems**100****System Condition Index****0.492**

HVAC Delivery Systems	SCI	0.600	x	90%	Importance Factor =	0.540
HVAC Central Plant Systems and Components	SCI		x		Importance Factor =	
HVAC Control Systems	SCI	0.492	x	10%	Importance Factor =	0.049
HVAC Systems Condition Index [SCI]						0.589

Remarks:

1	Classrooms
2	Lab Spaces
3	Cafeteria / Kitchen
4	Administration
5	Library / Media Center

6	Gymnasium
7	Locker Rooms
8	
9	
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School Site: **Western Albemarle High School - Wrestling + Weight Room Addition**

School Building Date: **2005**

Assessment Date:

2017

Aug 15

Initials:

ELECTRICAL SYSTEMS ASSESSMENT

Electrical Service & Distribution

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Utility Transformer	40	2005	12		0.300			
☐ Electrical Primary Switchgear	40	2005	12		0.300			
☒ Branch Circuit Panels [120/208]	40	2005	12	34	0.300	0.300	0.102	
☐ [120/208] Power Distribution	40	2005	12		0.300			
☒ Branch Circuit Panels [277/480]	40	2005	12	33	0.300	0.300	0.099	
☐ [277/480] Power Distribution	40	2005	12		0.300			
☐ Branch Circuit Panels [____/____]	40	2005	12		0.300			
☐ [____/____] Power Distribution	40	2005	12		0.300			
☒ Transformers	40	2005	12	33	0.300	0.300	0.099	
☐ Other:								

Total Electrical Service & Distribution

100

System Condition Index

0.300

Electrical Power Systems & Components

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ General Purpose Plug Outlets	40	2005	12	50	0.300	0.300	0.150	
☐ Special Purpose Plug Outlets	40	2005	12		0.300			
☐ Clean Power Plug Outlets	40	2005	12		0.300			
☒ HVAC Systems Power	40	2005	12	50	0.300	0.300	0.150	
☐ HVAC Systems Power	40	2005	12		0.300			

Total Electrical Power Systems & Components

100

System Condition Index

0.300

Electrical Lighting Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☐ Classrooms	25	2005	12		0.480			
☐ Classrooms	25	2005	12		0.480			
☐ Lab Spaces	25	2005	12		0.480			
☐ Lab Spaces	25	2005	12		0.480			
☒ Corridors	25	2005	12	15	0.480	0.480	0.072	
☐ Commons	25	2005	12		0.480			
☐ Office and Conference Space	25	2005	12		0.480			
☐ Library / Media Center	25	2005	12		0.480			
☐ Cafeteria / Kitchen	25	2005	12		0.480			
☒ Gymnasium	25	2005	12	50	0.480	0.480	0.240	
☐ Large Assembly	25	2005	12		0.480			
☐ Stage Specialty	25	2005	12		0.480			
☐ Lighting Control Occupancy Sensors	25	2005	12		0.480			
☒ Emergency Lighting	25	2005	12	20	0.480	0.480	0.096	
☒ Exterior Building Lighting	25	2005	12	15	0.480	0.480	0.072	
☐ Parking Lot Lighting	25	2005	12		0.480			
☐ Other:								

Total Electrical Lighting Systems

100

System Condition Index

0.480

Electrical Service & Distribution	SCI	0.300	x	30%	Importance Factor =	0.090
Electrical Power Systems & Components	SCI	0.300	x	30%	Importance Factor =	0.090
Electrical Lighting Systems	SCI	0.480	x	40%	Importance Factor =	0.192
Electrical Systems Condition Index [SCI]						0.372

Remarks:

1		6	
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School Site: **Western Albemarle High School - Wrestling + Weight Room Addition**

School Building Date: **2005**

Assessment Date:

2017

Aug 15

Initials:

ELECTRICAL SPECIAL SYSTEMS ASSESSMENT

Electrical Special Communication Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Emergency Call Button System	25	2005	12		0.480			
☐ Public Address System	25	2005	12		0.480			
☒ Telephonic Systems	25	2005	12	25	0.480	0.480	0.120	
☒ Intercom Systems	25	2005	12	25	0.480	0.480	0.120	
☐ TV / Video Distribution Systems	15	2005	12		0.800			
☐ Video Conferencing / Distance Learning	15	2005	12		0.800			
☐ Projection Solution Systems	15	2005	12		0.800			
☐ Interactive Whiteboard Solutions	15	2005	12		0.800			
☐ Data Network Head-End Systems	15	2005	12		0.800			
☒ Data Distribution Systems - Wired	15	2005	12	25	0.800	0.480	0.120	
☒ Data Distribution Systems - Wireless	15	2005	12	25	0.800	0.480	0.120	
☐ Other:								
☐ Other:								

Total Electrical Special Communication Systems

100

System Condition Index

0.480

Electrical Special Non-Comm. Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Fire Alarm Panel	25	2005	12		0.480			
☒ Fire Alarm Horns/Sirens	25	2005	12	12.5	0.480	0.480	0.060	
☒ Fire Alarm Strobes	25	2005	12	12.5	0.480	0.480	0.060	
☒ Intrusion Detection System	25	2005	12	25	0.480	0.480	0.120	
☒ CCTV Security System	15	2005	12	25	0.800	0.800	0.200	
☒ Clock System	25	2005	12	25	0.480	0.480	0.120	
☐ Lightning Protection	40	2005	12		0.300			
☐ Other:								
☐ Other:								

Total Electrical Special Non-Comm. Systems

100

System Condition Index

0.560

Electrical Special Communication Systems	SCI	0.480	x	70%	Importance Factor =	0.336
Electrical Special Non-Comm. Systems	SCI	0.560	x	30%	Importance Factor =	0.168
Electrical Special Systems Condition Index [SCI]						0.504

Remarks:

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Murray High School

School Site: **Murray High School**

Assessment Date: **2017** **Aug 10**

School Building Date: **1960** **AVG**
 School Building Area [SF]: **29,102** **29,102** Total SF

BUILDING SYSTEMS & COMPONENTS	System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	Average System Condition Index [SCI]	Importance Factor Weight	Systems Replacement Cost in 2018 Dollars / SF	Priority 1 Estimated Cost of Capital Renewals [SCI > .9] 2018 \$\$\$	Priority 2 Estimated Cost of Capital Renewals [.9 > SCI > .8] 2018 \$\$\$	Priority 3 Estimated Cost of Capital Renewals [.8 > SCI > .7] 2018 \$\$\$	Priority 4 Estimated Cost of Capital Renewals [.7 > SCI > .6] 2018 \$\$\$
STRUCTURAL FLOOR SYSTEMS	0.570				0.5700	0.0518	\$ 1.82	\$ -	\$ -	\$ -	\$ -
STRUCTURAL WALL / FRAME SYSTEMS	0.570				0.5700	0.1067	\$ 3.75	\$ -	\$ -	\$ -	\$ -
STRUCTURAL ROOF SYSTEMS	0.570				0.5700	0.0549	\$ 1.93	\$ -	\$ -	\$ -	\$ -
EXTERIOR WALL SYSTEMS	0.595				0.5950	0.0778	\$ 2.73	\$ -	\$ -	\$ -	\$ -
ROOFING SYSTEMS	0.625				0.6250	0.0477	\$ 16.79	\$ 145,000	\$ -	\$ -	\$ 488,599
DOOR SYSTEMS	0.376				0.3763	0.0120	\$ 4.21	\$ -	\$ -	\$ -	\$ -
WINDOW SYSTEMS	0.320				0.3200	0.0346	\$ 12.16	\$ -	\$ -	\$ -	\$ -
INTERIOR FLOORING SYSTEMS	0.334				0.3336	0.0260	\$ 9.15	\$ -	\$ -	\$ -	\$ -
INTERIOR WALL SYSTEMS	0.334				0.3336	0.0231	\$ 0.81	\$ -	\$ -	\$ -	\$ -
INTERIOR WALL FINISH SYSTEMS	0.703				0.7032	0.0033	\$ 1.17	\$ -	\$ -	\$ 34,047	\$ -
INTERIOR CEILING SYSTEMS	0.294				0.2940	0.0046	\$ 1.61	\$ -	\$ -	\$ -	\$ -
SPECIALTIES COMPONENTS	0.380				0.3800	0.0203	\$ 4.09	\$ -	\$ -	\$ -	\$ -
EQUIPMENT COMPONENTS	0.050				0.0500	0.0171	\$ 2.96	\$ -	\$ -	\$ -	\$ -
FURNISHINGS [BUILT-IN] COMPONENTS	0.300				0.3000	0.0335	\$ 5.71	\$ -	\$ -	\$ -	\$ -
FURNISHINGS [LOOSE] COMPONENTS	0.275				0.2750	0.0518	\$ 10.64	\$ -	\$ -	\$ -	\$ -
ELEVATOR SYSTEMS						0.0022	\$ 0.76	\$ -	\$ -	\$ -	\$ -
FIRE PROTECTION SYSTEMS	0.906				0.9063	0.0097	\$ 3.42	\$ 99,488	\$ -	\$ -	\$ -
PLUMBING SYSTEMS	0.731				0.7308	0.0350	\$ 12.32	\$ -	\$ -	\$ 358,601	\$ -
HVAC SYSTEMS	0.678				0.6780	0.1296	\$ 45.58	\$ 115,000	\$ -	\$ -	\$ 1,326,512
ELECTRICAL SYSTEMS	0.484				0.4840	0.0648	\$ 17.47	\$ -	\$ -	\$ -	\$ 254,248
ELECTRICAL SPECIAL SYSTEMS	0.637				0.6371	0.0294	\$ 10.33	\$ -	\$ -	\$ -	\$ 300,676
BUILDING FACILITY CONDITION INDEX	0.5954				0.5954	0.8358	0.4976				
SITE SYSTEMS & COMPONENTS	0.518				0.518	0.6522	0.3380	\$ 19.75	\$ -	\$ -	\$ -
SITE PLAYGROUNDS & ATHLETICS	0.675				0.675	0.3478	0.2348	\$ 6.08	\$ -	\$ -	\$ -
SITE FACILITY CONDITION INDEX	0.5728					0.1642	0.0940				
CAMPUS FACILITY CONDITION INDEX							0.5917	\$ 359,488	\$ -	\$ 392,648	\$ 2,370,035

\$ 3,122,171
\$ 107.28 /SF

SCI Scoring Legend

1.000 = Building System or Building Component Life Exceeded - Replace Immediately
 0.750 = Building System or Building Component Life Remaining = 25%
 0.500 = Building System or Building Component Life Remaining = 50%
 0.250 = Building System or Building Component Life Remaining = 75%
 0.000 = Building System or Building Component Life Remaining = 100% [New]

Capital Renewal Legend

SCI > .9
.9 > SCI > .8
.8 > SCI > .7
.7 > SCI > .6

School Site: **Murray High School**

School Building Date: **1960**

Assessment Date:

