

NC School District/995 Yancey County/High School

# Mountain Heritage High

Draft

## Campus Assessment Report

March 7, 2017



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**Campus Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index ( FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Gross Area (SF):	153,113
Year Built:	1976
Last Renovation:	
Replacement Value:	\$34,317,943
Repair Cost:	\$8,290,970.00
Total FCI:	24.16 %
Total RSLI:	36.94 %
FCA Score:	75.84



**Description:**

GENERAL:

Mountain Herigate High School is located at 333 MTN Heritage HS Rd. in Burnsville, North Carolina. The 2 story, 153,113 square foot building was originally constructed in 1976 There have been 2 additions to the main building and 5 additional out buildings. In addition to the main building, the campus contains a 1998 science wing addition, a 2004 EC wing, a 1977 Football press box, a 1991 baseball field house, a 2005 football field house, a 2009 Orr building (housing fabrication warehouse), and a 2012 softball field house.

This report contains condition and adequacy data collected during the 2017 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

The building rests on footings and foundation walls and is assumed to have standard cast-in-place concrete foundations. The building

## Campus Assessment Report - Mountain Heritage High

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does not have a basement.

### B. SUPERSTRUCTURE

Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane. Roof openings include roof hatches. Most building entrances appear to comply with ADA requirements.

### C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically vinyl composition tile. Some ACM tile areas still exist. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

### CONVEYING:

Conveying equipment includes one hydraulic elevator, and no wheelchair lifts.

### D. SERVICES

#### PLUMBING:

Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with gas hot water heating. Sanitary waste system is cast iron and plastic. Rain water drainage system is external with roof drains.

#### HVAC:

Heating is provided by 2 gas fired boilers. Cooling is supplied by 13 rooftop package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are pneumatic and are not centrally controlled by an energy management system. This building does not have a locally controlled Building Automation System.

#### FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have a fire suppression system in the kitchen. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

#### ELECTRICAL:

The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in, recessed and surface type, fluorescent and LED light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

#### COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is not centrally monitored; this building has a public address and paging system separate from the telephone system.

#### OTHER ELECTRICAL SYSTEMS:

This building does not have a separately derived emergency power system.

### E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, vehicle equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

### G.

#### SITE

## Campus Assessment Report - Mountain Heritage High

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Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

### Attributes:

#### General Attributes:

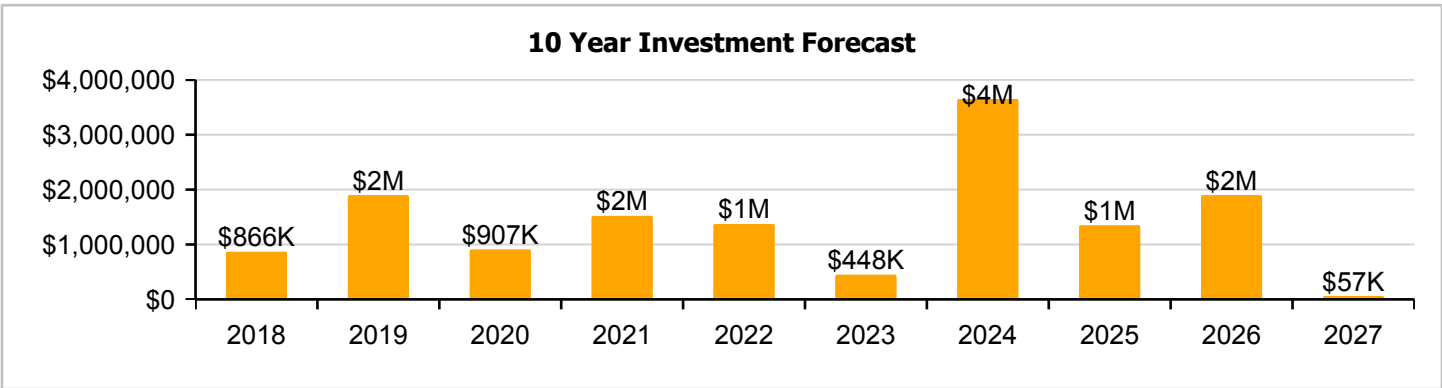
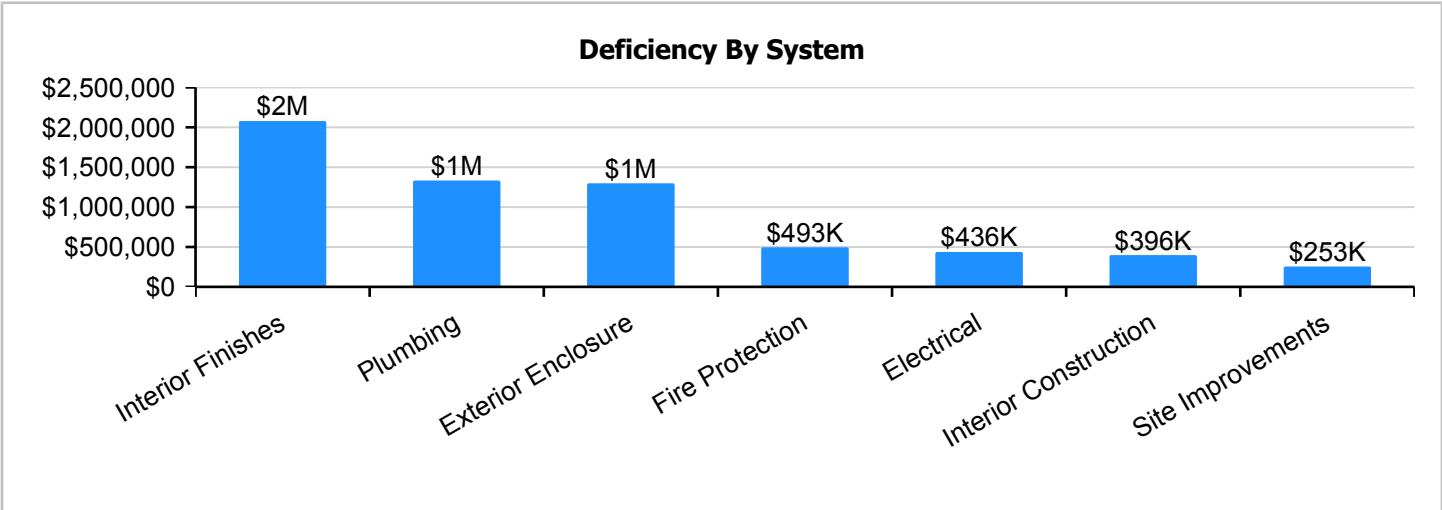
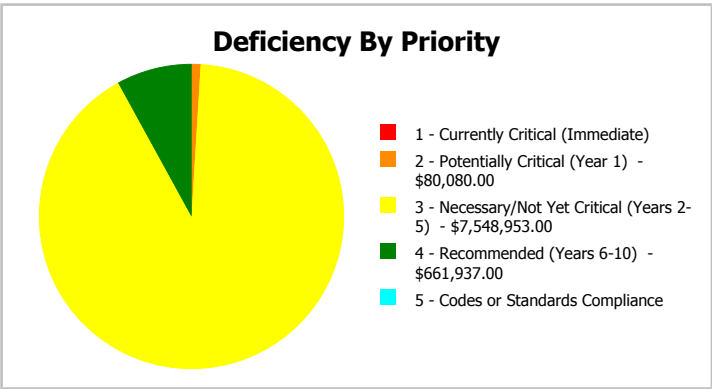
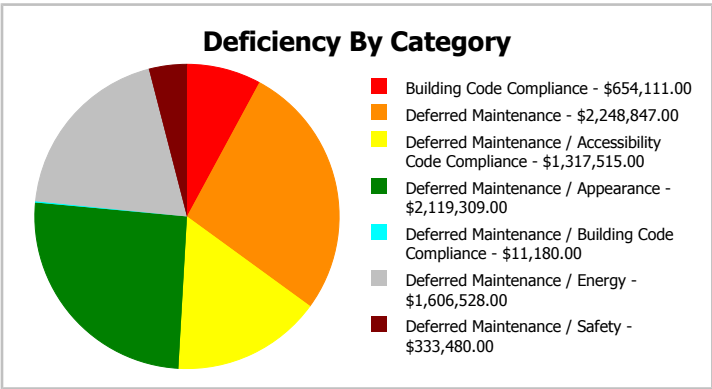
Condition Assessor:	Matt Mahaffey	Assessment Date:	1/19/2017
Suitability Assessor:			

#### School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	1	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	123.7	Site Acreage:	123.7

**Campus Dashboard Summary**

Gross Area:	153,113	Last Renovation:	
Year Built:	1976	Replacement Value:	\$34,317,943
Repair Cost:	\$8,290,970	RSLI%:	36.94 %
FCI:	24.16 %		





## Campus Condition Summary

The Table below shows the RSLI and FCI for each major system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

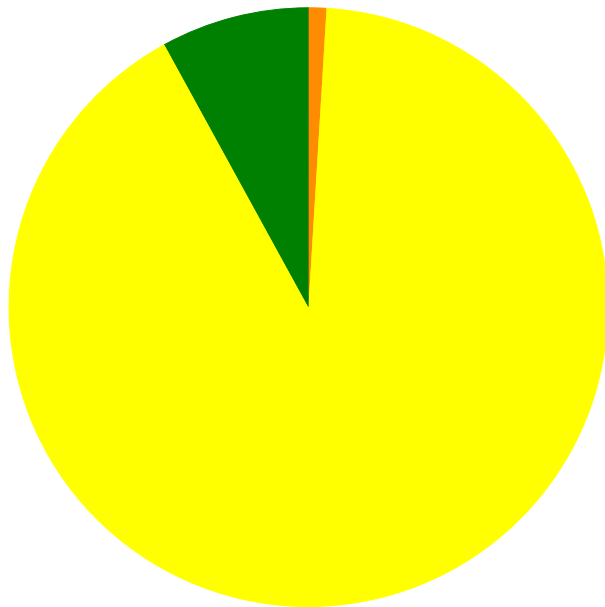
### Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	71.27 %	0.00 %	\$0.00
B10 - Superstructure	63.71 %	0.00 %	\$0.00
B20 - Exterior Enclosure	36.83 %	46.43 %	\$1,709,508.00
B30 - Roofing	28.30 %	0.00 %	\$0.00
C10 - Interior Construction	32.15 %	38.39 %	\$520,953.00
C20 - Stairs	57.00 %	0.00 %	\$0.00
C30 - Interior Finishes	18.02 %	68.43 %	\$2,742,252.00
D10 - Conveying	83.33 %	0.00 %	\$0.00
D20 - Plumbing	10.65 %	84.84 %	\$1,757,786.00
D30 - HVAC	56.00 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$650,757.00
D50 - Electrical	39.67 %	14.12 %	\$576,234.00
E10 - Equipment	31.95 %	0.00 %	\$0.00
E20 - Furnishings	16.28 %	0.00 %	\$0.00
G20 - Site Improvements	34.91 %	8.64 %	\$333,480.00
G30 - Site Mechanical Utilities	31.71 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	33.04 %	0.00 %	\$0.00
<b>Totals:</b>	<b>36.94 %</b>	<b>24.16 %</b>	<b>\$8,290,970.00</b>

### Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1974 Main	112,000	36.47	\$0.00	\$80,080.00	\$7,118,496.00	\$527,296.00	\$0.00
1977 Football Press Box	1,954	18.91	\$0.00	\$0.00	\$54,379.00	\$0.00	\$0.00
1991 Baseball Fieldhouse	1,200	27.50	\$0.00	\$0.00	\$39,244.00	\$11,180.00	\$0.00
1998 Science Wing	17,000	2.62	\$0.00	\$0.00	\$0.00	\$83,776.00	\$0.00
2004 EC Wing	8,053	2.96	\$0.00	\$0.00	\$0.00	\$39,685.00	\$0.00
2005 Football Fieldhouse	2,520	0.86	\$0.00	\$0.00	\$3,354.00	\$0.00	\$0.00
2009 Orr Buiding	9,000	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012 Softball Fieldhouse	1,386	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	153,113	5.48	\$0.00	\$0.00	\$333,480.00	\$0.00	\$0.00
<b>Total:</b>		<b>24.16</b>	<b>\$0.00</b>	<b>\$80,080.00</b>	<b>\$7,548,953.00</b>	<b>\$661,937.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$80,080.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$7,548,953.00
- 4 - Recommended (Years 6-10) - \$661,937.00
- 5 - Codes or Standards Compliance

**Budget Estimate Total: \$8,290,970.00**

## Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as  $100 - \text{Total FCI}$  (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	112,000
Year Built:	1974
Last Renovation:	
Replacement Value:	\$21,181,440
Repair Cost:	\$7,725,872.00
Total FCI:	36.47 %
Total RSLI:	32.45 %
FCA Score:	63.53



