



# FACILITY CONDITION ASSESSMENT KEY

| CLASSIFICATION CODE |       |                             |                            |         |                                   |
|---------------------|-------|-----------------------------|----------------------------|---------|-----------------------------------|
| SYSTEM              | NUM   | COMPONENT                   | SYSTEM                     | NUM     | COMPONENT                         |
| A. SUBSTRUCTURE     | A1010 | Standard Foundations        | PLUMBING                   | D2040   | Rain Water Drainage               |
|                     | A1030 | Slab on Grade               |                            | D2050   | Pool Systems                      |
|                     | A2020 | Basement Walls              | HVAC                       | D3010   | Energy Supply                     |
| B. SHELL            | B1010 | Floor Construction          |                            | D3020   | Heat Generating Systems           |
|                     | B1020 | Roof Construction           |                            | D3030   | Cooling Generating Systems        |
|                     | B2010 | Exterior Walls              |                            | D3040   | Distribution Systems              |
|                     | B2020 | Exterior Windows            |                            | D3060   | Controls & Instrumentation        |
|                     | B2030 | Exterior Doors              |                            | D3090   | Other HVAC Systems & Equipment    |
|                     | B3010 | Roof Coverings              | FIRE PROTECTION            | D4010   | Sprinklers                        |
|                     | B3020 | Roof Openings               |                            | D4020   | Standpipes                        |
| C. INTERIORS        | C1010 | Partitions                  |                            | D4030   | Fire Protection Specialties       |
|                     | C1020 | Interior Doors              | ELECTRICAL                 | D5010   | Electrical Service & Distribution |
|                     | C1030 | Fittings                    |                            | D5020   | Lighting & Branch Wiring          |
|                     | C2010 | Stair Construction          |                            | D5030   | Communications & Security         |
|                     | C2020 | Stair Finishes              |                            | D5090   | Other Electrical Systems          |
|                     | C3010 | Wall Finishes               | E. EQUIPMENT & FURNISHINGS | E1020   | Institutional Equipment           |
|                     | C3020 | Floor Finishes              |                            | E1030   | Vehicular Equipment               |
|                     | C3030 | Ceiling Finishes            |                            | E1040.7 | Detention Equipment               |
| D. SERVICES         | D1010 | Elevators & Lifts           |                            | E1090   | Other Equipment                   |
|                     | D2010 | Plumbing Fixtures           | F. INTEGRATED CONSTRUCTION | E2010   | Fixed Furnishings                 |
| PLUMBING            | D2020 | Domestic Water Distribution |                            | F1020   | Integrated Construction           |
|                     | D2030 | Sanitary Waste              |                            |         |                                   |

| CONDITION PRIORITY |                            |  |
|--------------------|----------------------------|--|
| 1                  | Immediate Life Safety      | Conditions that pose an immediate danger to life, limb, or property if the deficiency is not corrected   |
| 2                  | Damage / Wear-out          | Potential for serious damage to the building or the building components if the deficiency is not corrected.  |
| 3                  | Codes / Standards / Energy | Building codes were not met during construction or renovation. Condition may or may not represent an urgent situation if deficiency is not corrected. Does <u>not</u> include grandfathered deficiencies due to changes in subsequent codes. |
| 4                  | Future Enhancements        | Correctable deficiencies that will improve system operations and increase the comfort level of the building occupants.   |

Note: Condition Priority is used to classify the type of deficiency. It does not affect the deficiency calculation.

| CONDITION VALUE |                     |      |   |
|-----------------|---------------------|------|---|
| 1               | New                 | 1%   | Asset has no defect; appearance is as new. No improvements needed.  |
| 2               | Routine Maintenance | 20%  | Minor improvement required. Minor system deficiencies with only marginal effect on system functions. Asset exhibits superficial wear and tear, minor defects, minor signs of deterioration to surface finishes; but does not require major maintenance; no major defects exist.           |
| 3               | Minor Repair        | 40%  | Moderate improvement required. Deficiencies cause intermittent problems or affect multiple users. Uncorrected, will result in premature failure or accelerated deterioration of component or system. Asset is in average condition; deteriorated surfaces require attention; services are |
| 4               | Major Repair        | 70%  | Major improvement required. Critical deficiencies affecting function, health or safety. Asset is in poor condition; deteriorated surfaces require significant attention; services are functional but failing often; significant backlog maintenance work exists.                          |
| 5               | Replacement         | 100% | Complete failure or loss of function. Complete replacement required. Asset has deteriorated badly; serious structural problems; general   |

Note: Condition Value is used to calculate the item deficiency: (CONDITION VALUE \* COMPONENT REPLACEMENT COST \* % OF COMPONENT THAT IS DEFICIENT)

| RECOMMENDED ACTION |         |  |
|--------------------|---------|--|
| 1                  | Monitor | Observe the condition of the item over time to track changes or potential issues that may develop. No immediate action is required, but periodic inspections are necessary.  |
| 2                  | Clean   |  |
| 3                  | Adjust  | Make minor modifications or recalibrations to improve performance or ensure proper operation. This may include tightening, aligning, or tuning components.   |
| 4                  | Remove  | Eliminate the item from service if it is no longer needed, is a safety hazard, or cannot be effectively repaired. This may involve proper disposal or relocation.  |
| 5                  | Repair  | Address minor to moderate deficiencies by fixing, reinforcing, or restoring the item to its functional state. This action helps extend its service life without full replacement.  |
| 6                  | Replace | Install a new component or system when repairs are no longer cost-effective, feasible, or safe. This is typically necessary for items that have reached the end of their useful life or have sustained significant damage. |

Note: Each component has unique Condition Value ratings. Refer to CSI Ratings.xlsx for the full list of ratings for each component. Also available in Archibus.

Building FCI Calculation: Sum of Renewal Costs for Deficiencies / Current Replacement Value of Facility (CRV) \* 100 = Facility Condition Index (FCI)

Revised 7/16/2025



Date \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_

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