2017

Aug 10

Initials

SITE SYSTEMS & COMPONENTS ASSESSMENT

Site Utilites & Drainage

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Domestic Water Supply	60	1960	57	30	0.950	0.800	0.240	
☐	Fire Water Supply & Tank	60	1960	57		0.950			
☒	Sanitary Sewer - Municipal	60	1960	57	30	0.950	0.800	0.240	
☐	Sanitary Sewer - On-Site Treatment	60	1960	57		0.950			
☒	Pervious Surface Site Drainage	30	1960	57	20	1.000	0.800	0.160	
☒	Impervious Surface Site Drainage	60	1960	57	20	0.950	0.800	0.160	
☐	Stormwater Quality & Quantity Control	60	1960	57		0.950			
☐	Other: Water Treatment & Storage	30	1960	57		1.000			
☐	Other:								

Total Site Utilites & Drainage

100

System Condition Index

0.800

Site Pavements & Sidewalks

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks Location
☒	Bus Loading Area	30	2005	12	25	0.400		0.100	
☐	Drop - Off Lane	30	1960	57		1.000			
☒	Staff Parking Lot	30	2005	12	35	0.400	0.350	0.123	
☒	Visitor Parking Lot	30	2005	12	10	0.400	0.350	0.035	
☐	Student Parking Lot [HS only]	30	1960	57		1.000			
☒	Service Area	30	2005	12	20	0.400		0.080	
☒	Concrete Sidewalks	30	1960	57	10	1.000	0.600	0.060	
☐	Concrete Sidewalks	30	1960	57		1.000			
☐	Concrete Sidewalks	30	1960	57		1.000			
☐	Other: Bus Parking	30	1960	57		1.000			
☐	Other: Gravel Drive to Storage Building	15	1960	57		1.000			
☐	Other:								

Total Site Pavements & Sidewalks

100

System Condition Index

0.398

Site Utilites & Drainage	SCI	0.800	x	30%	Importance Factor =	0.240
Site Pavements & Sidewalks	SCI	0.398	x	70%	Importance Factor =	0.278
Site Systems & Components Condition Index [SCI]						0.518

Remarks:

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School Site: **Murray High School**

School Building Date: **1960**

Assessment Date:

2017

Aug 10

Initials

SITE PLAYGROUND & ATHLETICS SYSTEMS & COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Pre-K / K Playground Equipment	30	1960	57		1.000			
☐ Elementary Playground Equipment	30	1960	57		1.000			
☒ Multi-Purpose Playfields	40	1960	57	50	1.000	0.700	0.350	
☒ Hard Court Play Areas	40	1960	57	50	1.000	0.650	0.325	
☐ Football Field	50	1960	57		1.000			
☐ Stadium Bleachers	50	1960	57		1.000			
☐ Football Field Lighting	25	1960	57		1.000			
☐ Baseball Field	50	1960	57		1.000			
☐ Bleachers	50	1960	57		1.000			
☐ Baseball Field Lighting	25	1960	57		1.000			
☐ Softball Field	50	1960	57		1.000			
☐ Bleachers	50	1960	57		1.000			
☐ Soccer Field	50	1960	57		1.000			
☐ Tennis Courts	30	1960	57		1.000			
☐ Running Track	30	1960	57		1.000			
☐ Other:								
☐ Other:								
☐ Other:								
☐ Other:								

Total Site Playground & Athletics

100

System Condition Index

0.675

Remarks:

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School Site: **Murray High School**

School Building Date: **1960**

Assessment Date: **2017**

Aug 10

Initials:

BUILDING SYSTEMS & COMPONENTS

	System Condition Index [SCI]	Importance Factor Weight [ES]	Weighted SCI
☐ STRUCTURAL FLOOR SYSTEMS	0.570	0.0620	0.0353
☐ STRUCTURAL WALL / FRAME SYSTEMS	0.570	0.1277	0.0728
☐ STRUCTURAL ROOF SYSTEMS	0.570	0.0656	0.0374
☐ EXTERIOR WALL SYSTEMS	0.595	0.0930	0.0553
☐ ROOFING SYSTEMS	0.625	0.0571	0.0357
☐ DOOR SYSTEMS	0.376	0.0143	0.0054
☐ WINDOW SYSTEMS	0.320	0.0413	0.0132
☐ INTERIOR FLOORING SYSTEMS	0.334	0.0311	0.0104
☐ INTERIOR WALL SYSTEMS	0.334	0.0276	0.0092
☐ INTERIOR WALL FINISH SYSTEMS	0.703	0.0040	0.0028
☐ INTERIOR CEILING SYSTEMS	0.294	0.0055	0.0016
☐ SPECIALTIES COMPONENTS	0.380	0.0242	0.0092
☐ EQUIPMENT COMPONENTS	0.050	0.0204	0.0010
☐ FURNISHINGS [BUILT-IN] COMPONENTS	0.300	0.0401	0.0120
☐ FURNISHINGS [LOOSE] COMPONENTS	0.275	0.0620	0.0171
N/A ☐ ELEVATOR SYSTEMS			
☐ FIRE PROTECTION SYSTEMS	0.906	0.0143	0.0129
☐ PLUMBING SYSTEMS	0.731	0.0419	0.0306
☐ HVAC SYSTEMS	0.678	0.1550	0.1051
☐ ELECTRICAL SYSTEMS	0.484	0.0775	0.0375
☐ ELECTRICAL SPECIAL SYSTEMS	0.637	0.0351	0.0224
	1960	BUILDING FACILITY CONDITION INDEX	0.5271

Remarks:

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School Site: **Murray High School**

School Building Date: **1960**

Assessment Date:

2017

Aug 10

Initials:

STRUCTURAL FLOOR SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Concrete Slab - On Grade	100	1960	57	100	0.570		0.570	
☐	Concrete Slab - Elevated	100	1960	57		0.570			
☐	Wood Frame over Crawl Space	80	1960	57		0.713			
☐	Other:								
Total Structural Floor Systems					100	System Condition Index		0.570	

STRUCTURAL WALL / FRAME SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Concrete Masonry Unit Bearing Wall	100	1960	57	60	0.570		0.342	
☒	Steel Frame	100	1960	57	40	0.570		0.228	
☐	Steel Stud Frame	100	1960	57		0.570			
☐	Concrete Frame	100	1960	57		0.570			
☐	Wood Frame	80	1960	57		0.713			
☐	Other:								
Total Structural Wall / Frame Systems					100	System Condition Index		0.570	

STRUCTURAL ROOF SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Steel Frame	100	1960	57	100	0.570		0.570	
☐	Precast Concrete Ts	100	1960	57		0.570			
☐	Tectum / Purlin Deck	60	1960	57		0.950			
☐	Wood Frame	80	1960	57		0.713			
☐	Other:								
☐	Other:								
Total Structural Roof Systems					100	System Condition Index		0.570	

EXTERIOR WALL SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Brick Veneer	80	1960	57	65	0.713	0.600	0.390	
☐	Concrete Masonry Unit - Split Face	80	1960	57		0.713			
☐	Concrete Masonry Unit - Scored	80	1960	57		0.713			
☐	Precast Concrete Sills	80	1960	57		0.713			
☐	Exterior Insulation & Finish System	40	1960	57		1.000			
☐	Stucco	40	1960	57		1.000			
☒	Metal Wall Panel - Sheet	50	1960	57	10	1.000	0.500	0.050	
☒	Metal Wall Panel - Composite	50	1960	57	15	1.000	0.500	0.075	
☒	Other: Wood Panel	30	1960	57	10	1.000	0.800	0.080	
☐	Other:								
Total Exterior Wall Systems					100	System Condition Index		0.595	

Remarks:

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School Site: **Murray High School**

School Building Date: **1960**

Assessment Date:

2017

Aug 10

Initials:

ROOFING SYSTEMS ASSESSMENT

Roofing Membrane Systems		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐	Asphalt Shingles	20	1960	57		1.000			
☐	Spray Foam	20	1960	57		1.000			
☐	Single Ply EPDM - Mechanically Attached	20	1960	57		1.000			
☐	Single-Ply EPDM - Ballasted	20	1960	57		1.000			
☐	Single-Ply EPDM - Fully Adhered	25	1960	57		1.000			
☐	Single Ply PVC - Mechanically Attached	20	1960	57		1.000			
☐	Single-Ply PVC - Ballasted	20	1960	57		1.000			
☐	Single Ply TPO - Mechanically Attached	20	1960	57		1.000			
☐	Single-Ply TPO - Ballasted	20	1960	57		1.000			
☐	Built-Up (2 Ply SBS Mod. Bit.)	30	1960	57		1.000			
☐	Built-Up (4 Ply Traditional)	35	1960	57		1.000			
☒	Prefinished Metal Standing Seam	40	1992	25	100	0.625		0.625	1
☐	Metal Walkway System	40	1960	57		1.000			
☐	Other:								
☐	Other:								

Total Roofing Membrane Systems Area

100

System Condition Index

0.625

Roofing Accessories

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Flashings	40	1992	25	50	0.625	0.313	
☐	Vent Caps	25	1960	57		1.000		
☐	Roof Hatches	40	1960	57		1.000		
☐	Skylights	20	1960	57		1.000		
☐	Coping-Metal	40	1960	57		1.000		
☐	Coping - Stone	40	1960	57		1.000		
☐	Roof Drains	40	1960	57		1.000		
☐	Roof Drain Piping	40	1960	57		1.000		
☐	Overflow Drains / Scuppers	40	1960	57		1.000		
☒	Gutters	40	1992	25	25	0.625	0.156	
☒	Downspouts	40	1992	25	25	0.625	0.156	
☐	Other:							

Total Roofing Accessories

100

System Condition Index

0.625

Roofing Membrane Systems	SCI	0.625	x	80%	Importance Factor =	0.500
Roofing Accessories	SCI	0.625	x	20%	Importance Factor =	0.125
Roofing Systems Condition Index [SCI]						0.625

Remarks:

1 Metal Roof scheduled to be resurfaced in FY 19-20

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School Site: **Murray High School**

School Building Date: **1960**

Assessment Date:

2017

Aug 10

Initials:

DOOR SYSTEMS ASSESSMENT

Exterior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Steel - Swinging	40	1960	57	55	1.000	0.400	0.220	
☒	Aluminum - Swinging	40	1960	57	5	1.000	0.300	0.015	
☐	Fiberglass - Swinging	40	1960	57		1.000			
☐	Wood - Swinging	20	1960	57		1.000			
☐	Overhead Coiling Slat	40	1960	57		1.000			
☐	Counter Coiling Slat	40	1960	57		1.000			
☐	Overhead Coiling Grille	40	1960	57		1.000			
☐	Counter Coiling Grille	40	1960	57		1.000			
☐	Overhead Sectional	40	1960	57		1.000			
☒	Door Hardware - Locksets	40	1960	57	20	1.000	0.400	0.080	
☒	Door Hardware - Other	40	1960	57	20	1.000	0.400	0.080	
☐	Other:								