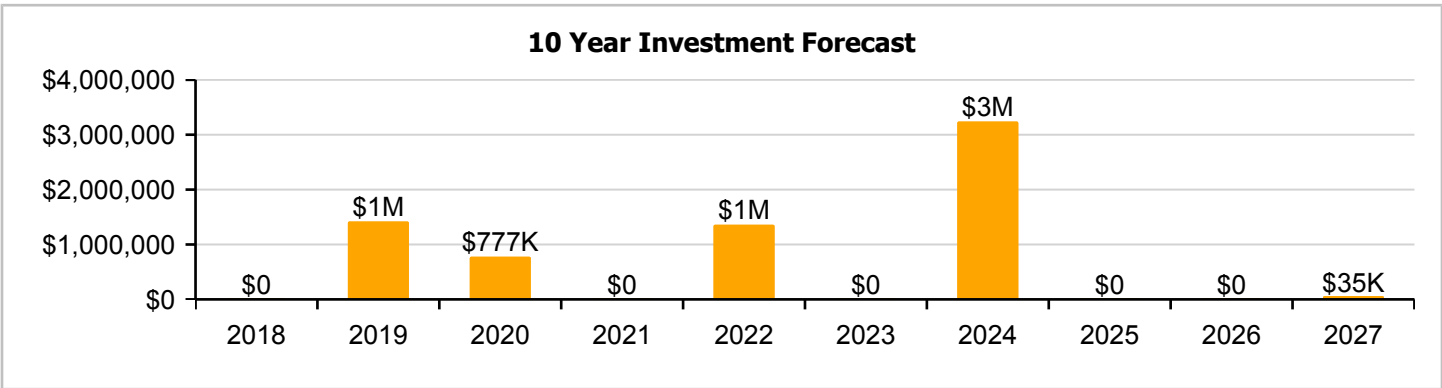
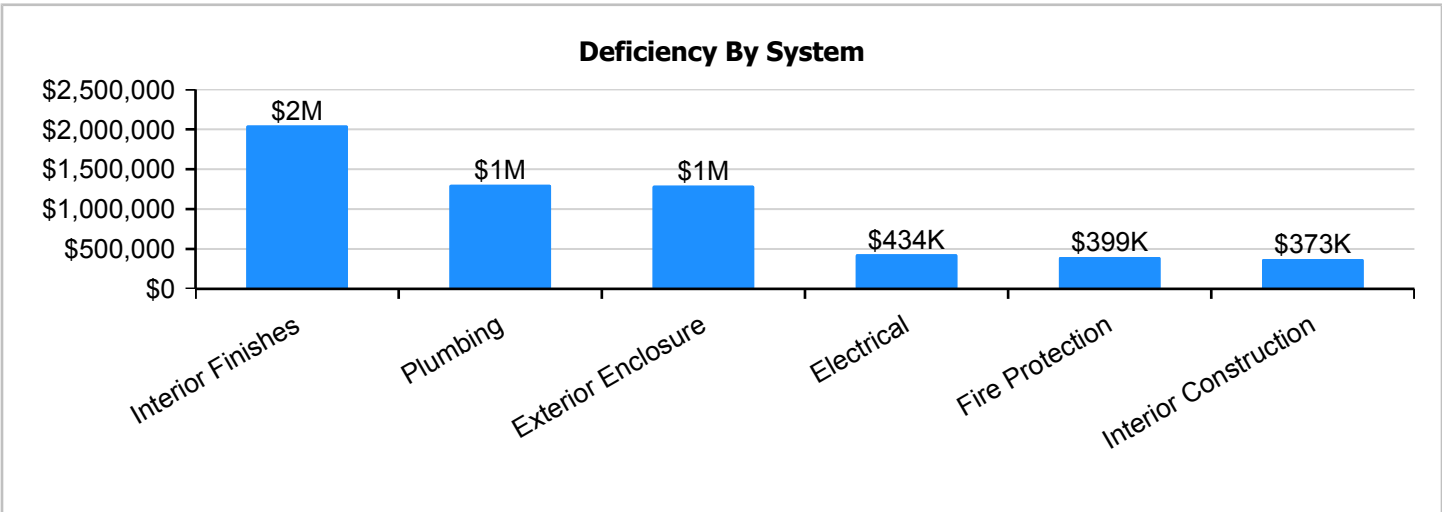
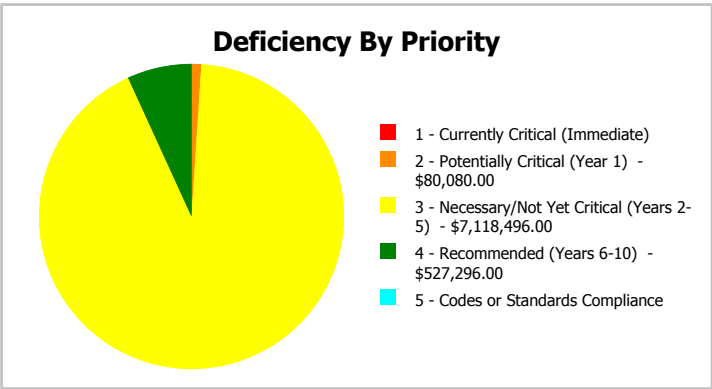
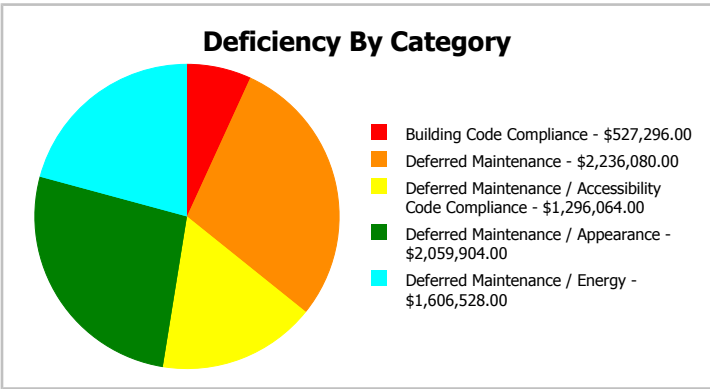
### Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	HS -High School	Gross Area:	112,000
Year Built:	1974	Last Renovation:	
Repair Cost:	\$7,725,872	Replacement Value:	\$21,181,440
FCI:	36.47 %	RSLI%:	32.45 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	57.00 %	0.00 %	\$0.00
B10 - Superstructure	57.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	22.49 %	66.61 %	\$1,707,552.00
B30 - Roofing	25.44 %	0.00 %	\$0.00
C10 - Interior Construction	23.28 %	49.99 %	\$491,568.00
C20 - Stairs	57.00 %	0.00 %	\$0.00
C30 - Interior Finishes	7.44 %	98.31 %	\$2,703,008.00
D10 - Conveying	83.33 %	0.00 %	\$0.00
D20 - Plumbing	0.80 %	108.83 %	\$1,723,568.00
D30 - HVAC	61.34 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$527,296.00
D50 - Electrical	36.00 %	18.16 %	\$572,880.00
E10 - Equipment	35.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>32.45 %</b>	<b>36.47 %</b>	<b>\$7,725,872.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). North Elevation - Feb 01, 2017



2). East Elevation - Feb 01, 2017



3). South Elevation - Feb 01, 2017



4). West Elevation - Feb 01, 2017





### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

# Campus Assessment Report - 1974 Main

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.22	S.F.	112,000	100	1974	2074		57.00 %	0.00 %	57			\$248,640
A1030	Slab on Grade	\$4.16	S.F.	112,000	100	1974	2074		57.00 %	0.00 %	57			\$465,920
B1010	Floor Construction	\$11.66	S.F.	112,000	100	1974	2074		57.00 %	0.00 %	57			\$1,305,920
B1020	Roof Construction	\$7.76	S.F.	112,000	100	1974	2074		57.00 %	0.00 %	57			\$869,120
B2010	Exterior Walls	\$9.03	S.F.	112,000	100	1974	2074		57.00 %	0.00 %	57			\$1,011,360
B2020	Exterior Windows	\$13.04	S.F.	112,000	30	1974	2004		0.00 %	110.00 %	-13		\$1,606,528.00	\$1,460,480
B2030	Exterior Doors	\$0.82	S.F.	112,000	30	1974	2004		0.00 %	110.00 %	-13		\$101,024.00	\$91,840
B3010120	Single Ply Membrane	\$6.98	S.F.	112,000	20	2002	2022		25.00 %	0.00 %	5			\$781,760
B3020	Roof Openings	\$0.21	S.F.	112,000	25	2002	2027		40.00 %	0.00 %	10			\$23,520
C1010	Partitions	\$4.79	S.F.	112,000	75	1974	2049		42.67 %	0.00 %	32			\$536,480
C1020	Interior Doors	\$2.49	S.F.	112,000	30	1974	2004		0.00 %	110.00 %	-13		\$306,768.00	\$278,880
C1030	Fittings	\$1.50	S.F.	112,000	20	1974	1994		0.00 %	110.00 %	-23		\$184,800.00	\$168,000
C2010	Stair Construction	\$1.32	S.F.	112,000	100	1974	2074		57.00 %	0.00 %	57			\$147,840
C3010	Wall Finishes	\$2.61	S.F.	112,000	10	2014	2024		70.00 %	0.00 %	7			\$292,320
C3020	Floor Finishes	\$11.17	S.F.	112,000	20	1974	1994		0.00 %	110.00 %	-23		\$1,376,144.00	\$1,251,040
C3030	Ceiling Finishes	\$10.77	S.F.	112,000	25	1989	2014		0.00 %	110.00 %	-3		\$1,326,864.00	\$1,206,240
D1010	Elevators and Lifts	\$0.99	S.F.	112,000	30	2012	2042		83.33 %	0.00 %	25			\$110,880
D2010	Plumbing Fixtures	\$9.02	S.F.	112,000	30	1974	2004		0.00 %	110.00 %	-13		\$1,111,264.00	\$1,010,240
D2020	Domestic Water Distribution	\$1.68	S.F.	112,000	30	1974	2004		0.00 %	110.00 %	-13		\$206,976.00	\$188,160
D2030	Sanitary Waste	\$2.64	S.F.	112,000	30	1974	2004		0.00 %	110.00 %	-13		\$325,248.00	\$295,680
D2040	Rain Water Drainage	\$0.65	S.F.	112,000	30	1974	2004		0.00 %	110.00 %	-13		\$80,080.00	\$72,800
D2090	Other Plumbing Systems -Nat Gas	\$0.15	S.F.	112,000	40	2007	2047		75.00 %	0.00 %	30			\$16,800
D3020	Heat Generating Systems	\$7.08	S.F.	112,000	30	2002	2032		50.00 %	0.00 %	15			\$792,960
D3030	Cooling Generating Systems	\$8.84	S.F.	112,000	25	2008	2033		64.00 %	0.00 %	16			\$990,080
D3040	Distribution Systems	\$8.54	S.F.	112,000	30	2008	2038		70.00 %	0.00 %	21			\$956,480
D3060	Controls & Instrumentation	\$2.71	S.F.	112,000	20	2008	2028		55.00 %	0.00 %	11			\$303,520
D4010	Sprinklers	\$3.71	S.F.	112,000	30			2017	0.00 %	110.00 %	0		\$457,072.00	\$415,520
D4020	Standpipes	\$0.57	S.F.	112,000	30			2017	0.00 %	110.00 %	0		\$70,224.00	\$63,840
D5010	Electrical Service/Distribution	\$1.62	S.F.	112,000	40	2004	2044		67.50 %	0.00 %	27			\$181,440
D5020	Branch Wiring	\$4.65	S.F.	112,000	30	1974	2004		0.00 %	110.00 %	-13		\$572,880.00	\$520,800
D5020	Lighting	\$10.85	S.F.	112,000	30	1989	2019		6.67 %	0.00 %	2			\$1,215,200
D5030810	Security & Detection Systems	\$2.01	S.F.	112,000	15	2013	2028		73.33 %	0.00 %	11			\$225,120
D5030910	Fire & Alarm Systems	\$3.64	S.F.	112,000	15	2013	2028		73.33 %	0.00 %	11			\$407,680
D5030920	Data Communication	\$4.70	S.F.	112,000	15	2015	2030		86.67 %	0.00 %	13			\$526,400
D5090	Other Electrical Systems	\$0.69	S.F.	112,000	20	1998	2018	2020	15.00 %	0.00 %	3			\$77,280
E1020	Institutional Equipment	\$13.31	S.F.	112,000	20	2004	2024		35.00 %	0.00 %	7			\$1,490,720
E1090	Other Equipment	\$5.46	S.F.	112,000	20	2004	2024		35.00 %	0.00 %	7			\$611,520
E2010	Fixed Furnishings	\$5.08	S.F.	112,000	20	1998	2018	2020	15.00 %	0.00 %	3			\$568,960
<b>Total</b>									<b>32.45 %</b>	<b>36.47 %</b>			<b>\$7,725,872.00</b>	<b>\$21,181,440</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** B1020 - Roof Construction



**Note:**

## Campus Assessment Report - 1974 Main

**System:** B2010 - Exterior Walls



**Note:**

**System:** B2020 - Exterior Windows



**Note:**

## Campus Assessment Report - 1974 Main

**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010120 - Single Ply Membrane



**Note:**

**System:** B3020 - Roof Openings

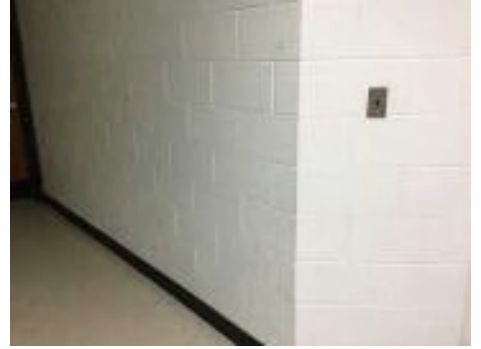
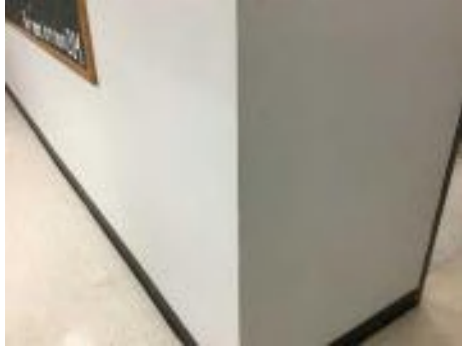
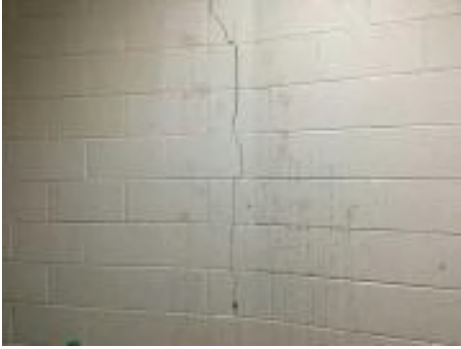


**Note:**



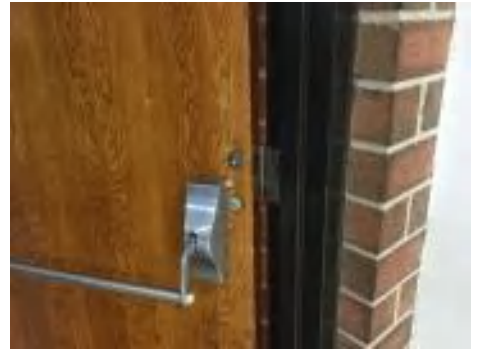
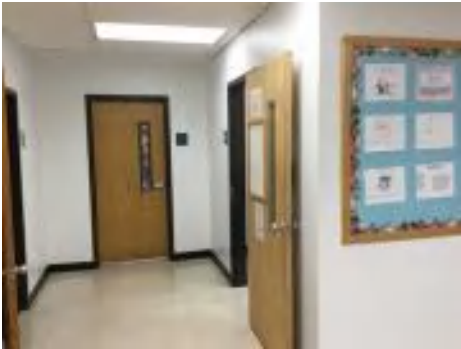
## Campus Assessment Report - 1974 Main