Total Exterior Doors

100

System Condition Index

0.395

Interior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐	Steel - Swinging	40	1960	57		1.000			
☐	Aluminum - Swinging	40	1960	57		1.000			
☐	Fiberglass - Swinging	40	1960	57		1.000			
☒	Wood - Swinging	40	1960	57	60	1.000	0.350	0.210	
☐	Overhead Coiling Slat	40	1960	57		1.000			
☐	Counter Coiling Slat	40	1960	57		1.000			
☐	Overhead Coiling Grille	40	1960	57		1.000			
☐	Counter Coiling Grille	40	1960	57		1.000			
☒	Door Hardware - Locksets	40	1960	57	20	1.000	0.400	0.080	
☒	Door Hardware - Other	40	1960	57	20	1.000	0.400	0.080	
☐	Other:								
☐	Other:								

Total Interior Doors

100

System Condition Index

0.370

Exterior Doors	SCI	0.395	x	25%	Importance Factor =	0.099
Interior Doors	SCI	0.370	x	75%	Importance Factor =	0.278
Door Systems Condition Index [SCI]						0.376

Remarks:

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School Site: **Murray High School**

School Building Date: **1960**

Assessment Date:

2017

Aug 10

Initials:

WINDOW SYSTEMS ASSESSMENT

Exterior Windows, Storefronts & Curtainwall		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Aluminum Unit Windows	40	2005	12	70	0.300		0.210	
☐	Steel Unit Windows	40	1960	57		1.000			
☐	Wood Unit Windows	30	1960	57		1.000			
☐	Aluminum Storefront Systems	40	1960	57		1.000			
☐	Aluminum Curtainwall Systems	40	1960	57		1.000			
☐	Fiberglass Sandwich Panel Systems	40	1960	57		1.000			
☐	Roof-mounted Skylights	25	1960	57		1.000			
☐	Other:								
☐	Other:								
☒	Glass Glazing - Double Pane	40	2005	12	30	0.300		0.090	
☐	Glass Glazing - Single Pane	40	1960	57		1.000			
☐	Plastic Glazing	25	1960	57		1.000			
☐	Other: Metal Spandrel Panel	40	1960	57		1.000			
☐	Other:								

Total Exterior Windows, Storefronts & Curtainwall

100

System Condition Index

0.300

Interior Windows and Storefronts		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Steel Unit Windows	40	1960	57	80	1.000	0.500	0.400	1
☐	Wood Unit Windows	40	1960	57		1.000			
☐	Aluminum Storefront Systems	40	1960	57		1.000			
☐	Other:								
☐	Other:								
☐	Glass Glazing - Double Pane	40	1960	57		1.000			
☒	Glass Glazing - Single Pane	40	1960	57	20	1.000	0.500	0.100	1
☐	Plastic Glazing	25	1960	57		1.000			
☐	Other:								
☐	Other:								

Total Interior Windows and Storefronts

100

System Condition Index

0.500

Exterior Windows, Storefronts & Curtainwall	SCI	0.300	x	90%	Importance Factor =	0.270
Interior Windows and Storefronts	SCI	0.500	x	10%	Importance Factor =	0.050
Window Systems Condition Index [SCI]						0.320

Remarks:

1	Could not confirm age
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School Site: **Murray High School**

School Building Date: **1960**

Assessment Date:

2017

Aug 10

Initials:

INTERIOR FLOORING SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
X	Concrete	80	1960	57	5	0.713		0.036	
	Cementitious Terrazzo	50	1960	57		1.000			
	Resinous Matrix Terrazzo	50	1960	57		1.000			
X	Resilient - Vinyl Tile	20	2005	12	63	0.600	0.300	0.189	
	Resilient - Rubber Tile	25	1960	57		1.000			
	Resilient - Vinyl Sheet	20	1960	57		1.000			
	Resilient - Linoleum Sheet	25	1960	57		1.000			
	Resilient - Athletic Sheet	40	1960	57		1.000			
	Resilient - Weight Room	40	1960	57		1.000			
X	Carpet - Roll	15	2005	12	5	0.800	0.200	0.010	
X	Carpet - Tile	20	2005	12	15	0.600	0.100	0.015	
	Wood Strip - Athletic	50	1960	57		1.000			
	Wood Strip - Stage	50	1960	57		1.000			
	Quarry Tile	50	1960	57		1.000			
X	Ceramic Tile	50	1960	57	12	1.000	0.700	0.084	
	Granwood	50	1960	57		1.000			
	Other: Quartz Epoxy	40	1960	57		1.000			
	Other:								
	Other:								

Total Interior Flooring Systems

100

System Condition Index

0.334

Remarks:

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School Site: **Murray High School**

School Building Date: **1960**

Assessment Date:

2017

Aug 10

Initials:

INTERIOR WALL SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Concrete Masonry Unit	80	1960	57	18	0.713		0.128	
☐	Concrete Masonry Unit - Glazed	80	1960	57		0.713			
☒	Drywall / Metal Stud	40	2005	12	60	0.300		0.180	
☒	Plaster / Metal Stud	50	1960	57	22	1.000	0.700	0.154	
☐	Brick Veneer	80	1960	57		0.713			
☐	Operable Folding Partition - Classrooms	30	1960	57		1.000			
☐	Operable Folding Partition - Cafeteria / MP	30	1960	57		1.000			
☐	Glazed Partition	40	1960	57		1.000			
☐	Other:								
Total Interior Wall Systems					100	System Condition Index		0.462	

INTERIOR WALL FINISHES ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	CMU - Painted	10	2005	12	18	1.000	0.800	0.155	
☒	Drywall or Plaster - Painted	10	2005	12	60	1.000	0.700	0.452	
☒	Ceramic Tile	50	1960	57	15	1.000	0.600	0.097	
☐	Vinyl Wall Covering	30	1960	57		1.000			
☐	Other:								
Total Interior Wall Finishes					93	System Condition Index		0.703	

INTERIOR CEILING SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Acoustical Panel Ceiling	30	2005	12	97	0.400	0.300	0.291	
☐	Acoustical Panel Ceiling - Special	30	1960	57		1.000			
☒	Vinyl-faced Panel Ceiling	30	2005	12	3	0.400	0.100	0.003	
☐	Drywall	40	1960	57		1.000			
☐	Plaster	50	1960	57		1.000			
☐	Exposed Structure - Painted	50	1960	57		1.000			
☐	Exposed Structure - Unpainted	80	1960	57		0.713			
☐	Acoustical Treatment	30	1960	57		1.000			
☐	Other:								
☐	Other:								
Total Interior Ceiling Systems					100	System Condition Index		0.294	

Remarks:

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School Site: **Murray High School**

School Building Date: **1960**

Assessment Date:

2017

Aug 10

Initials:

SPECIALTIES COMPONENTS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Visual Display Boards	40	2005	12	55	0.300		0.165	
☐	Display Cases	40	1960	57		1.000			
☒	Graphic Signage	40	2005	12	5	0.300		0.015	
☒	Toilet Compartments	40	2005	12	15	0.300	0.600	0.090	
☐	Shower & Dressing Compartments	40	1960	57		1.000			
☐	Cubicle Curtains & Tracks	40	1960	57		1.000			
☒	Toilet Accessories / Mirror Units	40	2005	12	20	0.300	0.500	0.100	
☐	Lockers	30	1960	57		1.000			
☐	Flagpoles	40	1960	57		1.000			
☒	Other: Painted Display Wall	30	2005	12	5	0.400	0.200	0.010	
☐	Other:								
Total Specialties Components					100	System Condition Index		0.380	

EQUIPMENT COMPONENTS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Foodservice Equipment	40	2015	2	100	0.050		0.050	1
☐	Cooking Equipment	40	1960	57		1.000			
☐	Preparation Equipment	40	1960	57		1.000			
☐	Warewashing Equipment	40	1960	57		1.000			
☐	Serving Equipment	40	1960	57		1.000			
☐	Refrigeration Equipment	40	1960	57		1.000			
☐	Storage Equipment	40	1960	57		1.000			
☐	Gymnasium Equipment								
☐	Basketball	40	1960	57		1.000			
☐	Volleyball	40	1960	57		1.000			
☐	Divider Curtain	40	1960	57		1.000			
☐	Fitness	40	1960	57		1.000			
☐	Projection Screens	20	1960	57		1.000			
☐	Laboratory Equipment	30	1960	57		1.000			
☐	Theatrical Rigging and Curtains	20	1960	57		1.000			
☐	Cafeteria / Serving Line Accordion Partition	20	1960	57		1.000			
☐	Other:								
Total Equipment Components					100	System Condition Index		0.050	

Remarks:

1	Warming Kitchen + Serving only
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School Site: **Murray High School**

School Building Date: **1960**

Assessment Date:

2017

Aug 10

Initials:

FURNISHINGS [BUILT-IN] COMPONENTS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Educational Cabinets & Casework	40	2005	12	45	0.300		0.135	
	Media Center Cabinets & Casework	40	1960	57		1.000			
	Music Cabinets & Casework	40	1960	57		1.000			
X	General Cabinets & Casework	40	2005	12	15	0.300		0.045	
X	Laboratory Casework	40	2005	12	15	0.300		0.045	
	Fixed Audience Seating	30	1960	57		1.000			
	Grandstand Bleachers	40	1960	57		1.000			
	Telescopic Bleachers	30	1960	57		1.000			
X	Window Shades	20	2005	12	25	0.600	0.300	0.075	
	Window Louver Blinds	20	1960	57		1.000			
	Site Furnishings	20	1960	57		1.000			
	Other: Acoustic Wall Panels	30	1960	57		1.000			
Total Furnishing [Built-in] Components					100	System Condition Index		0.300	

FURNISHINGS [LOOSE] COMPONENTS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Student Tables	40	1960	57	20	1.000	0.300	0.060	1
X	Student Chairs	40	1960	57	20	1.000	0.300	0.060	1
	Student Desk / Chair Combo Units	40	1960	57		1.000			1
X	Laboratory Tables	40	1960	57	5	1.000	0.200	0.010	1
X	Laboratory Chairs / Stools	40	1960	57	5	1.000	0.200	0.010	
	Music Tables	40	1960	57		1.000			
	Music Chairs / Stools	40	1960	57		1.000			
X	Art Tables	40	1960	57	8	1.000	0.350	0.028	1
X	Art Chairs / Stools	40	1960	57	2	1.000	0.350	0.007	1
	C&TE Tables	40	1960	57		1.000			
	C&TE Chairs / Stools	40	1960	57		1.000			
X	Teacher Desks	40	1960	57	5	1.000	0.150	0.008	1
X	Teacher Chairs	40	1960	57	5	1.000	0.150	0.008	1
	Bookcases	40	1960	57		1.000			
	Media Center Tables	40	1960	57		1.000			
	Media Center Chairs	40	1960	57		1.000			
	Media Center Bookshelves	40	1960	57		1.000			
X	Office Desks	40	1960	57	5	1.000	0.150	0.008	1
X	Office Chairs	40	1960	57	5	1.000	0.150	0.008	1
X	Office File Cabinets / Bookshelves	40	1960	57	20	1.000	0.350	0.070	1
	Office Systems Furniture	40	1960	57		1.000			
	Cafeteria Tables	40	1960	57		1.000			
	Cafeteria Chairs	40	1960	57		1.000			
	Kiln + Ventilation	30	1960	57		1.000			
	Other:								
	Other:								
Total Furnishings [Loose] Components					100	System Condition Index		0.275	

Remarks:

1	Could not confirm age
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School Site: **Murray High School**

School Building Date: **1960** Assessment Date: **2017** **Aug 10** Initials:

ELEVATOR SYSTEMS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Hydraulic Elevator	25	1960	57		1.000		#DIV/0!	
☐ Electric Wheelchair Lift	25	1960	57		1.000		#DIV/0!	
☐ Other:								
☐ Other:								
Total Elevator Systems					System Condition Index		N/A	

Remarks:

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School Site: **Murray High School**

School Building Date: **1960**

Assessment Date:

2017

Aug 10

Initials:

EMT

FIRE PROTECTION SYSTEMS ASSESSMENT

Is Automatic Sprinkler System Required?		YES			NO			Limited Area Only		SCI Factor	Remarks
		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI				
☐	Automatic Sprinkler System	40	1960	57		1.000					
☐	Fire Sprinkler Booster Pump	20	1960	57		1.000					
☐	Limited Area Sprinkler System - Domestic	40	1960	57		1.000					
☒	Smoke Detectors	20	1960	57	35	1.000	1.000			0.350	
☒	In-Duct Smoke Detectors	20	1990	27	35	1.000	1.000			0.350	
☐	Heat Rise Detectors	20	1960	57		1.000					
☒	Fire Extinguisher Cabinets	40	1960	57	15	1.000	0.875			0.131	
☒	Fire Extinguishers	10	2012	5	15	0.500	0.500			0.075	
☐	Other:										
☐	Other:										
☒	Fire Alarm System - See Elec. Special Systems										
☒	Emergency Lighting - See Electrical										
Total Fire Protection Systems					100	System Condition Index		0.906			

Remarks:

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School Site: **Murray High School**

School Building Date: **1960**

Assessment Date:

2017

Aug 10

Initials:

EMT

PLUMBING SYSTEMS ASSESSMENT

Plumbing Fixtures		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Water Closets	40	1990	27	30	0.675	0.675	0.203	
X	Urinals	40	1990	27	15	0.675	0.675	0.101	
X	Flush Valves	20	1990	27	5	1.000	1.000	0.050	
X	Lavatories	40	1990	27	30	0.675	0.675	0.203	
X	Instructional Space Sinks	40	1990	27	4	0.675	0.675	0.027	
	Other Sinks	40	1960	57		1.000			
X	Utility Sinks	40	1990	27	1	0.675	0.675	0.007	
X	Faucets - Manual	40	1990	27	5	0.675	0.675	0.034	
	Faucets - Sensor	20	1960	57		1.000			
	Drinking Fountains	40	1960	57		1.000			
X	Water Coolers	20	1990	27	2	1.000	1.000	0.020	
	Showers - Gang	30	1960	57		1.000			
X	Showers - Individual	30	1990	27	8	0.900	0.900	0.072	
	Other:								

Total Plumbing Fixture Components

100

System Condition Index

0.716

Plumbing Distribution Systems		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Cold Water Piping	60	1960	57	25	0.950	0.950	0.238	
X	Hot Water Piping	60	1960	57	25	0.950	0.950	0.238	
X	Domestic HWH [Gas] [Propane] [Oil] [Electric]	20	2013	4	20	0.200	0.200	0.040	
	Kitchen HWH [Gas] [Propane] [Oil] [Electric]	20	1960	57		1.000			
	Storage Tanks	30	1960	57		1.000			
X	Sanitary Piping	60	1960	57	25	0.950	0.950	0.238	
X	Backflow Preventers	60	2016	1	5	0.017	0.017	0.001	
	Grease Trap	60	1960	57		0.950			
	Other:	20	1960	57		1.000			
	Other:								

Total Plumbing Distribution Systems

100

System Condition Index

0.753

Plumbing Fixtures	SCI	0.716	x	60%	Importance Factor =	0.429
Plumbing Distribution Systems	SCI	0.753	x	40%	Importance Factor =	0.301
Plumbing Systems Condition Index [SCI]						0.731

Remarks:

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School Site: **Murray High School**School Building Date: **1960**

Assessment Date:

2017**Aug 10**

Initials:

EMT**HVAC SYSTEMS ASSESSMENT****HVAC Delivery Systems and Components**

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒ Unit Ventilators - Heating only	25	1960	57	10	1.000	1.000	0.100	
☐ Heat Pumps - Air-to-Air [Rooftop]	20	1960	57		1.000			
☐ Heat Pumps - Water-to-Air	25	1960	57		1.000			
☐ Fan-Powered VAV Boxes with Reheat	25	1960	57		1.000			
☐ Constant Volume Multi-Zone Air Handler	20	1960	57		1.000			
☐ Variable Air Volume Multi-Zone Air Handler	20	1960	57		1.000			
☐ DX Rooftop Unit	20	1960	57		1.000			
☐ DX Rooftop Unit with Hot Water Coil	20	1960	57		1.000			
☐ Package Rooftop Unit	20	1960	57		1.000			
☐ Indoor Ventilation Unit	25	1960	57		1.000			
☐ Rooftop Ventilation Unit	20	1960	57		1.000			
☐ Energy Recovery Unit	25	1960	57		1.000			
☒ PTACs	20	2005	12	10	0.600	0.600	0.060	4
☒ Split System HVAC Units	20	1995	22	25	1.000	1.000	0.250	6
☒ Vertical Package Units	20	1995	22	35	1.000	1.000	0.350	1
☐ Window Units	10	1960	57		1.000			
☒ Restroom / Locker Room Exhaust Systems	20	1960	57	10	1.000	1.000	0.100	
☐ Kitchen Exhaust & MU-Air Systems	25	1960	57		1.000			
☒ Other: VRF	20	2005	12	10	0.600	0.6	0.060	4

Total HVAC Delivery System and Components**100****System Condition Index****0.920****HVAC Central Plant Systems and Components**

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒ Boiler [Gas] [Propane] [Oil] [Electric]	30	2017		45				
☐ Chiller	25	1960	57		1.000			
☐ Cooling Tower	20	1960	57		1.000			
☐ Economizing Equipment	25	1960	57		1.000			
☒ 2 Pipe Hydronic System	50	1960	57	40	1.000	1	0.400	
☐ 4 Pipe Hydronic System	50	1960	57		1.000			
☒ Pumps - Hot Water	25	2017		15				
☐ Pumps - Cold Water	25	1960	57		1.000			
☐ Geothermal Loop	50	1960	57		1.000			
☐ Storage Tank	25	1960	57		1.000			
☐ Other:								

Total HVAC Central Plant Systems and Components**100****System Condition Index****0.400****HVAC Control Systems**

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒ Direct Digital Controls	25	2017		90				
☐ Pneumatic Controls	25	1960	57		1.000			
☒ Thermostats	20	2005	12	10	0.600	0.6	0.060	

Total HVAC Control Systems**100****System Condition Index****0.060**

HVAC Delivery Systems	SCI	0.920	x	60%	Importance Factor =	0.552
HVAC Central Plant Systems and Components	SCI	0.400	x	30%	Importance Factor =	0.120
HVAC Control Systems	SCI	0.060	x	10%	Importance Factor =	0.006
HVAC Systems Condition Index [SCI]						0.678

Remarks:

1	Classrooms
2	Lab Spaces
3	Cafeteria / Kitchen
4	Administration
5	Library / Media Center

6	Gymnasium
7	Locker Rooms
8	
9	
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School Site: **Murray High School**School Building Date: **1960**

Assessment Date:

2017**Aug 10**

Initials:

ELECTRICAL SYSTEMS ASSESSMENT

Electrical Service & Distribution		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Utility Transformer	40	1960	57		1.000			
☒	Electrical Primary Switchgear	40	1995	22	50	0.550	0.500	0.250	
☒	Branch Circuit Panels [120/208]	40	1995	22	40	0.550	0.500	0.200	
☒	[120/208] Power Distribution	40	1960	57	10	1.000	1.000	0.100	
☐	Branch Circuit Panels [277/480]	40	1960	57		1.000			
☐	[277/480] Power Distribution	40	1960	57		1.000			
☐	Branch Circuit Panels [____/____]	40	1960	57		1.000			
☐	[____/____] Power Distribution	40	1960	57		1.000			
☐	Transformers	40	1960	57		1.000			
☐	Other:								

Total Electrical Service & Distribution**100****System Condition Index****0.550**

Electrical Power Systems & Components		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	General Purpose Plug Outlets	40	1995	22	25	0.550	0.55	0.138	
☒	Special Purpose Plug Outlets	40	1995	22	25	0.550	0.55	0.138	
☒	Clean Power Plug Outlets	40	1995	22	25	0.550	0.55	0.138	
☒	HVAC Systems Power	40	1995	22	25	0.550	0.55	0.138	
☐	HVAC Systems Power	40	1960	57		1.000			

Total Electrical Power Systems & Components**100****System Condition Index****0.550**

Electrical Lighting Systems		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒	Classrooms - LED	25	2014	3	10	0.120	0.100	0.010	
☒	Classrooms	25	2005	12	10	0.480	0.500	0.050	
☒	Lab Spaces - LED	25	2014	3	5	0.120	0.100	0.005	
☐	Lab Spaces	25	1960	57		1.000			
☒	Corridors	25	2005	12	10	0.480	0.500	0.050	
☐	Commons	25	1960	57		1.000			
☒	Office and Conference Space	25	1995	22	10	0.880	0.500	0.050	
☒	Library / Media Center	25	2005	12	10	0.480	0.400	0.040	
☐	Cafeteria / Kitchen	25	1960	57		1.000			
☒	Gymnasium	25	1995	22	15	0.880	0.400	0.060	
☐	Large Assembly	25	1960	57		1.000			
☐	Stage Specialty	25	1960	57		1.000			
☒	Lighting Control Occupancy Sensors	25	2005	12	10	0.480	0.400	0.040	
☒	Emergency Lighting	25	1995	22	10	0.880	0.400	0.040	
☒	Exterior Building Lighting	25	2005	12	10	0.480	0.400	0.040	
☐	Parking Lot Lighting	25	2005	12		0.480			
☐	Other:								