**System:** C1010 - Partitions



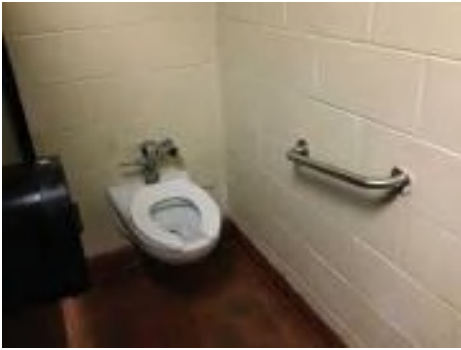
**Note:**

**System:** C1020 - Interior Doors



**Note:**

**System:** C1030 - Fittings



**Note:**

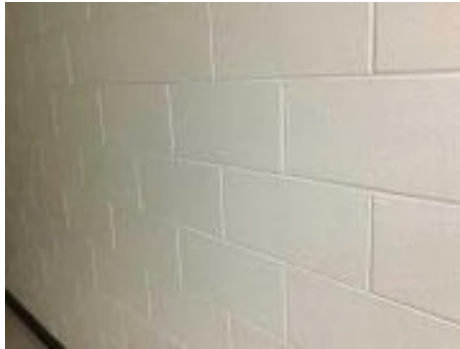
## Campus Assessment Report - 1974 Main

**System:** C2010 - Stair Construction



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

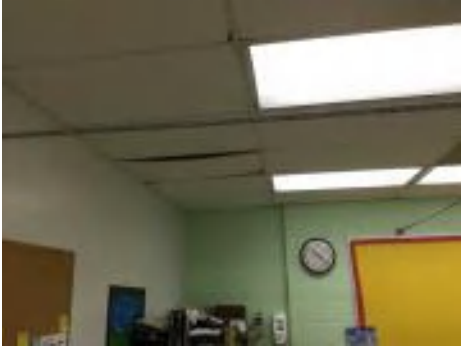
**System:** C3020 - Floor Finishes



**Note:**

## Campus Assessment Report - 1974 Main

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D1010 - Elevators and Lifts



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**



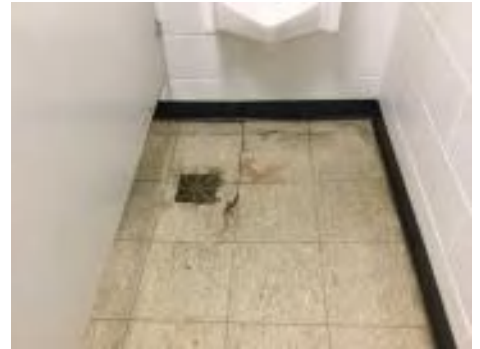
## Campus Assessment Report - 1974 Main

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**

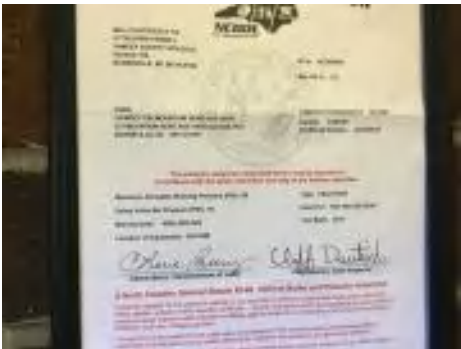
## Campus Assessment Report - 1974 Main

**System:** D2090 - Other Plumbing Systems -Nat Gas



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**

**System:** D3030 - Cooling Generating Systems



**Note:**

## Campus Assessment Report - 1974 Main

**System:** D3040 - Distribution Systems



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

**System:** D5010 - Electrical Service/Distribution

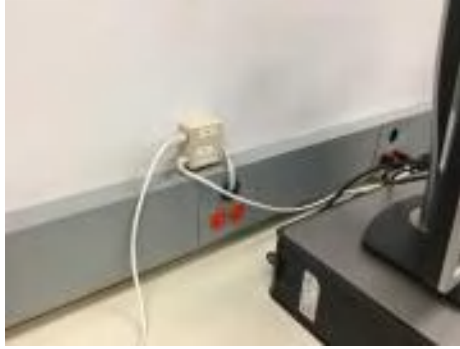


**Note:**



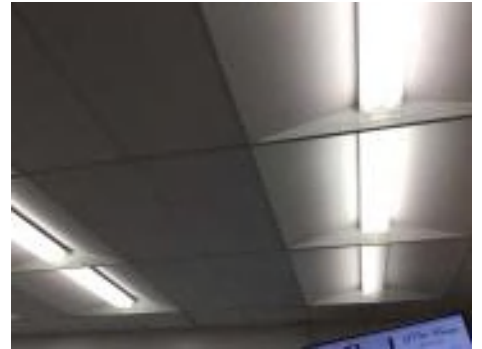
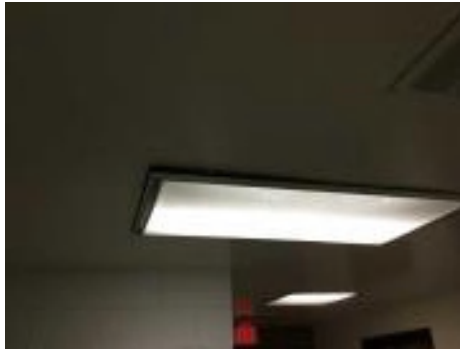
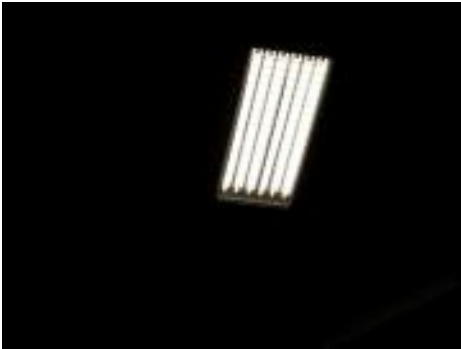
## Campus Assessment Report - 1974 Main

**System:** D5020 - Branch Wiring



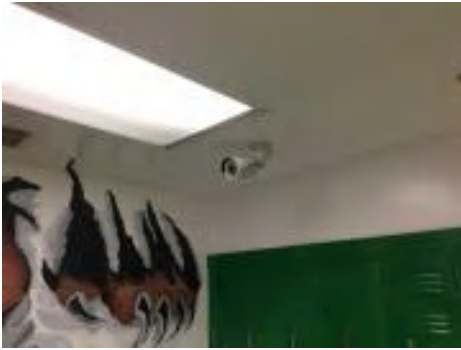
**Note:**

**System:** D5020 - Lighting



**Note:**

**System:** D5030810 - Security & Detection Systems



**Note:**

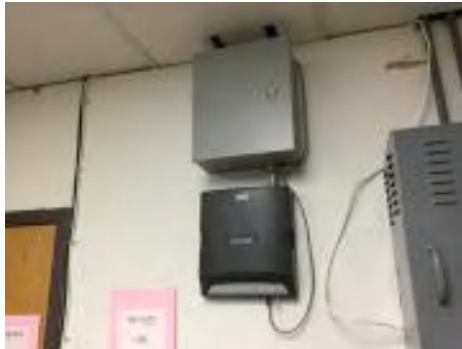
## Campus Assessment Report - 1974 Main

**System:** D5030910 - Fire & Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

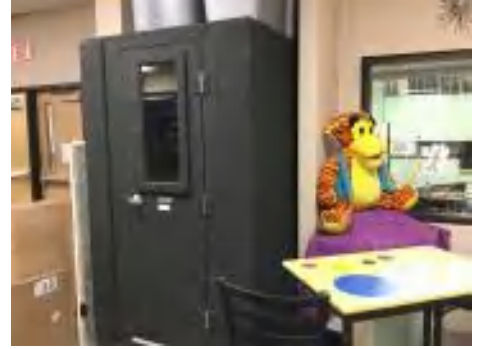
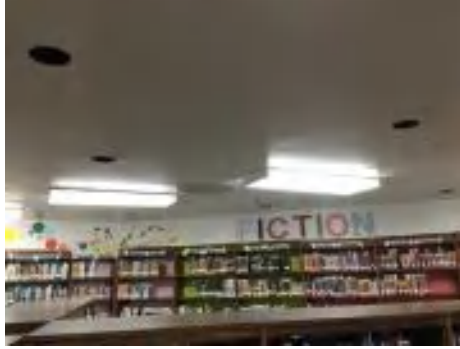
**System:** D5090 - Other Electrical Systems



**Note:**

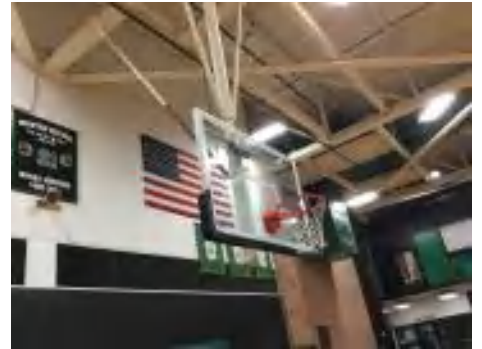
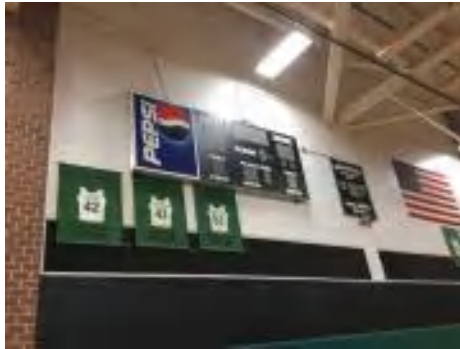
## Campus Assessment Report - 1974 Main

**System:** E1020 - Institutional Equipment



**Note:**

**System:** E1090 - Other Equipment



**Note:**

## Campus Assessment Report - 1974 Main

**System:** E2010 - Fixed Furnishings



**Note:**



## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$7,725,872</b>	<b>\$0</b>	<b>\$1,418,126</b>	<b>\$776,780</b>	<b>\$0</b>	<b>\$1,359,411</b>	<b>\$0</b>	<b>\$3,239,507</b>	<b>\$0</b>	<b>\$0</b>	<b>\$34,770</b>	<b>\$14,554,467</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$1,606,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,606,528
<b>B2030 - Exterior Doors</b>	\$101,024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,024
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010120 - Single Ply Membrane</b>	\$0	\$0	\$0	\$0	\$0	\$1,359,411	\$0	\$0	\$0	\$0	\$0	\$1,359,411
<b>B3020 - Roof Openings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,770	\$34,770
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$306,768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$306,768
<b>C1030 - Fittings</b>	\$184,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$184,800
<b>C20 - Stairs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C2010 - Stair Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$395,468	\$0	\$0	\$0	\$395,468

## Campus Assessment Report - 1974 Main

C3020 - Floor Finishes	\$1,376,144	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,376,144
C3030 - Ceiling Finishes	\$1,326,864	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,326,864
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$1,111,264	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,111,264
D2020 - Domestic Water Distribution	\$206,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$206,976
D2030 - Sanitary Waste	\$325,248	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325,248
D2040 - Rain Water Drainage	\$80,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,080
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$457,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$457,072
D4020 - Standpipes	\$70,224	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,224
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$572,880	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$572,880
D5020 - Lighting	\$0	\$0	\$1,418,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,418,126
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire & Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$92,891	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,891
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,016,737	\$0	\$0	\$0	\$0	\$2,016,737
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$827,302	\$0	\$0	\$0	\$0	\$827,302
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

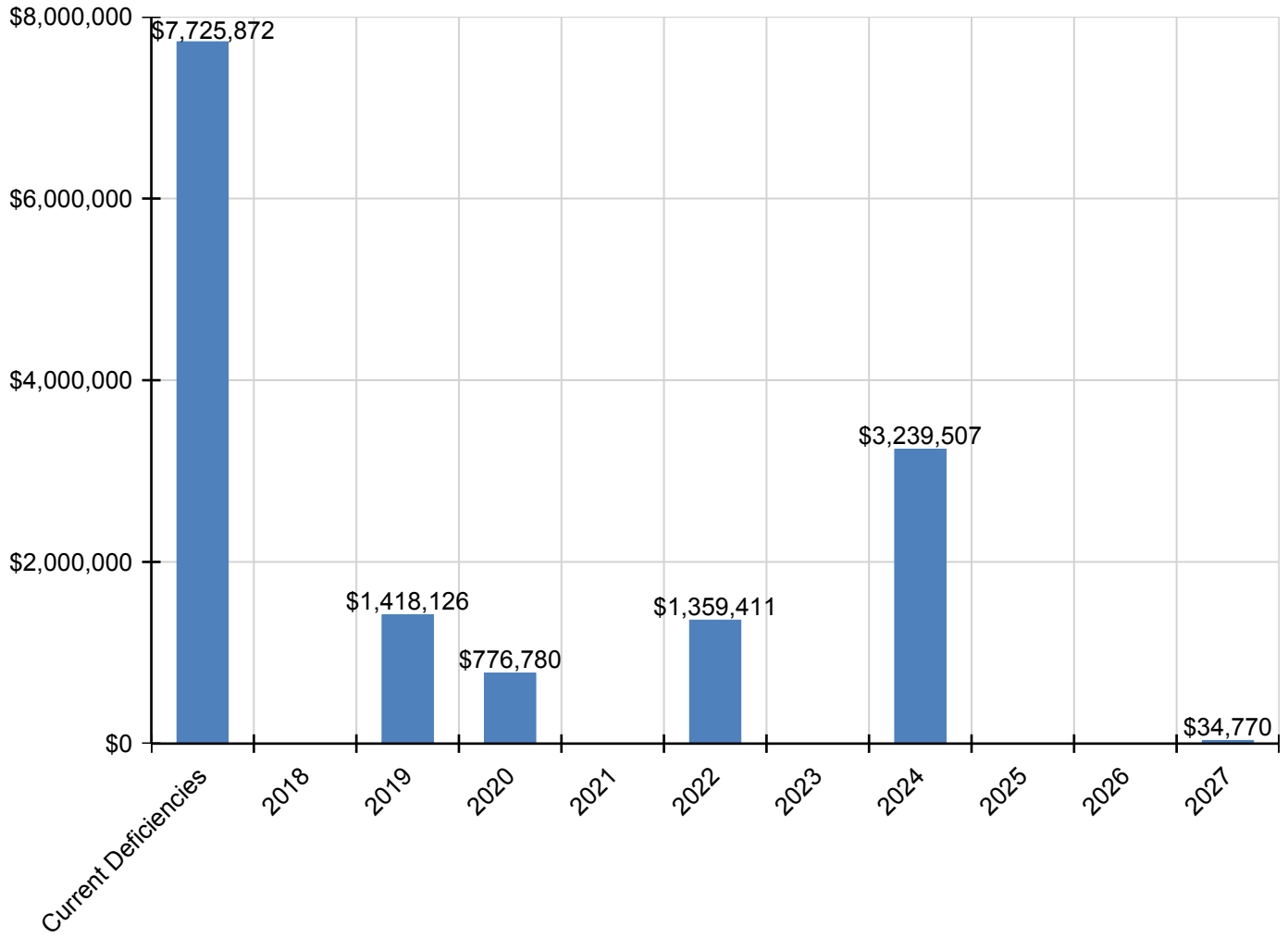
## Campus Assessment Report - 1974 Main

E2010 - Fixed Furnishings	\$0	\$0	\$0	\$683,890	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$683,890
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*\* Indicates non-renewable system*