Total Electrical Lighting Systems**100****System Condition Index****0.385**

Electrical Service & Distribution	SCI	0.550	x	30%	Importance Factor =	0.165
Electrical Power Systems & Components	SCI	0.550	x	30%	Importance Factor =	0.165
Electrical Lighting Systems	SCI	0.385	x	40%	Importance Factor =	0.154
Electrical Systems Condition Index [SCI]						0.484

Remarks:

1	Replace original service still being used as distribution.
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School Site: **Murray High School**

School Building Date: **1960**

Assessment Date:

2017

Aug 10

Initials:

ELECTRICAL SPECIAL SYSTEMS ASSESSMENT

Electrical Special Communication Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Emergency Call Button System	25	1960	57		1.000			
☐ Public Address System	25	1960	57		1.000			
☒ Telephonic Systems	25	2005	12	25	0.480	0.400	0.100	
☒ Intercom Systems	25	1995	22	25	0.880	0.900	0.225	
☒ TV / Video Distribution Systems	15	2005	12	8	0.800	0.800	0.064	
☐ Video Conferencing / Distance Learning	15	1960	57		1.000			
☒ Projection Solution Systems	15	2010	7	8	0.467	0.400	0.032	
☒ Interactive Whiteboard Solutions	15	2012	5	9	0.333	0.300	0.027	
☒ Data Network Head-End Systems	15	2008	9	15	0.600	0.600	0.090	
☒ Data Distribution Systems - Wired	15	2008	9	5	0.600	0.600	0.030	
☒ Data Distribution Systems - Wireless	15	2014	3	5	0.200	0.200	0.010	
☐ Other:								
☐ Other:								

Total Electrical Special Communication Systems

100

System Condition Index

0.578

Electrical Special Non-Comm. Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Fire Alarm Panel	25	1990	27	30	1.000	1.000	0.300	
☒ Fire Alarm Horns/Sirens	25	1990	27	10	1.000	1.000	0.100	
☒ Fire Alarm Strobes	25	1990	27	10	1.000	1.000	0.100	
☒ Intrusion Detection System	25	2002	15	25	0.600	0.600	0.150	
☒ CCTV Security System	15	2002	15	25	1.000	0.500	0.125	
☐ Clock System	25	1960	57		1.000			
☐ Lightning Protection	40	1960	57		1.000			
☐ Other:								
☐ Other:								

Total Electrical Special Non-Comm. Systems

100

System Condition Index

0.775

Electrical Special Communication Systems	SCI	0.578	x	70%	Importance Factor =	0.405
Electrical Special Non-Comm. Systems	SCI	0.775	x	30%	Importance Factor =	0.233
Electrical Special Systems Condition Index [SCI]						0.637

Remarks:

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CATEC

School Site:	CATEC
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Assessment Date: 2017 10-Aug

School Building Date:	1973				AVG	Total SF
School Building Area (SF):	58,453				58,453	

BUILDING SYSTEMS & COMPONENTS		System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	Average System Condition Index [SCI]	Importance Factor Weight		Systems Replacement Cost in 2018 Dollars / SF	Priority 1 Estimated Cost of Capital Renewals [SCI > .9] 2018 \$\$\$	Priority 2 Estimated Cost of Capital Renewals [.9 > SCI > .8] 2018 \$\$\$	Priority 3 Estimated Cost of Capital Renewals [.8 > SCI > .7] 2018 \$\$\$	Priority 4 Estimated Cost of Capital Renewals [.7 > SCI > .6] 2018 \$\$\$	
	STRUCTURAL FLOOR SYSTEMS	0.440				0.4400	0.0518	\$	1.82	\$ -	\$ -	\$ -	\$ -	
	STRUCTURAL WALL / FRAME SYSTEMS	0.440				0.4400	0.1067	\$	3.75	\$ -	\$ -	\$ -	\$ -	
	STRUCTURAL ROOF SYSTEMS	0.440				0.4400	0.0549	\$	1.93	\$ -	\$ -	\$ -	\$ -	
	EXTERIOR WALL SYSTEMS	0.550				0.5500	0.0778	\$	2.73	\$ -	\$ -	\$ -	\$ -	
	ROOFING SYSTEMS	0.643				0.6432	0.0477	\$	16.79	\$ -	\$ -	\$ -	\$ 981,378	
	DOOR SYSTEMS	0.967				0.9669	0.0120	\$	4.21	\$ 246,011	\$ -	\$ -	\$ -	
	WINDOW SYSTEMS	0.855				0.8550	0.0346	\$	12.16	\$ -	\$ 710,500	\$ -	\$ -	
	INTERIOR FLOORING SYSTEMS	0.548				0.5480	0.0260	\$	9.15	\$ -	\$ -	\$ -	\$ -	
	INTERIOR WALL SYSTEMS	0.548				0.5480	0.0231	\$	0.81	\$ -	\$ -	\$ -	\$ -	
	INTERIOR WALL FINISH SYSTEMS	0.890				0.8900	0.0033	\$	1.17	\$ -	\$ 68,386	\$ -	\$ -	
	INTERIOR CEILING SYSTEMS	0.561				0.5610	0.0046	\$	1.61	\$ -	\$ -	\$ -	\$ -	
	SPECIALTIES COMPONENTS	0.883				0.8830	0.0203	\$	4.09	\$ -	\$ 238,906	\$ -	\$ -	
	EQUIPMENT COMPONENTS	0.600				0.6000	0.0171	\$	2.96	\$ -	\$ -	\$ -	\$ 173,184	
	FURNISHINGS [BUILT-IN] COMPONENTS	0.900				0.9000	0.0335	\$	5.71	\$ 333,935	\$ -	\$ -	\$ -	
	FURNISHINGS [LOOSE] COMPONENTS	0.500				0.5000	0.0518	\$	10.64	\$ -	\$ -	\$ -	\$ -	
N/A	ELEVATOR SYSTEMS						0.0022	\$	0.76	\$ -	\$ -	\$ -	\$ -	
	FIRE PROTECTION SYSTEMS	0.786				0.7863	0.0097	\$	3.42	\$ -	\$ -	\$ 199,828	\$ -	
	PLUMBING SYSTEMS	0.773				0.7727	0.0350	\$	12.32	\$ -	\$ -	\$ 720,269	\$ -	
	HVAC SYSTEMS	0.751				0.7506	0.1296	\$	45.58	\$ -	\$ -	\$ 2,664,375	\$ -	
	ELECTRICAL SYSTEMS	0.851				0.8510	0.0648	\$	17.47	\$ -	\$ -	\$ 1,021,344	\$ -	
	ELECTRICAL SPECIAL SYSTEMS	0.691				0.6908	0.0294	\$	10.33	\$ -	\$ -	\$ -	\$ 603,925	
BUILDING FACILITY CONDITION INDEX		0.6392				0.6392	0.8358	0.5343						
	SITE SYSTEMS & COMPONENTS	0.708				0.708	0.6522	0.4617	\$	19.75	\$ 75,000	\$ -	\$ -	\$ 1,079,562
N/A	SITE PLAYGROUNDS & ATHLETICS						0.3478		\$	6.08	\$ -	\$ -	\$ -	\$ -
SITE FACILITY CONDITION INDEX		0.4617					0.1642	0.0758						
		CAMPUS FACILITY CONDITION INDEX							0.6101	\$ 654,946	\$ 1,017,791	\$ 4,605,815	\$ 2,838,049	

SCI Scoring Legend

1.000 = Building System or Building Component Life Exceeded - Replace Immediately

0.750 = Building System or Building Component Life Remaining = 25%

0.500 = Building System or Building Component Life Remaining = 50%

0.250 = Building System or Building Component Life Remaining = 75%

0.000 = Building System or Building Component Life Remaining = 100% [New]

Capital Renewal Legend

SCI > .9
.9 > SCI > .8
.8 > SCI > .7
.7 > SCI > .6

\$	9,116,601
\$	155.96 /

School Site: **CATEC**School Building Date: **1973**

Assessment Date:

2017**Aug 10**

Initials

SITE SYSTEMS & COMPONENTS ASSESSMENT**Site Utilites & Drainage**

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Domestic Water Supply	60	1973	44	35	0.733		0.257	
	Fire Water Supply & Tank	60	1973	44		0.733			
X	Sanitary Sewer - Municipal	60	1973	44	35	0.733		0.257	
	Sanitary Sewer - On-Site Treatment	60	1973	44		0.733			
X	Pervious Surface Site Drainage	30	1973	44	15	1.000	0.800	0.120	
X	Impervious Surface Site Drainage	60	1973	44	15	0.733		0.110	
	Stormwater Quality & Quantity Control	60	1973	44		0.733			
	Other: Water Treatment & Storage	30	1973	44		1.000			
	Other:								

Total Site Utilites & Drainage**100****System Condition Index****0.743****Site Pavements & Sidewalks**

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks Location
X	Bus Loading Area	30	1973	44	20	1.000	0.600	0.171	
X	Drop - Off Lane	30	1973	44	5	1.000	0.750	0.054	1
X	Staff Parking Lot	30	1973	44	15	1.000	0.750	0.161	1
X	Visitor Parking Lot	30	1973	44	20	1.000	0.750	0.214	1
	Student Parking Lot [HS only]	30	1973	44		1.000			
X	Service Area	30	1973	44	5	1.000	0.800	0.057	
X	Concrete Sidewalks	30	1973	44	5	1.000	0.500	0.036	
	Concrete Sidewalks	30	1973	44		1.000			
	Concrete Sidewalks	30	1973	44		1.000			
	Other: Bus Parking	30	1973	44		1.000			
	Other: Gravel Drive to Storage Building	15	1973	44		1.000			
	Other:								

Total Site Pavements & Sidewalks**70****System Condition Index****0.693**

Site Utilites & Drainage	SCI	0.743	x	30%	Importance Factor =	0.223
Site Pavements & Sidewalks	SCI	0.693	x	70%	Importance Factor =	0.485
Site Systems & Components Condition Index [SCI]						0.708

Remarks:

1	Parking Lot Milling, Asphalt Replacement and Restriping scheduled for FY 18-19
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School Site: **CATEC**

School Building Date: **1973**

Assessment Date:

2017

Aug 10

Initials

SITE PLAYGROUND & ATHLETICS SYSTEMS & COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
Pre-K / K Playground Equipment	30	1973	44		1.000		#DIV/0!	
Elementary Playground Equipment	30	1973	44		1.000		#DIV/0!	
Multi-Purpose Playfields	40	1973	44		1.000		#DIV/0!	
Hard Court Play Areas	40	1973	44		1.000		#DIV/0!	
Football Field	50	1973	44		0.880		#DIV/0!	
Stadium Bleachers	50	1973	44		0.880		#DIV/0!	
Football Field Lighting	25	1973	44		1.000		#DIV/0!	
Baseball Field	50	1973	44		0.880		#DIV/0!	
Bleachers	50	1973	44		0.880		#DIV/0!	
Baseball Field Lighting	25	1973	44		1.000		#DIV/0!	
Softball Field	50	1973	44		0.880		#DIV/0!	
Bleachers	50	1973	44		0.880		#DIV/0!	
Soccer Field	50	1973	44		0.880		#DIV/0!	
Tennis Courts	30	1973	44		1.000		#DIV/0!	
Running Track	30	1973	44		1.000		#DIV/0!	
Other:								
Other:								
Other:								
Other:								

Total Site Playground & Athletics

System Condition Index

N/A

Remarks:

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School Site: **CATEC**

School Building Date: **1973**

Assessment Date: **2017**

Aug 10

Initials: **JHJr**

BUILDING SYSTEMS & COMPONENTS

	System Condition Index [SCI]	Importance Factor Weight [ES]	Weighted SCI
STRUCTURAL FLOOR SYSTEMS	0.440	0.0620	0.0273
STRUCTURAL WALL / FRAME SYSTEMS	0.440	0.1277	0.0562
STRUCTURAL ROOF SYSTEMS	0.440	0.0656	0.0289
EXTERIOR WALL SYSTEMS	0.550	0.0930	0.0512
ROOFING SYSTEMS	0.643	0.0571	0.0367
DOOR SYSTEMS	0.967	0.0143	0.0138
WINDOW SYSTEMS	0.855	0.0413	0.0353
INTERIOR FLOORING SYSTEMS	0.548	0.0311	0.0170
INTERIOR WALL SYSTEMS	0.548	0.0276	0.0152
INTERIOR WALL FINISH SYSTEMS	0.890	0.0040	0.0035
INTERIOR CEILING SYSTEMS	0.561	0.0055	0.0031
SPECIALTIES COMPONENTS	0.883	0.0242	0.0214
EQUIPMENT COMPONENTS	0.600	0.0204	0.0122
FURNISHINGS [BUILT-IN] COMPONENTS	0.900	0.0401	0.0361
FURNISHINGS [LOOSE] COMPONENTS	0.500	0.0620	0.0310
N/A ELEVATOR SYSTEMS			
FIRE PROTECTION SYSTEMS	0.786	0.0143	0.0112
PLUMBING SYSTEMS	0.773	0.0419	0.0324
HVAC SYSTEMS	0.751	0.1550	0.1164
ELECTRICAL SYSTEMS	0.851	0.0775	0.0660
ELECTRICAL SPECIAL SYSTEMS	0.691	0.0351	0.0243
	1973	BUILDING FACILITY CONDITION INDEX	0.6392

Remarks:

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School Site: **CATEC**

School Building Date: **1973**

Assessment Date:

2017

Aug 10

Initials:

JHJr

STRUCTURAL FLOOR SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Concrete Slab - On Grade	100	1973	44	100	0.440		0.440	
☐	Concrete Slab - Elevated	100	1973	44		0.440			
☐	Wood Frame over Crawl Space	80	1973	44		0.550			
☐	Other:								
Total Structural Floor Systems					100	System Condition Index		0.440	

STRUCTURAL WALL / FRAME SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Concrete Masonry Unit Bearing Wall	100	1973	44	40	0.440		0.176	
☒	Steel Frame	100	1973	44	60	0.440		0.264	
☐	Steel Stud Frame	100	1973	44		0.440			
☐	Concrete Frame	100	1973	44		0.440			
☐	Wood Frame	80	1973	44		0.550			
☐	Other:								
Total Structural Wall / Frame Systems					100	System Condition Index		0.440	

STRUCTURAL ROOF SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Steel Frame	100	1973	44	100	0.440		0.440	
☐	Precast Concrete Ts	100	1973	44		0.440			
☐	Tectum / Purlin Deck	60	1973	44		0.733			
☐	Wood Frame	80	1973	44		0.550			
☐	Other:								
☐	Other:								
Total Structural Roof Systems					100	System Condition Index		0.440	

EXTERIOR WALL SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Brick Veneer	80	1973	44	70	0.550		0.385	
☐	Concrete Masonry Unit - Split Face	80	1973	44		0.550			
☐	Concrete Masonry Unit - Scored	80	1973	44		0.550			
☒	Precast Concrete	80	1973	44	30	0.550		0.165	
☐	Exterior Insulation & Finish System	40	1973	44		1.000			
☐	Stucco	40	1973	44		1.000			
☐	Metal Wall Panel - Sheet	50	1973	44		0.880			
☐	Metal Wall Panel - Composite	50	1973	44		0.880			
☐	Other: Wood Fascia	30	1973	44		1.000			
☐	Other:								
Total Exterior Wall Systems					100	System Condition Index		0.550	

Remarks:

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School Site: **CATEC**

School Building Date: **1973**

Assessment Date:

2017

Aug 10

Initials:

JHJr

ROOFING SYSTEMS ASSESSMENT

Roofing Membrane Systems		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Asphalt Shingles	20	1973	44	2	1.000	0.800	0.016	2
☐	Spray Foam	20	1973	44		1.000			
☐	Single Ply EPDM - Mechanically Attached	20	1973	44		1.000			
☐	Single-Ply EPDM - Ballasted	20	1973	44		1.000			
☒	Single-Ply EPDM - Fully Adhered	25	1998	19	98	0.760	0.600	0.588	1
☐	Single Ply PVC - Mechanically Attached	20	1973	44		1.000			
☐	Single-Ply PVC - Ballasted	20	1973	44		1.000			
☐	Single Ply TPO - Mechanically Attached	20	1973	44		1.000			
☐	Single-Ply TPO - Ballasted	20	1973	44		1.000			
☐	Built-Up (2 Ply SBS Mod. Bit.)	30	1973	44		1.000			
☐	Built-Up (4 Ply Traditional)	35	1973	44		1.000			
☐	Prefinished Metal Standing Seam	40	1973	44		1.000			
☐	Metal Walkway System	40	1973	44		1.000			
☐	Other:								
☐	Other:								

Total Roofing Membrane Systems Area

100

System Condition Index

0.604

Roofing Accessories		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Flashings	25	1998	19	53	0.760	0.800	0.424	
☐	Vent Caps	25	1973	44	2	1.000	0.800	0.016	
☒	Roof Hatches	40	1973	44	5	1.000	0.800	0.040	
☒	Skylights	20	1973	44		1.000			
☐	Coping-Metal	40	1973	44		1.000			
☐	Coping - Stone	40	1973	44		1.000			
☒	Roof Drains	40	1973	44	15	1.000	0.800	0.120	
☒	Roof Drain Piping	40	1973	44	25	1.000	0.800	0.200	
☐	Overflow Drains / Scuppers	40	1973	44		1.000			
☐	Gutters	40	1973	44		1.000			
☐	Downspouts	40	1973	44		1.000			
☐	Other:								

Total Roofing Accessories

100

System Condition Index

0.800

Roofing Membrane Systems	SCI	0.604	x	80%	Importance Factor =	0.483
Roofing Accessories	SCI	0.800	x	20%	Importance Factor =	0.160
Roofing Systems Condition Index [SCI]						0.643

Remarks:

1	Roof Warranty expired in n2013
2	Shingles are on a freestanding Storage Shed
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School Site: **CATEC**

School Building Date: **1973**

Assessment Date:

2017

Aug 10

Initials:

JHJr

DOOR SYSTEMS ASSESSMENT

Exterior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒	Steel - Swinging	40	1973	44	35	1.000	0.900	0.315	
☒	Aluminum - Swinging	40	1973	44	5	1.000	0.850	0.043	
☐	Fiberglass - Swinging	40	1973	44		1.000			
☐	Wood - Swinging	20	1973	44		1.000			
☒	Overhead Coiling Slat	40	1973	44	20	1.000	0.850	0.170	
☐	Counter Coiling Slat	40	1973	44		1.000			
☐	Overhead Coiling Grille	40	1973	44		1.000			
☐	Counter Coiling Grille	40	1973	44		1.000			
☐	Overhead Sectional	40	1973	44		1.000			
☒	Door Hardware - Locksets	40	1973	44	20	1.000	0.850	0.170	
☒	Door Hardware - Other	40	1973	44	20	1.000	0.850	0.170	
☐	Other:								

Total Exterior Doors

100

System Condition Index

0.868

Interior Doors

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐	Steel - Swinging	40	1973	44		1.000			
☐	Aluminum - Swinging	40	1973	44		1.000			
☐	Fiberglass - Swinging	40	1973	44		1.000			
☒	Wood - Swinging	40	1973	44	60	1.000		0.600	
☐	Overhead Coiling Slat	40	1973	44		1.000			
☐	Counter Coiling Slat	40	1973	44		1.000			
☐	Overhead Coiling Grille	40	1973	44		1.000			
☐	Counter Coiling Grille	40	1973	44		1.000			
☒	Door Hardware - Locksets	40	1973	44	20	1.000		0.200	
☒	Door Hardware - Other	40	1973	44	20	1.000		0.200	
☐	Other:								
☐	Other:								

Total Interior Doors

100

System Condition Index

1.000

Exterior Doors	SCI	0.868	x	25%	Importance Factor =	0.217
Interior Doors	SCI	1.000	x	75%	Importance Factor =	0.750
Door Systems Condition Index [SCI]						0.967

Remarks:

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School Site: **CATEC**School Building Date: **1973**

Assessment Date:

2017**Aug 10**

Initials:

JHJr**WINDOW SYSTEMS ASSESSMENT****Exterior Windows, Storefronts & Curtainwall**

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Aluminum Unit Windows	40	1973	44	70	1.000	0.850	0.595	
☐	Steel Unit Windows	40	1973	44		1.000			
☐	Wood Unit Windows	30	1973	44		1.000			
☒	Aluminum Storefront Systems	40	1973	44	10	1.000	0.850	0.085	
☐	Aluminum Curtainwall Systems	40	1973	44		1.000			
☐	Fiberglass Sandwich Panel Systems	40	1973	44		1.000			
☐	Roof-mounted Skylights	25	1973	44		1.000			
☐	Other:								
☐	Other:								
☒	Glass Glazing - Double Pane	40	1973	44	20	1.000	0.850	0.170	
☐	Glass Glazing - Single Pane	40	1973	44		1.000			
☐	Plastic Glazing	25	1973	44		1.000			
☐	Other: Metal Spandrel Panel	40	1973	44		1.000			
☐	Other:								

Total Exterior Windows, Storefronts & Curtainwall**100****System Condition Index****0.850****Interior Windows and Storefronts**

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Steel Unit Windows	40	1973	44	80	1.000	0.900	0.720	
☐	Wood Unit Windows	40	1973	44		1.000			
☐	Aluminum Storefront Systems	40	1973	44		1.000			
☐	Other:								
☐	Other:								
☐	Glass Glazing - Double Pane	40	1973	44		1.000			
☒	Glass Glazing - Single Pane	40	1973	44	20	1.000	0.900	0.180	
☐	Plastic Glazing	25	1973	44		1.000			
☐	Other:								
☐	Other:								