## Forecasted Capital Renewal Requirement

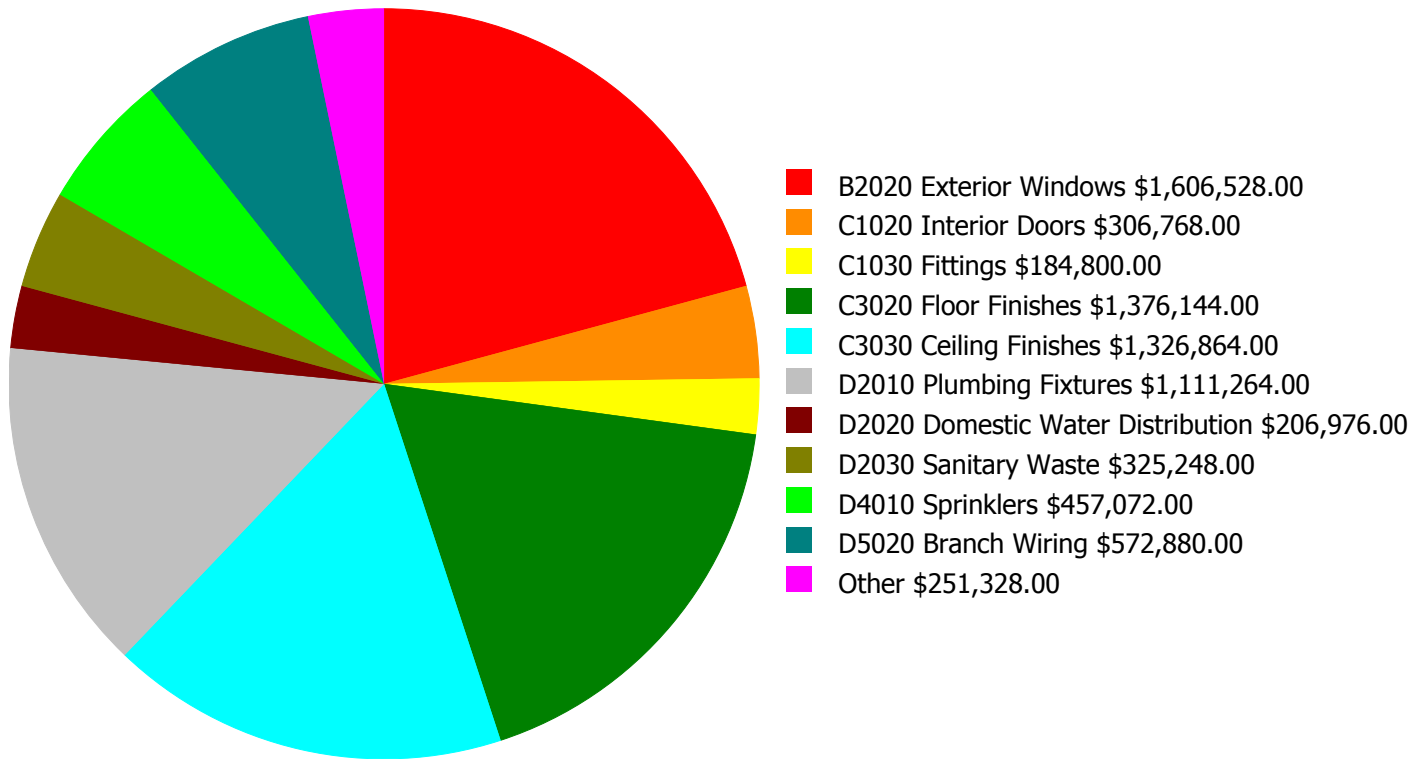
The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.





## Deficiency Summary by System

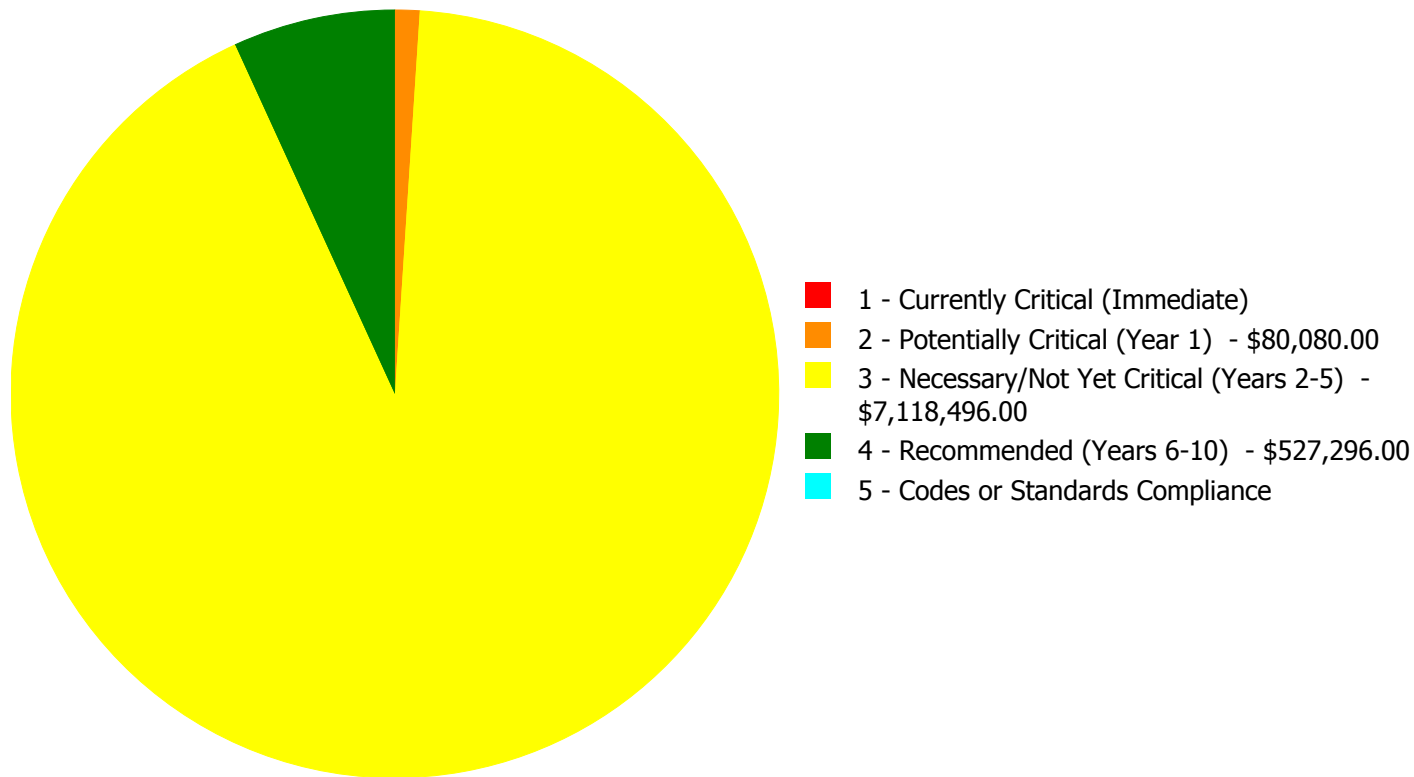
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$7,725,872.00**

### Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$7,725,872.00**

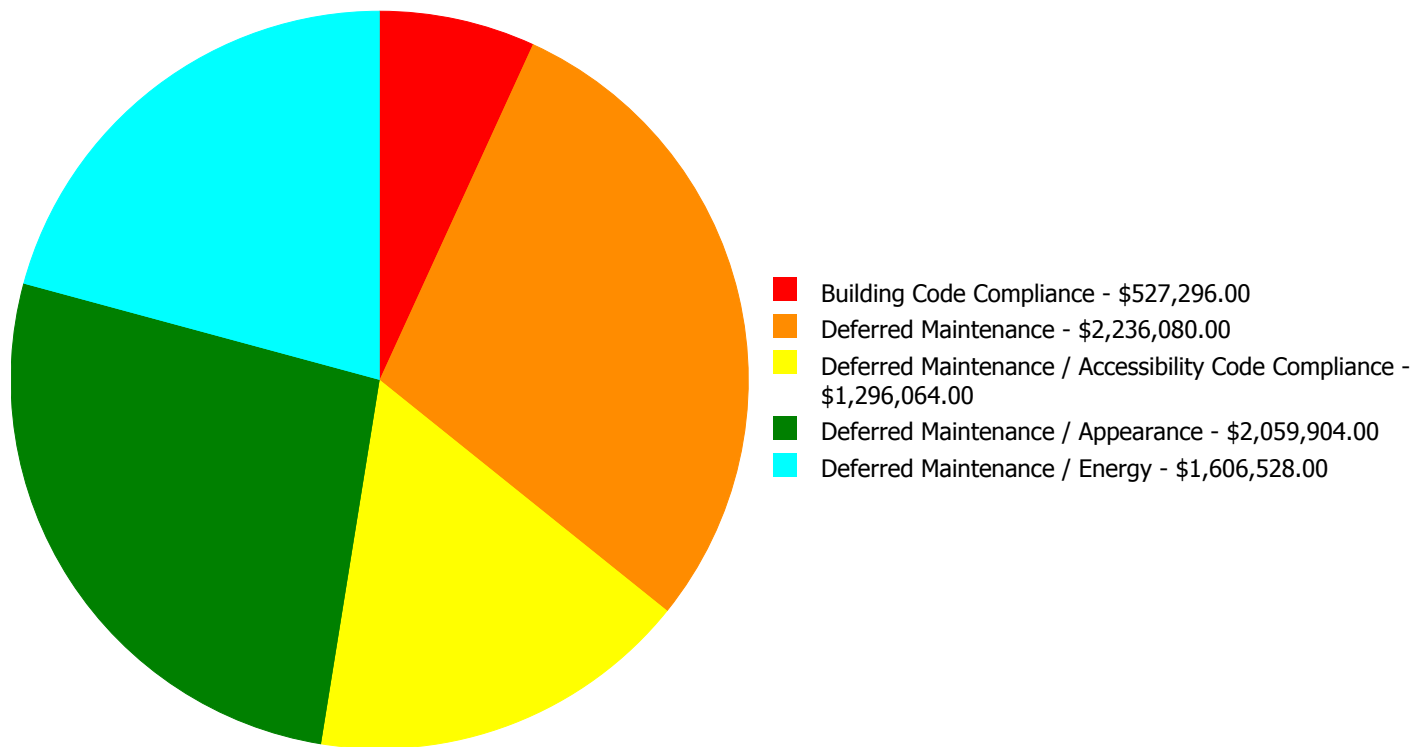
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$1,606,528.00	\$0.00	\$0.00	\$1,606,528.00
B2030	Exterior Doors	\$0.00	\$0.00	\$101,024.00	\$0.00	\$0.00	\$101,024.00
C1020	Interior Doors	\$0.00	\$0.00	\$306,768.00	\$0.00	\$0.00	\$306,768.00
C1030	Fittings	\$0.00	\$0.00	\$184,800.00	\$0.00	\$0.00	\$184,800.00
C3020	Floor Finishes	\$0.00	\$0.00	\$1,376,144.00	\$0.00	\$0.00	\$1,376,144.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$1,326,864.00	\$0.00	\$0.00	\$1,326,864.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$1,111,264.00	\$0.00	\$0.00	\$1,111,264.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$206,976.00	\$0.00	\$0.00	\$206,976.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$325,248.00	\$0.00	\$0.00	\$325,248.00
D2040	Rain Water Drainage	\$0.00	\$80,080.00	\$0.00	\$0.00	\$0.00	\$80,080.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$457,072.00	\$0.00	\$457,072.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$70,224.00	\$0.00	\$70,224.00
D5020	Branch Wiring	\$0.00	\$0.00	\$572,880.00	\$0.00	\$0.00	\$572,880.00
	<b>Total:</b>	\$0.00	\$80,080.00	\$7,118,496.00	\$527,296.00	\$0.00	\$7,725,872.00

## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$7,725,872.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 2 - Potentially Critical (Year 1):

#### **System: D2040 - Rain Water Drainage**



**Location:** Throughout  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 112,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$80,080.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/25/2017

**Notes:** The rain water drainage system is aged, in poor condition, and should be replaced.  
Roof drains were not replaced with latest roof replacement and are causing interior leaks.

---

**Priority 3 - Necessary/Not Yet Critical (Years 2-5):**

**System: B2020 - Exterior Windows**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 112,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,606,528.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/25/2017

**Notes:** The aluminum frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

---

**System: B2030 - Exterior Doors**



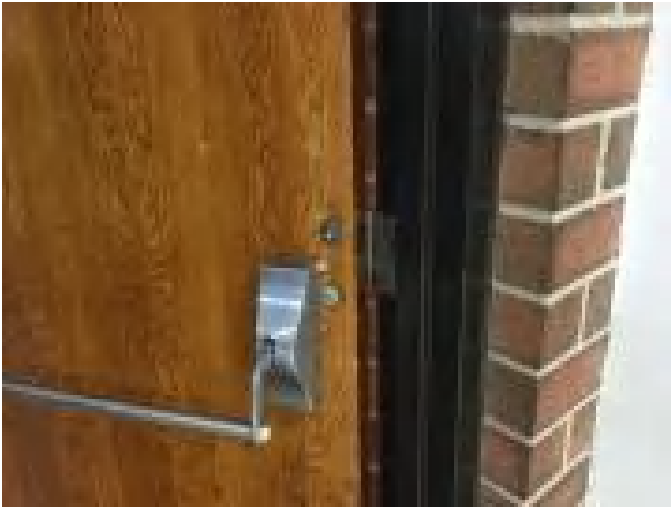
**Location:** Throughout  
**Distress:** Failing  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 112,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$101,024.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/25/2017

**Notes:** The original exterior doors are aged, rusted, and should be replaced.

---



**System: C1020 - Interior Doors**



**Location:** Throughout  
**Distress:** Failing  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 112,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$306,768.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/25/2017

**Notes:** The interior doors are aged, failing, most hardware is not ADA or code compliant and should be replaced.

---

**System: C1030 - Fittings**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Accessibility Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 112,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$184,800.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/25/2017

**Notes:** The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

---

**System: C3020 - Floor Finishes**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 112,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,376,144.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/25/2017

**Notes:** The quarry tile in corridor spaces is chipped, cracked, and failing due to installation over existing damaged VCT. Full removal and replacement is recommended.  
The carpet is aged, stained, frayed, and should be replaced.  
The VCT flooring is aged, cracked, worn, and should be replaced.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 112,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,326,864.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/25/2017

**Notes:** The original ceiling finishes are aged, failing and should be replaced.

---

**System: D2010 - Plumbing Fixtures**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Accessibility Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 112,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,111,264.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/25/2017

**Notes:** Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

---

**System: D2020 - Domestic Water Distribution**

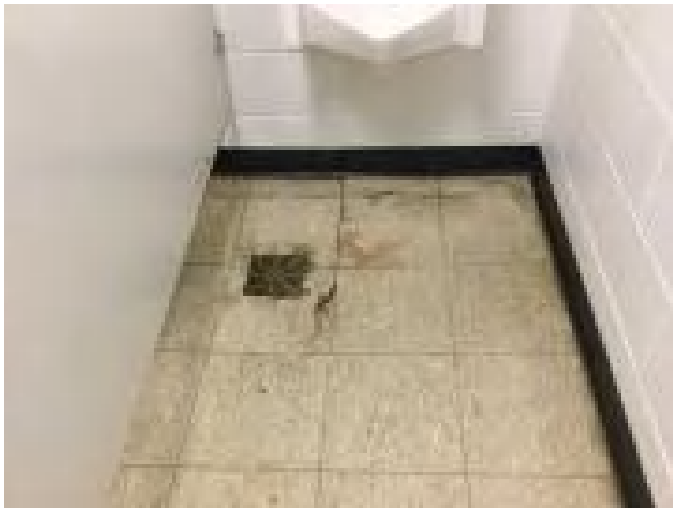


**Location:** Various  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 112,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$206,976.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/25/2017

**Notes:** The domestic water distribution system is aged and should be replaced.  
Some hot water heating systems have failed and are abandoned in place and service not restored in those areas.