Total Interior Windows and Storefronts**100****System Condition Index****0.900**

Exterior Windows, Storefronts & Curtainwall	SCI	0.850	x	90%	Importance Factor =	0.765
Interior Windows and Storefronts	SCI	0.900	x	10%	Importance Factor =	0.090
Window Systems Condition Index [SCI]						0.855

Remarks:

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School Site: **CATEC**

School Building Date: **1973**

Assessment Date:

2017

Aug 10

Initials:

JHJr

INTERIOR FLOORING SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
X	Concrete	80	1973	44	27	0.550	0.600	0.162	
X	Cementitious Terrazzo	50	1973	44	20	0.880	0.600	0.120	
	Resinous Matrix Terrazzo	50	1973	44		0.880			
X	Resilient - Vinyl Tile	20	1973	44	32	1.000	0.500	0.160	
	Resilient - Rubber Tile	25	1973	44		1.000			
	Resilient - Vinyl Sheet	20	1973	44		1.000			
	Resilient - Linoleum Sheet	25	1973	44		1.000			
	Resilient - Athletic Sheet	40	1973	44		1.000			
	Resilient - Weight Room	40	1973	44		1.000			
	Carpet - Roll	15	1973	44		1.000			
X	Carpet - Tile	20	1973	44	5	1.000	0.200	0.010	
	Wood Strip - Athletic	50	1973	44		0.880			
	Wood Strip - Stage	50	1973	44		0.880			
X	Quarry Tile	50	1973	44	8	0.880	0.500	0.040	
X	Ceramic Tile	50	1973	44	8	0.880	0.700	0.056	
	Granwood	50	1973	44		0.880			
	Other: Quartz Epoxy	40	1973	44		1.000			
	Other:								
	Other:								

Total Interior Flooring Systems

100

System Condition Index

0.548

Remarks:

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School Site: **CATEC**

School Building Date: **1973**

Assessment Date:

2017

Aug 10

Initials:

JHJr

INTERIOR WALL SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Concrete Masonry Unit	80	1973	44	82	0.550	0.500	0.410	
☐	Concrete Masonry Unit - Glazed	80	1973	44		0.550			
☐	Drywall / Metal Stud	40	1973	44		1.000			
☐	Plaster / Metal Stud	50	1973	44		0.880			
☒	Brick Veneer	80	1973	44	15	0.550	0.500	0.075	
☒	Operable Folding Partition - Classrooms	30	1973	44	3	1.000	0.800	0.024	
☐	Operable Folding Partition - Cafeteria / MP	30	1973	44		1.000			
☐	Glazed Partition	40	1973	44		1.000			
☐	Other:								
Total Interior Wall Systems					100	System Condition Index		0.509	

INTERIOR WALL FINISHES ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	CMU - Painted	10	1973	44	90	1.000	0.900	0.810	
☐	Drywall or Plaster - Painted	10	1973	44		1.000			
☒	Ceramic Tile	50	1973	44	10	0.880	0.800	0.080	
☐	Vinyl Wall Covering	30	1973	44		1.000			
☐	Other:								
Total Interior Wall Finishes					100	System Condition Index		0.890	

INTERIOR CEILING SYSTEMS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Acoustical Panel Ceiling	30	1973	44	60	1.000	0.500	0.300	
☐	Acoustical Panel Ceiling - Special	30	1973	44		1.000			
☒	Vinyl-faced Panel Ceiling	30	1973	44	3	1.000	0.400	0.012	
☐	Drywall	40	1973	44		1.000			
☒	Plaster	50	1973	44	7	0.880	0.700	0.049	
☒	Exposed Structure - Painted	50	1973	44	25	0.880	0.700	0.175	
☒	Exposed Structure - Unpainted	80	1973	44	5	0.550	0.500	0.025	
☐	Acoustical Treatment	30	1973	44		1.000			
☐	Other:								
☐	Other:								
Total Interior Ceiling Systems					100	System Condition Index		0.561	

Remarks:

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School Site: **CATEC**

School Building Date: **1973**

Assessment Date:

2017

Aug 10

Initials:

JHJr

SPECIALTIES COMPONENTS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Visual Display Boards	40	1973	44	55	1.000	0.900	0.495	
☐	Display Cases	40	1973	44		1.000			
☐	Graphic Signage	40	1973	44		1.000			
☒	Toilet Compartments	40	1973	44	15	1.000	0.800	0.120	
	Shower & Dressing Compartments	40	1973	44		1.000			
☒	Cubicle Curtains & Tracks	40	1973	44	2	1.000	0.800	0.016	
☒	Toilet Accessories / Mirror Units	40	1973	44	20	1.000	0.900	0.180	
☒	Lockers	30	1973	44	8	1.000	0.900	0.072	
☐	Flagpoles	40	1973	44		1.000			
☐	Other:								
☐	Other:								
Total Specialties Components					100	System Condition Index		0.883	

EQUIPMENT COMPONENTS ASSESSMENT

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation- based SCI	SCI Factor	Remarks
☒	Foodservice Equipment	40	1973	44	100	1.000	0.600	0.600	1
☐	Cooking Equipment	40	1973	44		1.000			
☐	Preparation Equipment	40	1973	44		1.000			
☐	Warewashing Equipment	40	1973	44		1.000			
☐	Serving Equipment	40	1973	44		1.000			
☐	Refrigeration Equipment	40	1973	44		1.000			
☐	Storage Equipment	40	1973	44		1.000			
☐	Gymnasium Equipment								
☐	Basketball	40	1973	44		1.000			
☐	Volleyball	40	1973	44		1.000			
☐	Divider Curtain	40	1973	44		1.000			
☐	Fitness	40	1973	44		1.000			
☐	Projection Screens	20	1973	44		1.000			
☐	Laboratory Equipment	30	1973	44		1.000			
☐	Theatrical Rigging and Curtains	20	1973	44		1.000			
☐	Cafeteria / Serving Line Accordion Partition	20	1973	44		1.000			
☐	Other:								
Total Equipment Components					100	System Condition Index		0.600	

Remarks:

1	Culinary Arts Lab
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School Site: **CATEC**

School Building Date: **1973**

Assessment Date:

2017

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Initials:

JHJr

FURNISHINGS [BUILT-IN] COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X Educational Cabinets & Casework	40	1973	44	70	1.000	0.900	0.630	
Media Center Cabinets & Casework	40	1973	44		1.000			
Music Cabinets & Casework	40	1973	44		1.000			
X General Cabinets & Casework	40	1973	44	15	1.000	0.800	0.120	
Laboratory Casework	40	1973	44		1.000			
Fixed Audience Seating	30	1973	44		1.000			
Grandstand Bleachers	40	1973	44		1.000			
Telescopic Bleachers	30	1973	44		1.000			
X Window Shades	20	1973	44	15	1.000		0.150	1
Window Louver Blinds	20	1973	44		1.000			
Site Furnishings	20	1973	44		1.000			
Other: Acoustic Wall Panels	30	1973	44		1.000			

Total Furnishing [Built-In] Components

100

System Condition Index

0.900

FURNISHINGS [LOOSE] COMPONENTS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X Student Tables	40	1973	44	25	1.000	0.500	0.125	
X Student Chairs	40	1973	44	25	1.000	0.500	0.125	
Student Desk / Chair Combo Units	40	1973	44		1.000			
Laboratory Tables	40	1973	44		1.000			
Laboratory Chairs / Stools	40	1973	44		1.000			
Music Tables	40	1973	44		1.000			
Music Chairs / Stools	40	1973	44		1.000			
Art Tables	40	1973	44		1.000			
Art Chairs / Stools	40	1973	44		1.000			
X C&TE Tables	40	1973	44	15	1.000	0.500	0.075	
X C&TE Chairs / Stools	40	1973	44	5	1.000	0.500	0.025	
Teacher Desks	40	1973	44		1.000			
Teacher Chairs	40	1973	44		1.000			
Bookcases	40	1973	44		1.000			
Media Center Tables	40	1973	44		1.000			
Media Center Chairs	40	1973	44		1.000			
Media Center Bookshelves	40	1973	44		1.000			
X Office Desks	40	1973	44	10	1.000	0.500	0.050	
X Office Chairs	40	1973	44	10	1.000	0.500	0.050	
X Office File Cabinets / Bookshelves	40	1973	44	10	1.000	0.500	0.050	
Office Systems Furniture	40	1973	44		1.000			
Cafeteria Tables	40	1973	44		1.000			
Cafeteria Chairs	40	1973	44		1.000			
Kiln + Ventilation	30	1973	44		1.000			
Other:								
Other:								

Total Furnishings [Loose] Components

100

System Condition Index

0.500

Remarks:

1	Inside Window Assembly
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School Site: **CATEC**

School Building Date: **1973**

Assessment Date:

2017

Aug 10

Initials:

JHJr

ELEVATOR SYSTEMS ASSESSMENT

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Hydraulic Elevator	25	1973	44		1.000		#DIV/0!	
☐ Electric Wheelchair Lift	25	1973	44		1.000		#DIV/0!	
☐ Other:								
☐ Other:								
Total Elevator Systems					System Condition Index		N/A	

Remarks:

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School Site: **CATEC**

School Building Date: **1973**

Assessment Date:

2017

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Initials:

EMT

FIRE PROTECTION SYSTEMS ASSESSMENT

Is Automatic Sprinkler System Required?