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 112,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$325,248.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/25/2017

**Notes:** The sanitary waste system is aged, has reported periodic failures, and should be replaced.

---

**System: D5020 - Branch Wiring**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 112,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$572,880.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/25/2017

**Notes:** The branch wiring system is operating, but is aged, in poor condition, and should be replaced.

---

**Priority 4 - Recommended (Years 6-10):**

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 112,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$457,072.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/25/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

---

**System: D4020 - Standpipes**

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 112,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$70,224.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/25/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

---

**Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index ( FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	1,954
Year Built:	1977
Last Renovation:	
Replacement Value:	\$287,549
Repair Cost:	\$54,379.00
Total FCI:	18.91 %
Total RSLI:	40.71 %
FCA Score:	81.09



**Description:**

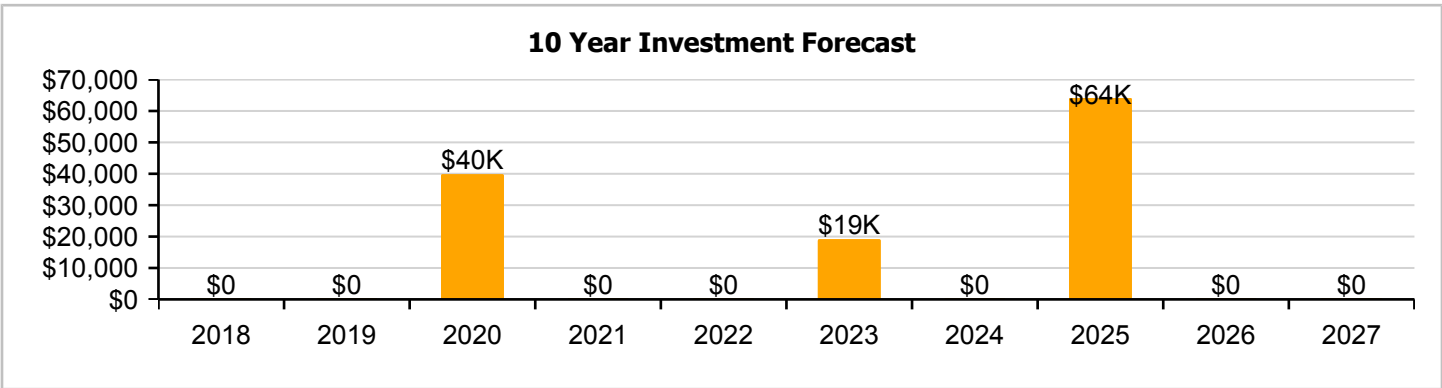
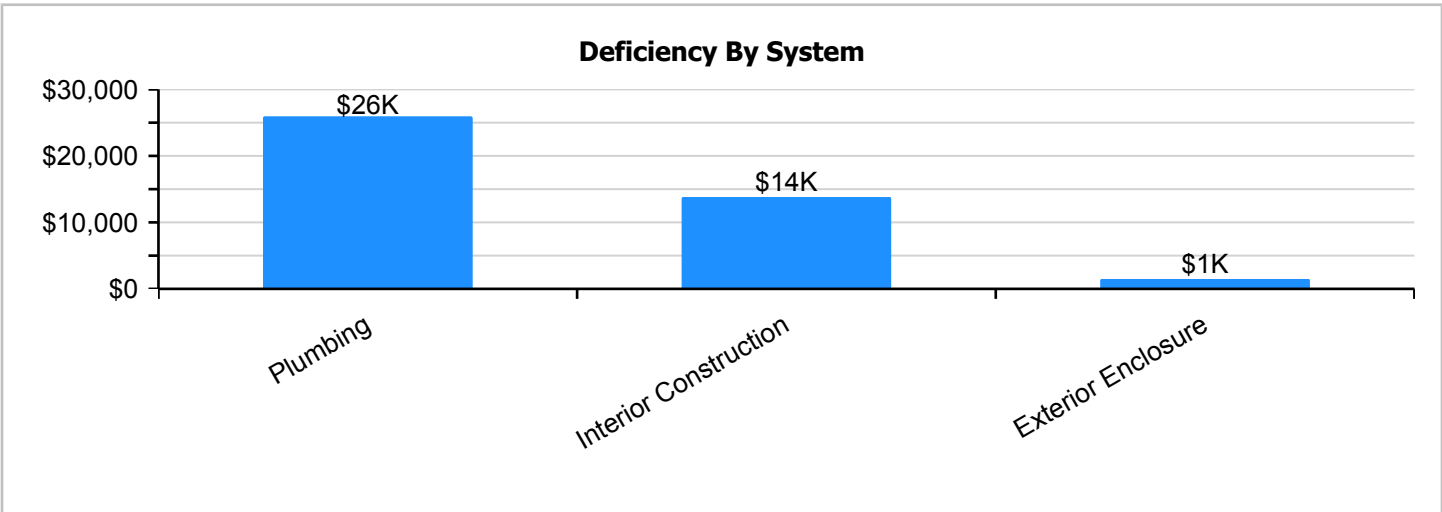
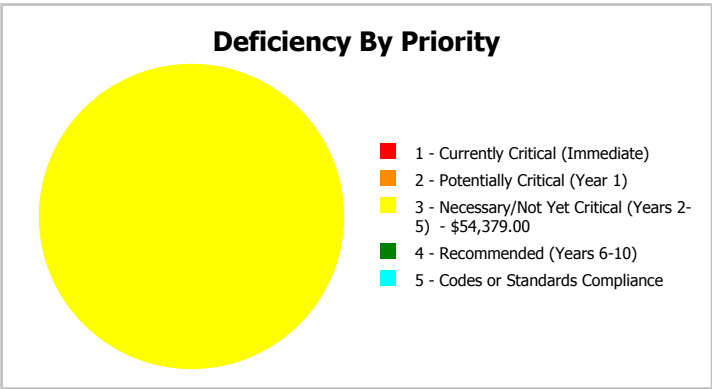
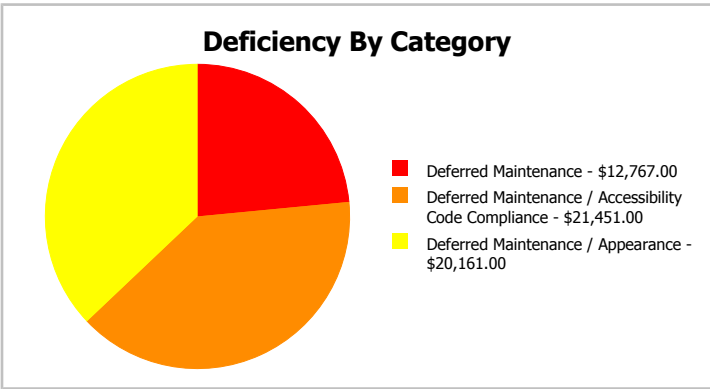
The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.



**Dashboard Summary**

Function:	HS -High School	Gross Area:	1,954
Year Built:	1977	Last Renovation:	
Repair Cost:	\$54,379	Replacement Value:	\$287,549
FCI:	18.91 %	RSLI%:	40.71 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	60.00 %	0.00 %	\$0.00
B10 - Superstructure	60.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	57.85 %	3.94 %	\$1,956.00
B30 - Roofing	40.00 %	0.00 %	\$0.00
C10 - Interior Construction	29.25 %	44.35 %	\$18,205.00
C30 - Interior Finishes	48.87 %	0.00 %	\$0.00
D20 - Plumbing	3.01 %	104.49 %	\$34,218.00
D30 - HVAC	20.00 %	0.00 %	\$0.00
D50 - Electrical	61.93 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>40.71 %</b>	<b>18.91 %</b>	<b>\$54,379.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). Southwest Elevation - Feb 01, 2017



2). East Elevation - Feb 01, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	1,954	100	1977	2077		60.00 %	0.00 %	60			\$13,541
A1030	Slab on Grade	\$7.37	S.F.	1,954	100	1977	2077		60.00 %	0.00 %	60			\$14,401
B1020	Roof Construction	\$5.98	S.F.	1,954	100	1977	2077		60.00 %	0.00 %	60			\$11,685
B2010	Exterior Walls	\$18.04	S.F.	1,954	100	1977	2077		60.00 %	0.00 %	60			\$35,250
B2020	Exterior Windows	\$6.47	S.F.	1,954	30	2005	2035		60.00 %	0.00 %	18			\$12,642
B2030	Exterior Doors	\$0.91	S.F.	1,954	30	1977	2007		0.00 %	110.01 %	-10		\$1,956.00	\$1,778
B3010140	Asphalt Shingles	\$4.32	S.F.	1,954	20	2005	2025		40.00 %	0.00 %	8			\$8,441
C1010	Partitions	\$10.34	S.F.	1,954	75	1977	2052		46.67 %	0.00 %	35			\$20,204
C1020	Interior Doors	\$2.20	S.F.	1,954	30	2005	2035		60.00 %	0.00 %	18			\$4,299
C1030	Fittings	\$8.47	S.F.	1,954	20	1977	1997		0.00 %	110.00 %	-20		\$18,205.00	\$16,550
C3010	Wall Finishes	\$7.46	S.F.	1,954	10	2013	2023		60.00 %	0.00 %	6			\$14,577
C3020	Floor Finishes	\$12.74	S.F.	1,954	20	2005	2025		40.00 %	0.00 %	8			\$24,894
C3030	Ceiling Finishes	\$9.53	S.F.	1,954	25	2005	2030		52.00 %	0.00 %	13			\$18,622
D2010	Plumbing Fixtures	\$9.98	S.F.	1,954	30	1977	2007		0.00 %	110.00 %	-10		\$21,451.00	\$19,501
D2020	Domestic Water Distribution	\$0.84	S.F.	1,954	30	2005	2035		60.00 %	0.00 %	18			\$1,641
D2030	Sanitary Waste	\$5.94	S.F.	1,954	30	1977	2007		0.00 %	109.99 %	-10		\$12,767.00	\$11,607
D3050	Terminal & Package Units	\$16.96	S.F.	1,954	15	2005	2020		20.00 %	0.00 %	3			\$33,140
D5010	Electrical Service/Distribution	\$1.47	S.F.	1,954	40	2005	2045		70.00 %	0.00 %	28			\$2,872
D5020	Branch Wiring	\$2.55	S.F.	1,954	30	2005	2035		60.00 %	0.00 %	18			\$4,983
D5020	Lighting	\$3.58	S.F.	1,954	30	2005	2035		60.00 %	0.00 %	18			\$6,995
E2010	Fixed Furnishings	\$5.08	S.F.	1,954	20	2005	2025		40.00 %	0.00 %	8			\$9,926
<b>Total</b>									<b>40.71 %</b>	<b>18.91 %</b>			<b>\$54,379.00</b>	<b>\$287,549</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** B2010 - Exterior Walls



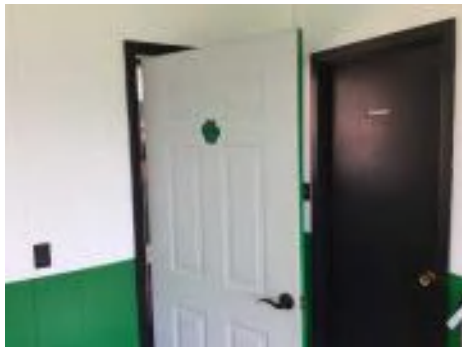
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 1977 Football Press Box

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**System:** B3010140 - Asphalt Shingles



**Note:**

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**System:** C1010 - Partitions



**Note:**

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**System:** C1020 - Interior Doors



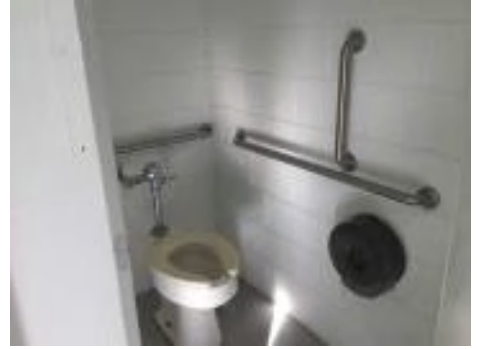
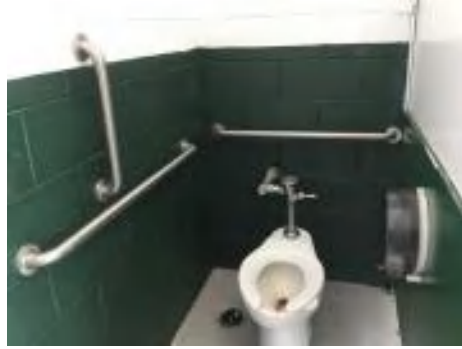
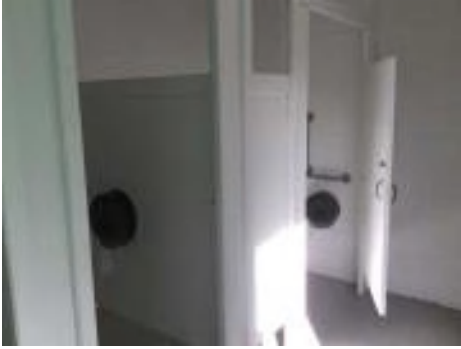
**Note:**



## Campus Assessment Report - 1977 Football Press Box

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**System:** C1030 - Fittings



**Note:**

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**System:** C3010 - Wall Finishes



**Note:**

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**System:** C3020 - Floor Finishes



**Note:**

## Campus Assessment Report - 1977 Football Press Box

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 1977 Football Press Box

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**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3050 - Terminal & Package Units



**Note:**

**System:** D5010 - Electrical Service/Distribution

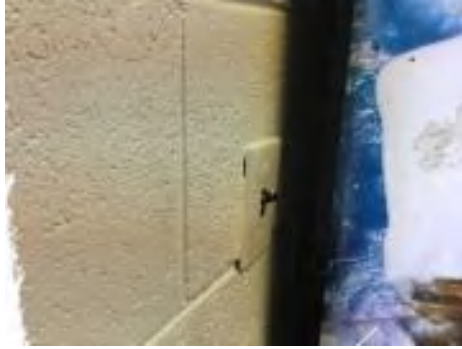


**Note:**

## Campus Assessment Report - 1977 Football Press Box

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**System:** D5020 - Branch Wiring



**Note:**

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**System:** D5020 - Lighting



**Note:**

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**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$54,379</b>	<b>\$0</b>	<b>\$0</b>	<b>\$39,834</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,147</b>	<b>\$0</b>	<b>\$64,132</b>	<b>\$0</b>	<b>\$0</b>	<b>\$177,491</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$1,956	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,956
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,612	\$0	\$0	\$15,612
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$18,205	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,205
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$19,147	\$0	\$0	\$0	\$0	\$19,147
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,688	\$0	\$0	\$34,688
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

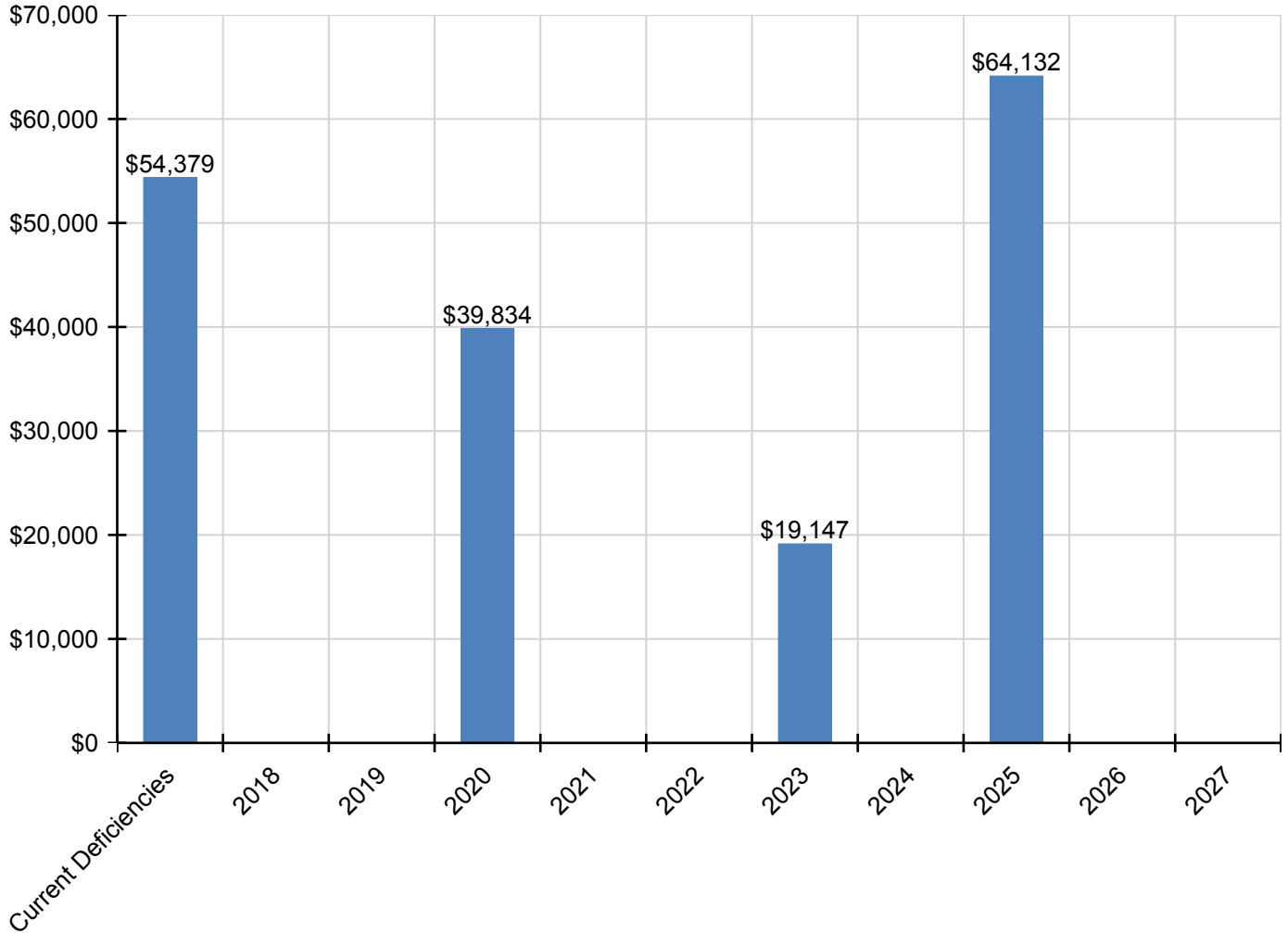
## Campus Assessment Report - 1977 Football Press Box

D2010 - Plumbing Fixtures	\$21,451	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,451
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$12,767	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,767
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$39,834	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,834
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,832	\$0	\$0	\$13,832

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

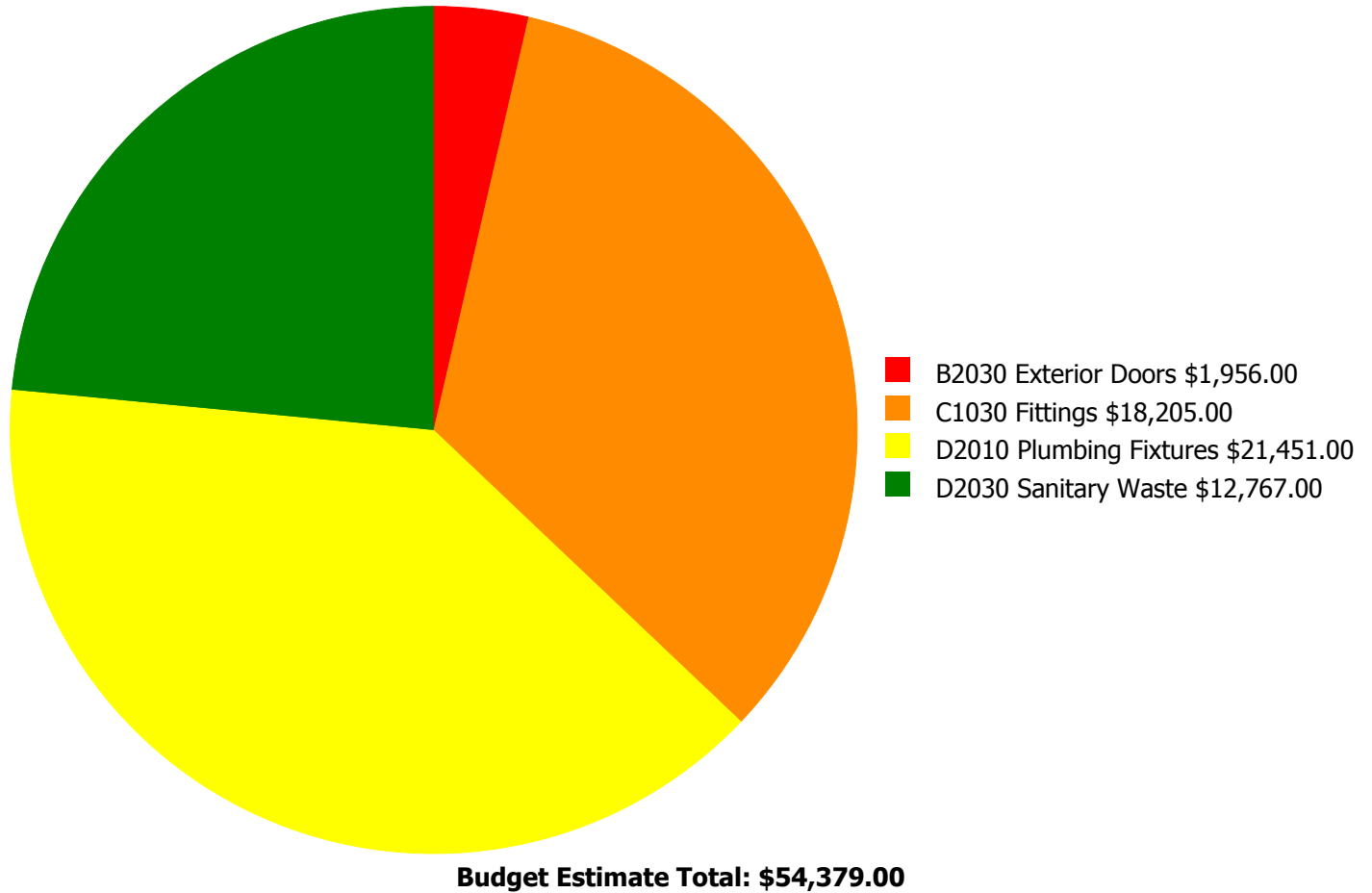
The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.