YES

NO

Limited Area Only

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Automatic Sprinkler System	40	1973	44		1.000			
☐ Fire Sprinkler Booster Pump	20	1973	44		1.000			
☐ Limited Area Sprinkler System - Domestic	40	1973	44		1.000			
☒ Smoke Detectors	20	1973	44	60	1.000	1.000	0.600	
☒ In-Duct Smoke Detectors	20	2009	8	10	0.400	0.400	0.040	
☐ Heat Rise Detectors	20	1973	44		1.000			
☒ Fire Extinguisher Cabinets	40	1973	44	15	1.000	0.875	0.131	
☒ Fire Extinguishers	10	2016	1	15	0.100	0.100	0.015	
☐ Other:								
☐ Other:								
☒ Fire Alarm System - See Elec. Special Systems								
☒ Emergency Lighting - See Electrical								

Total Fire Protection Systems

100

System Condition Index

0.786

Remarks:

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School Site: **CATEC**School Building Date: **1973**

Assessment Date:

2017**Aug 10**

Initials:

EMT**PLUMBING SYSTEMS ASSESSMENT**

Plumbing Fixtures		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Water Closets	40	1973	44	30	1.000	0.875	0.263	
X	Urinals	40	1973	44	15	1.000	0.875	0.131	
X	Flush Valves	20	1973	44	5	1.000	1.000	0.050	
X	Lavatories	40	1973	44	30	1.000	0.875	0.263	
X	Instructional Space Sinks	40	1973	44	4	1.000	0.875	0.035	
	Other Sinks	40	1973	44		1.000			
X	Utility Sinks	40	1973	44	1	1.000	0.875	0.009	
X	Faucets - Manual	40	1973	44	5	1.000	0.875	0.044	
	Faucets - Sensor	20	1973	44		1.000			
	Drinking Fountains	40	1973	44		1.000			
X	Water Coolers	20	1973	44	2	1.000	0.875	0.018	
	Showers - Gang	30	1973	44		1.000			
X	Showers - Individual	30	1973	44	8	1.000	0.875	0.070	
	Other:								

Total Plumbing Fixture Components

100

System Condition Index

0.881

Plumbing Distribution Systems		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Cold Water Piping	60	1973	44	25	0.733	0.733	0.183	
X	Hot Water Piping	60	1973	44	25	0.733	0.733	0.183	
X	Domestic HWH [Gas] [Propane] [Oil] [Electric]	20	2014	3	15	0.150	0.150	0.023	
	Kitchen HWH [Gas] [Propane] [Oil] [Electric]	20	1973	44		1.000			
	Storage Tanks	30	1973	44		1.000			
X	Sanitary Piping	60	1973	44	25	0.733	0.733	0.183	
X	Backflow Preventers	60	2016	1	5	0.017	0.017	0.001	
X	Grease Trap	60	1973	44	5	0.733	0.733	0.037	
	Other:	20	1973	44		1.000			
	Other:								

Total Plumbing Distribution Systems

100

System Condition Index

0.610

Plumbing Fixtures	SCI	0.881	x	60%	Importance Factor =	0.529
Plumbing Distribution Systems	SCI	0.610	x	40%	Importance Factor =	0.244
Plumbing Systems Condition Index [SCI]						0.773

Remarks:

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School Site: **CATEC**School Building Date: **1973**

Assessment Date:

2017**Aug 10**

Initials:

EMT**HVAC SYSTEMS ASSESSMENT****HVAC Delivery Systems and Components**

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒	Unit Ventilators - Heating & Cooling	25	1973	44	40	1.000	1.000	0.400	1,2,3,4
☐	Heat Pumps - Air-to-Air [Rooftop]	20	1973	44		1.000			
☐	Heat Pumps - Water-to-Air	25	1973	44		1.000			
☐	Fan-Powered VAV Boxes with Reheat	25	1973	44		1.000			
☒	Constant Volume Multi-Zone Air Handler	20	2009	8	10	0.400	0.400	0.040	
☐	Variable Air Volume Multi-Zone Air Handler	20	1973	44		1.000			
☐	DX Rooftop Unit	20	1973	44		1.000			
☐	DX Rooftop Unit with Hot Water Coil	20	1973	44		1.000			
☐	Package Rooftop Unit	20	1973	44		1.000			
☐	Indoor Ventilation Unit	25	1973	44		1.000			
☐	Rooftop Ventilation Unit	20	1973	44		1.000			
☐	Energy Recovery Unit	25	1973	44		1.000			
☐	PTACs	20	1973	44		1.000			
☒	Split System HVAC Units	20	1996	21	15	1.000	1.000	0.150	
☐	Wall-mounted Package Units	20	1973	44		1.000			
☐	Window Units	10	1973	44		1.000			
☒	Restroom / Locker Room Exhaust Systems	20	1973	44	25	1.000	1.000	0.250	7
☒	Kitchen Exhaust & MU-Air Systems	25	1973	44	10	1.000	1.000	0.100	3
☐	Other:								

Total HVAC Delivery System and Components**100****System Condition Index****0.940****HVAC Central Plant Systems and Components**

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒	Boiler [Gas] [Propane] [Oil] [Electric]	30	2010	7	25	0.233	0.233	0.058	8
☒	Chiller	25	2016	1	25	0.040	0.04	0.010	8
☒	Cooling Tower	20	2015	2	15	0.100	0.01	0.002	
☐	Economizing Equipment	25	1973	44		1.000			
☒	2 Pipe Hydronic System	50	1973	44	25	0.880	0.88	0.220	
☐	4 Pipe Hydronic System	50	1973	44		0.880			
☒	Pumps - Hot Water	25	2016	1	5	0.040	0.04	0.002	8
☒	Pumps - Cold Water	25	2016	1	5	0.040	0.04	0.002	8
☐	Geothermal Loop	50	1973	44		0.880			
☐	Storage Tank	25	1973	44		1.000			
☐	Other:								

Total HVAC Central Plant Systems and Components**100****System Condition Index****0.294****HVAC Control Systems**

		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
☒	Direct Digital Controls	25	2000	17	90	0.680	1.000	0.900	
☐	Pneumatic Controls	25	1973	44		1.000			
☒	Thermostats	20	2000	17	10	0.850	0.85	0.085	

Total HVAC Control Systems**100****System Condition Index****0.985**

HVAC Delivery Systems	SCI	0.940	x	60%	Importance Factor =	0.564
HVAC Central Plant Systems and Components	SCI	0.294	x	30%	Importance Factor =	0.088
HVAC Control Systems	SCI	0.985	x	10%	Importance Factor =	0.099
HVAC Systems Condition Index [SCI]						0.751

Remarks:

1	Classrooms
2	Lab Spaces
3	Cafeteria / Kitchen
4	Administration
5	Library / Media Center

6	Gymnasium
7	Locker Rooms
8	Mechanical Room
9	
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School Site: **CATEC**School Building Date: **1973**

Assessment Date:

2017**Aug 10**

Initials:

ELECTRICAL SYSTEMS ASSESSMENT

Electrical Service & Distribution		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	Utility Transformer	40	1973	44		1.000			
X	Electrical Primary Switchgear	40	1973	44	25	1.000	1.000	0.250	
X	Branch Circuit Panels [120/208]	40	1973	44	15	1.000	1.000	0.150	
X	[120/208] Power Distribution	40	1973	44	5	1.000	1.000	0.050	
X	Branch Circuit Panels [277/480]	40	1973	44	15	1.000	1.000	0.150	
	[277/480] Power Distribution	40	1973	44		1.000			
	Branch Circuit Panels [____/____]	40	1973	44		1.000			
	[____/____] Power Distribution	40	1973	44		1.000			
X	Transformers	40	1973	44	20	1.000	1.000	0.200	
X	Motor Control Center	40	1973	44	20	1.000	1		

Total Electrical Service & Distribution**100****System Condition Index****0.800**

Electrical Power Systems & Components		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
X	General Purpose Plug Outlets	40	1973	44	25	1.000	1	0.250	
X	Special Purpose Plug Outlets	40	1973	44	25	1.000	1	0.250	
	Clean Power Plug Outlets	40	1973	44		1.000			
X	HVAC Systems Power	40	1973	44	25	1.000	1	0.250	
X	HVAC Systems Power	40	1973	44	25	1.000	1	0.250	

Total Electrical Power Systems & Components**100****System Condition Index****1.000**

Electrical Lighting Systems		Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Location Remarks
X	Classrooms	25	1973	44	30	1.000	1.000	0.300	
	Classrooms	25	1973	44		1.000			
X	Lab Spaces	25	1973	44	5	1.000	1.000	0.050	
	Lab Spaces	25	1973	44		1.000			
X	Corridors	25	1973	44	10	1.000	1.000	0.100	
X	Commons	25	1973	44	5	1.000	1.000	0.050	
X	Office and Conference Space	25	1973	44	10	1.000	1.000	0.100	
	Library / Media Center	25	1973	44		1.000			
	Cafeteria / Kitchen	25	1973	44		1.000			
	Gymnasium	25	1973	44		1.000			
	Large Assembly	25	1973	44		1.000			
	Stage Specialty	25	1973	44		1.000			
X	Lighting Control Occupancy Sensors	25	2002	15	10	0.600	0.600	0.060	
X	Emergency Lighting	25	1973	44	10	1.000	1.000	0.100	
X	Exterior Building Lighting	25	2010	7	5	0.280	0.200	0.010	
X	Parking Lot Lighting	25	2015	2	15	0.080	0.050	0.008	
	Other:								

Total Electrical Lighting Systems**100****System Condition Index****0.778**

Electrical Service & Distribution	SCI	0.800	x	30%	Importance Factor =	0.240
Electrical Power Systems & Components	SCI	1.000	x	30%	Importance Factor =	0.300
Electrical Lighting Systems	SCI	0.778	x	40%	Importance Factor =	0.311
Electrical Systems Condition Index [SCI]						0.851

Remarks:

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School Site: **CATEC**

School Building Date: **1973**

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2017

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Initials:

ELECTRICAL SPECIAL SYSTEMS ASSESSMENT

Electrical Special Communication Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☐ Emergency Call Button System	25	1973	44		1.000			
☐ Public Address System	25	1973	44		1.000			
☒ Telephonic Systems	25	2002	15	25	0.600	0.600	0.150	
☒ Intercom Systems	25	1995	22	25	0.880	0.850	0.213	
☐ TV / Video Distribution Systems	15	1973	44		1.000			
☐ Video Conferencing / Distance Learning	15	1973	44		1.000			
☒ Projection Solution Systems	15	2002	15	25	1.000	1.000	0.250	
☐ Interactive Whiteboard Solutions	15	1973	44		1.000			
☒ Data Network Head-End Systems	15	2010	7	15	0.467	0.450	0.068	
☒ Data Distribution Systems - Wired	15	2010	7	5	0.467	0.450	0.023	
☒ Data Distribution Systems - Wireless	15	2014	3	5	0.200	0.200	0.010	
☐ Other:								
☐ Other:								

Total Electrical Special Communication Systems

100

System Condition Index

0.713

Electrical Special Non-Comm. Systems

	Life (Yrs)	Year Installed	Age	~ Est. %	Age-based SCI	Observation-based SCI	SCI Factor	Remarks
☒ Fire Alarm Panel	25	1995	22	20	0.880	0.850	0.170	
☒ Fire Alarm Horns/Sirens	25	1995	22	10	0.880	0.850	0.085	
☒ Fire Alarm Strobes	25	1995	22	10	0.880	0.850	0.085	
☒ Intrusion Detection System	25	2002	15	20	0.600	0.700	0.140	
☒ CCTV Security System	15	2002	15	20	1.000	0.500	0.100	1
☒ Clock System	25	2002	15	20	0.600	0.300	0.060	
☐ Lightning Protection	40	1973	44		1.000			
☐ Other:								
☐ Other:								

Total Electrical Special Non-Comm. Systems

100

System Condition Index

0.640

Electrical Special Communication Systems	SCI	0.713	x	70%	Importance Factor =	0.499
Electrical Special Non-Comm. Systems	SCI	0.640	x	30%	Importance Factor =	0.192
Electrical Special Systems Condition Index [SCI]						0.691

Remarks:

1	Maintenance personnel has replaced cameras as needed.
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