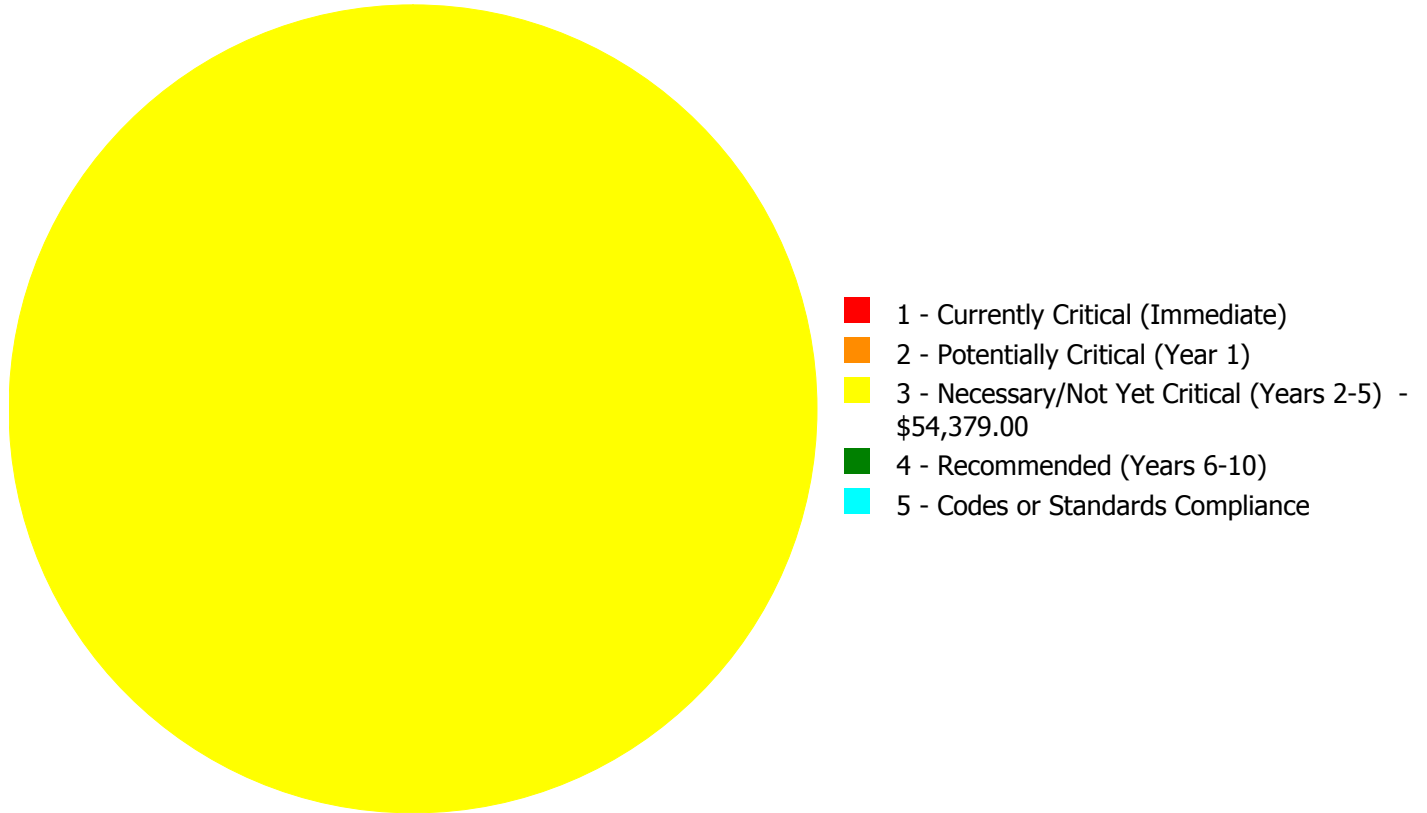
## Deficiency Summary by System

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



## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$54,379.00**

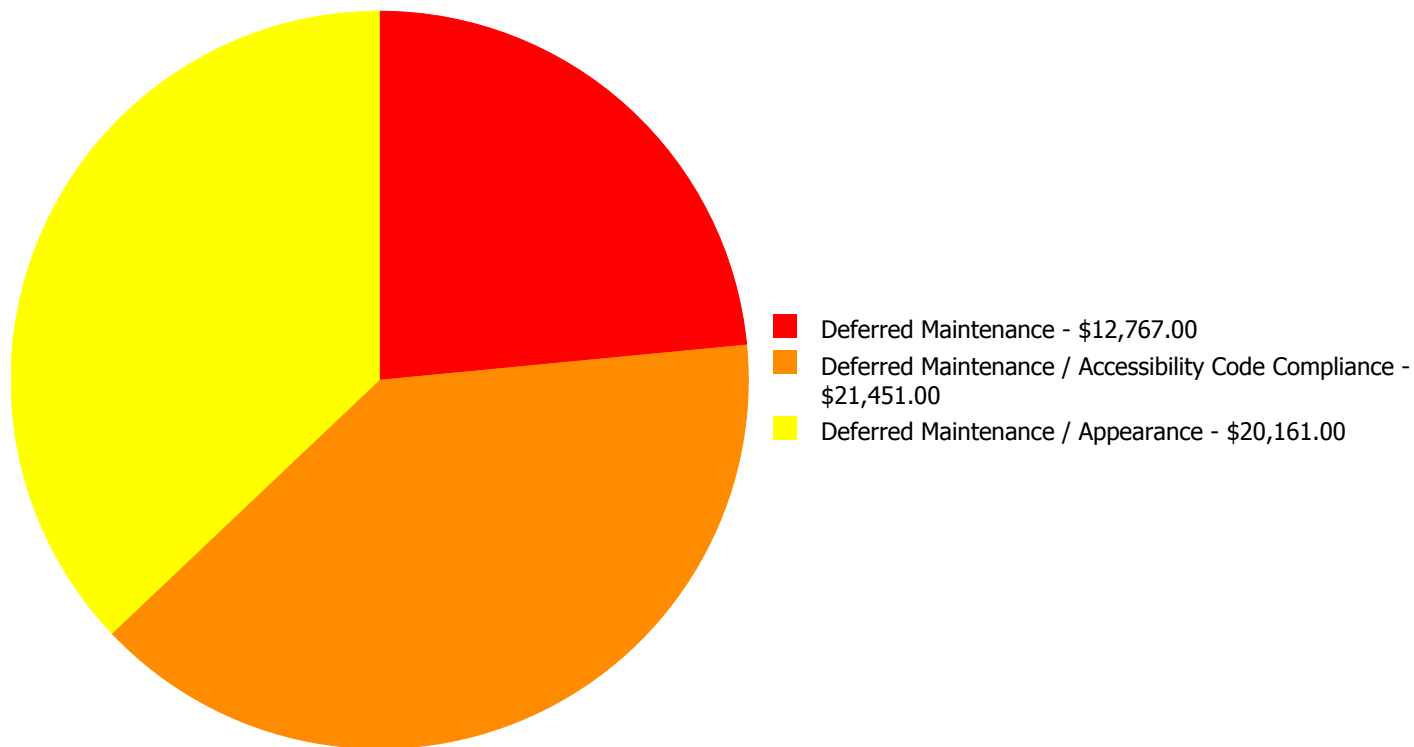
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$1,956.00	\$0.00	\$0.00	\$1,956.00
C1030	Fittings	\$0.00	\$0.00	\$18,205.00	\$0.00	\$0.00	\$18,205.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$21,451.00	\$0.00	\$0.00	\$21,451.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$12,767.00	\$0.00	\$0.00	\$12,767.00
	<b>Total:</b>	\$0.00	\$0.00	\$54,379.00	\$0.00	\$0.00	\$54,379.00

### Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



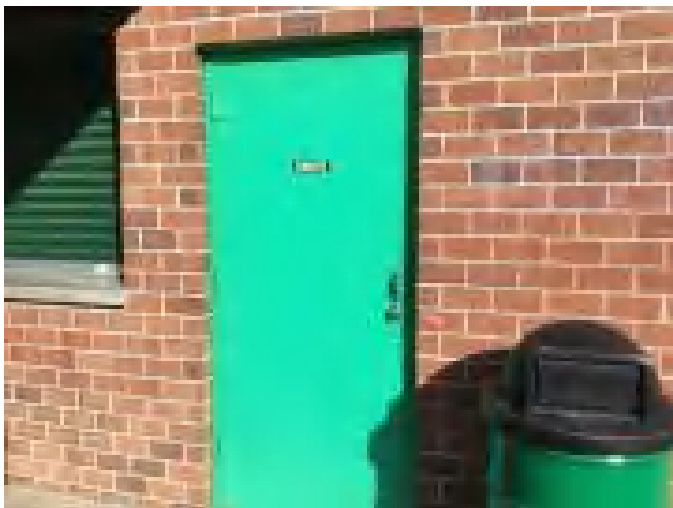
**Budget Estimate Total: \$54,379.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 3 - Necessary/Not Yet Critical (Years 2-5):

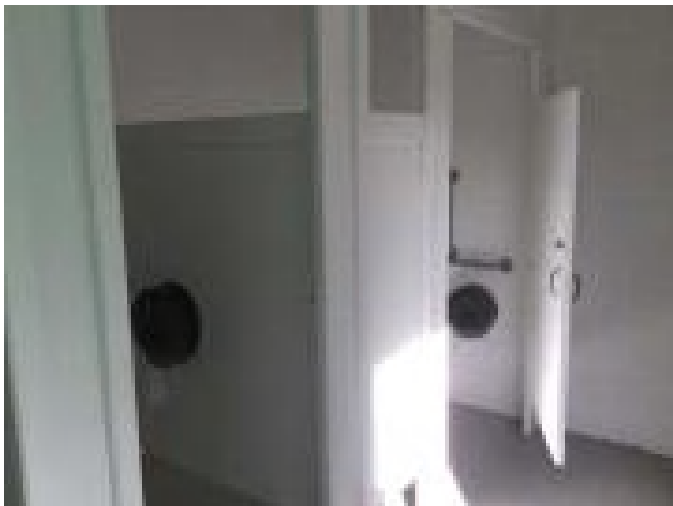
#### System: B2030 - Exterior Doors



**Location:** Concession  
**Distress:** Failing  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1,954.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,956.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2017

**Notes:** The original exterior doors are aged, rusted, and should be replaced.

#### System: C1030 - Fittings



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1,954.00  
**Unit of Measure:** S.F.  
**Estimate:** \$18,205.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2017

**Notes:** The fittings throughout the building are aged, in marginal condition, and should be replaced.

**System: D2010 - Plumbing Fixtures**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Accessibility Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1,954.00  
**Unit of Measure:** S.F.  
**Estimate:** \$21,451.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2017

**Notes:** Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

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**System: D2030 - Sanitary Waste**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1,954.00  
**Unit of Measure:** S.F.  
**Estimate:** \$12,767.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2017

**Notes:** The sanitary waste system is aged, has reported periodic failures, and should be replaced.

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## Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	1,200
Year Built:	1991
Last Renovation:	
Replacement Value:	\$183,348
Repair Cost:	\$50,424.00
Total FCI:	27.50 %
Total RSLI:	30.61 %
FCA Score:	72.50



### Description:

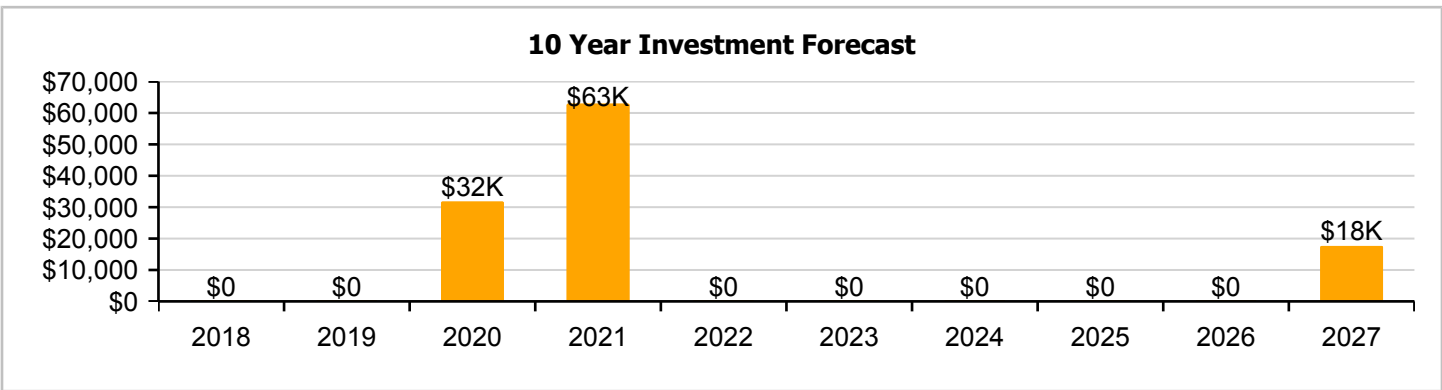
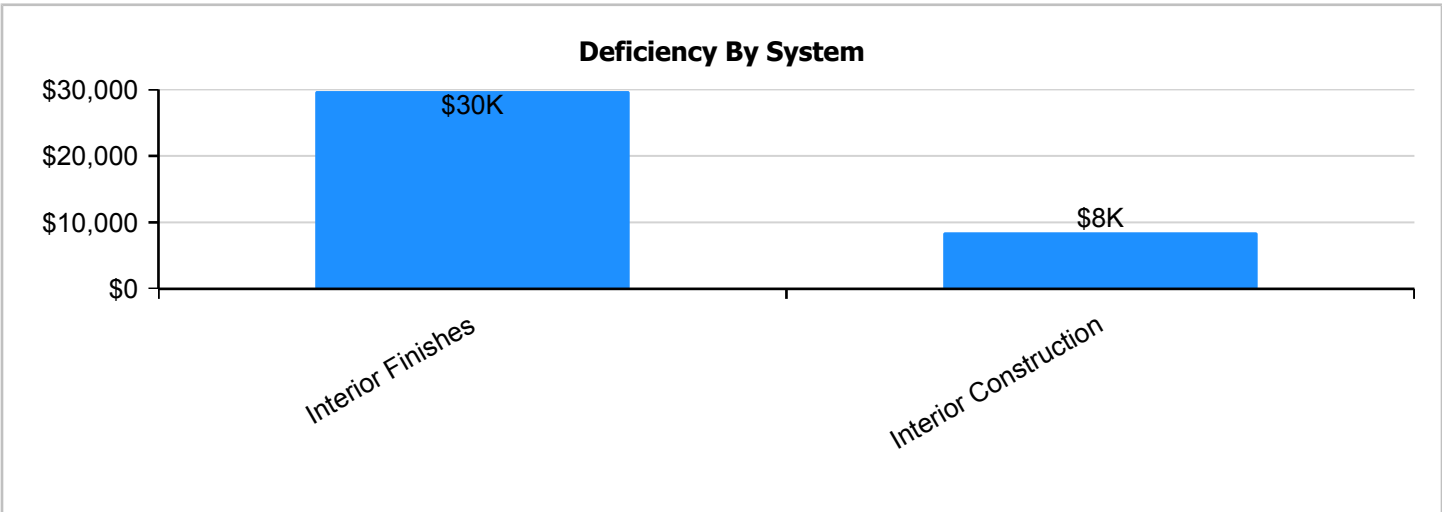
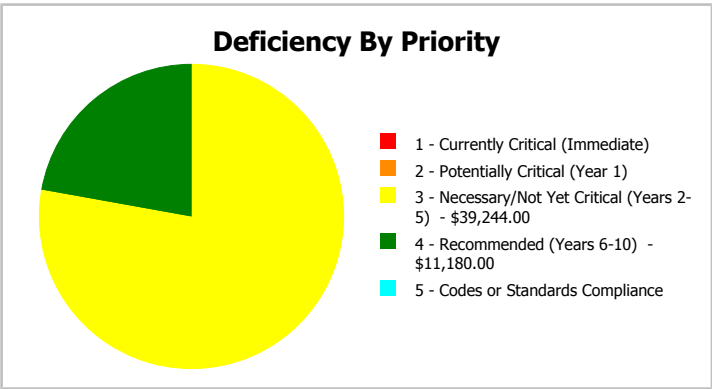
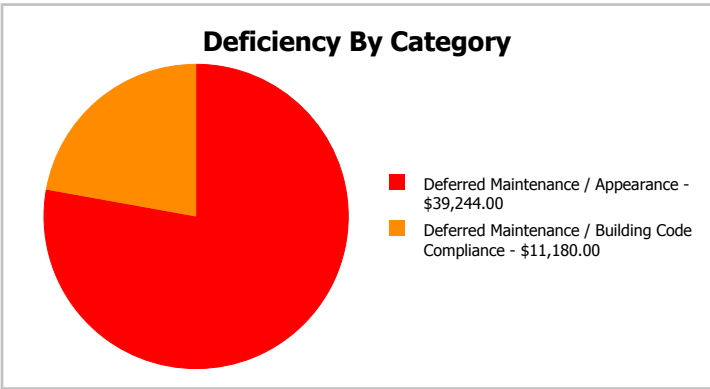
The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.



**Dashboard Summary**

Function:	HS -High School	Gross Area:	1,200
Year Built:	1991	Last Renovation:	
Repair Cost:	\$50,424	Replacement Value:	\$183,348
FCI:	27.50 %	RSLI%:	30.61 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	74.00 %	0.00 %	\$0.00
B10 - Superstructure	74.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	56.39 %	0.00 %	\$0.00
B30 - Roofing	13.33 %	0.00 %	\$0.00
C10 - Interior Construction	35.91 %	49.53 %	\$11,180.00
C30 - Interior Finishes	0.00 %	110.00 %	\$39,244.00
D20 - Plumbing	13.33 %	0.00 %	\$0.00
D30 - HVAC	20.00 %	0.00 %	\$0.00
D50 - Electrical	29.65 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>30.61 %</b>	<b>27.50 %</b>	<b>\$50,424.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Feb 01, 2017



2). West Elevation - Feb 01, 2017



3). North Elevation - Feb 01, 2017



4). South Elevation - Feb 01, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	1,200	100	1991	2091		74.00 %	0.00 %	74			\$8,316
A1030	Slab on Grade	\$7.37	S.F.	1,200	100	1991	2091		74.00 %	0.00 %	74			\$8,844
B1020	Roof Construction	\$5.98	S.F.	1,200	100	1991	2091		74.00 %	0.00 %	74			\$7,176
B2010	Exterior Walls	\$18.04	S.F.	1,200	100	1991	2091		74.00 %	0.00 %	74			\$21,648
B2020	Exterior Windows	\$6.47	S.F.	1,200	30	1991	2021		13.33 %	0.00 %	4			\$7,764
B2030	Exterior Doors	\$0.91	S.F.	1,200	30	1991	2021		13.33 %	0.00 %	4			\$1,092
B3010130	Preformed Metal Roofing	\$9.66	S.F.	1,200	30	1991	2021		13.33 %	0.00 %	4			\$11,592
C1010	Partitions	\$10.34	S.F.	1,200	75	1991	2066		65.33 %	0.00 %	49			\$12,408
C1030	Fittings	\$8.47	S.F.	1,200	20	1991	2011		0.00 %	110.00 %	-6		\$11,180.00	\$10,164
C3010	Wall Finishes	\$7.46	S.F.	1,200	10	2001	2011		0.00 %	110.00 %	-6		\$9,847.00	\$8,952
C3020	Floor Finishes	\$12.74	S.F.	1,200	20	1991	2011		0.00 %	110.00 %	-6		\$16,817.00	\$15,288
C3030	Ceiling Finishes	\$9.53	S.F.	1,200	25	1991	2016		0.00 %	110.00 %	-1		\$12,580.00	\$11,436
D2010	Plumbing Fixtures	\$9.98	S.F.	1,200	30	1991	2021		13.33 %	0.00 %	4			\$11,976
D2020	Domestic Water Distribution	\$0.84	S.F.	1,200	30	1991	2021		13.33 %	0.00 %	4			\$1,008
D2030	Sanitary Waste	\$5.94	S.F.	1,200	30	1991	2021		13.33 %	0.00 %	4			\$7,128
D3050	Terminal & Package Units	\$16.96	S.F.	1,200	15	2005	2020		20.00 %	0.00 %	3			\$20,352
D5010	Electrical Service/Distribution	\$1.47	S.F.	1,200	40	1991	2031		35.00 %	0.00 %	14			\$1,764
D5020	Branch Wiring	\$2.55	S.F.	1,200	30	1991	2021		13.33 %	0.00 %	4			\$3,060
D5020	Lighting	\$3.58	S.F.	1,200	30	1991	2021		13.33 %	0.00 %	4			\$4,296
D5030920	Data Communication	\$2.49	S.F.	1,200	15	2012	2027		66.67 %	0.00 %	10			\$2,988
E2010	Fixed Furnishings	\$5.08	S.F.	1,200	20	1991	2011	2020	15.00 %	0.00 %	3			\$6,096
<b>Total</b>									<b>30.61 %</b>	<b>27.50 %</b>			<b>\$50,424.00</b>	<b>\$183,348</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

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**System:** B2010 - Exterior Walls



**Note:**

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**System:** B2020 - Exterior Windows



**Note:**

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**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 1991 Baseball Fieldhouse

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**System:** B3010130 - Preformed Metal Roofing



**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1030 - Fittings



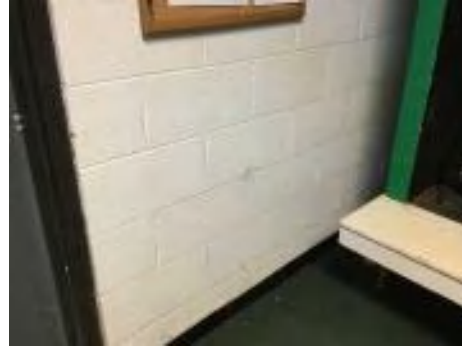
**Note:**



## Campus Assessment Report - 1991 Baseball Fieldhouse

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**System:** C3010 - Wall Finishes



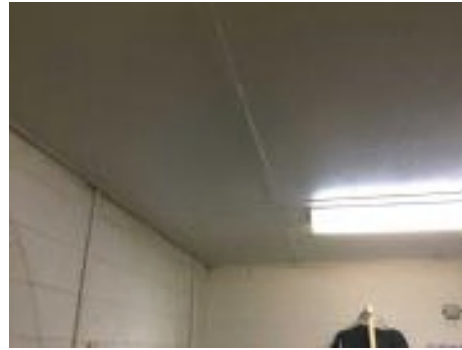
**Note:**

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes

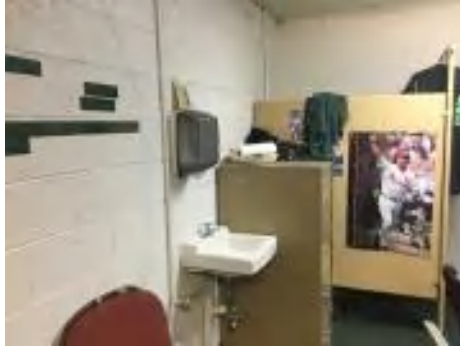


**Note:**

## Campus Assessment Report - 1991 Baseball Fieldhouse

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**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

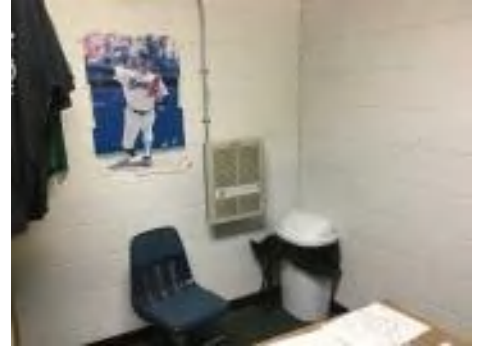
**System:** D2030 - Sanitary Waste



**Note:**

## Campus Assessment Report - 1991 Baseball Fieldhouse

**System:** D3050 - Terminal & Package Units



**Note:**

**System:** D5010 - Electrical Service/Distribution



**Note:**

**System:** D5020 - Branch Wiring

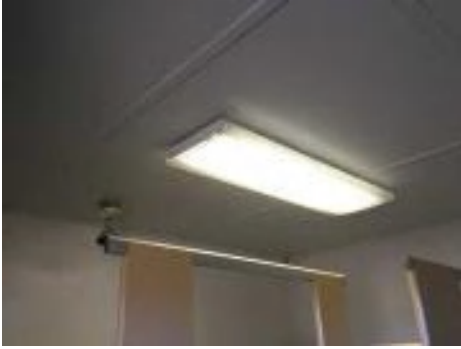


**Note:**

## Campus Assessment Report - 1991 Baseball Fieldhouse

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**System:** D5020 - Lighting



**Note:**

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**System:** D5030920 - Data Communication



**Note:**

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**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$50,424</b>	<b>\$0</b>	<b>\$0</b>	<b>\$31,791</b>	<b>\$62,977</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,651</b>	<b>\$162,842</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$9,612	\$0	\$0	\$0	\$0	\$0	\$0	\$9,612
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$1,352	\$0	\$0	\$0	\$0	\$0	\$0	\$1,352
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010130 - Preformed Metal Roofing</b>	\$0	\$0	\$0	\$0	\$18,005	\$0	\$0	\$0	\$0	\$0	\$0	\$18,005
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$11,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,180
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$9,847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,234	\$23,081
<b>C3020 - Floor Finishes</b>	\$16,817	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,817
<b>C3030 - Ceiling Finishes</b>	\$12,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,580
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D2010 - Plumbing Fixtures</b>	\$0	\$0	\$0	\$0	\$14,827	\$0	\$0	\$0	\$0	\$0	\$0	\$14,827

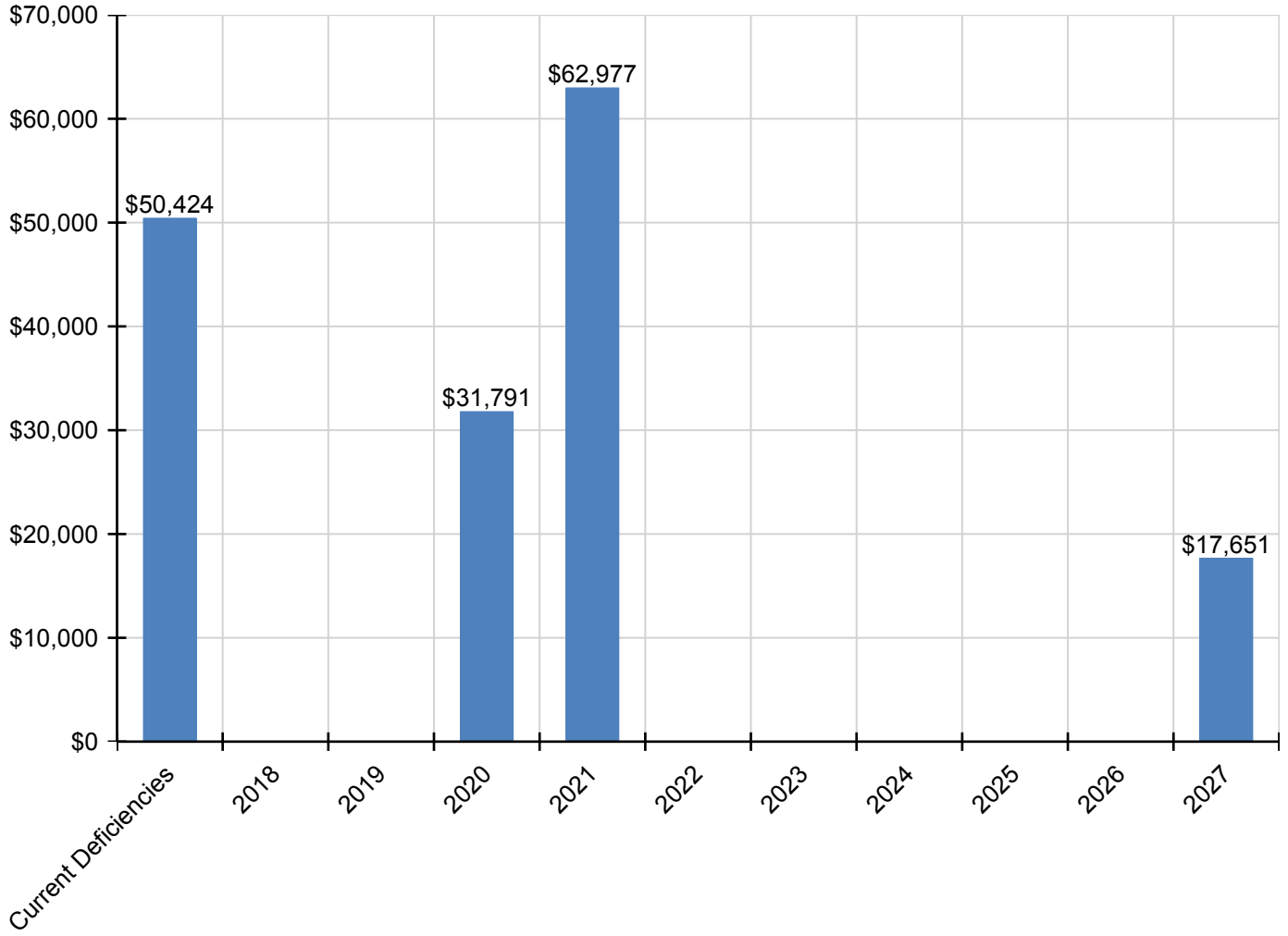
## Campus Assessment Report - 1991 Baseball Fieldhouse

D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$1,248	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,248
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$8,825	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,825
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$24,463	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,463
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$3,788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,788
D5020 - Lighting	\$0	\$0	\$0	\$0	\$5,319	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,319
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,417	\$4,417
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$7,328	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,328

\* Indicates non-renewable system

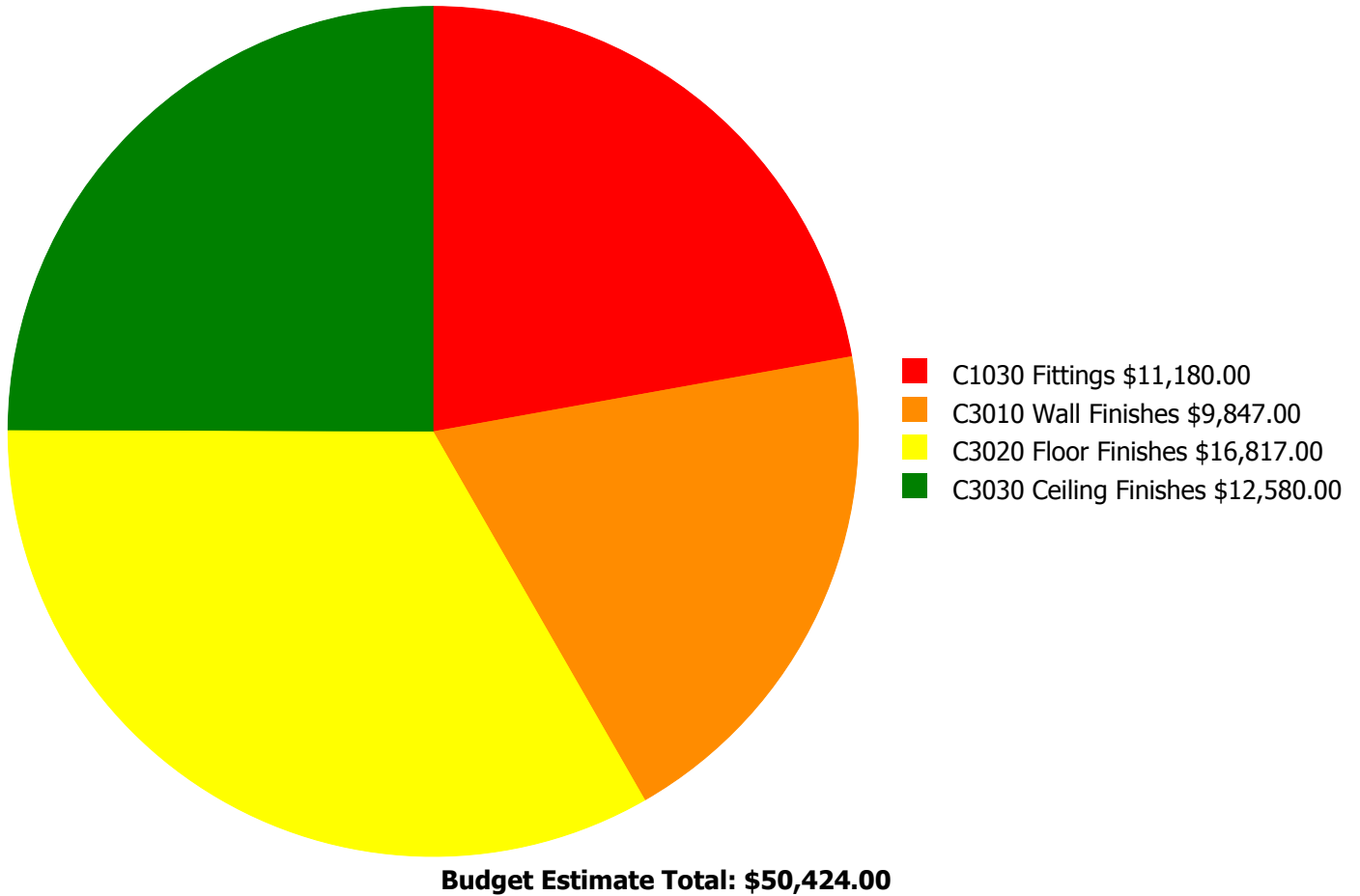
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



## Deficiency Summary by System

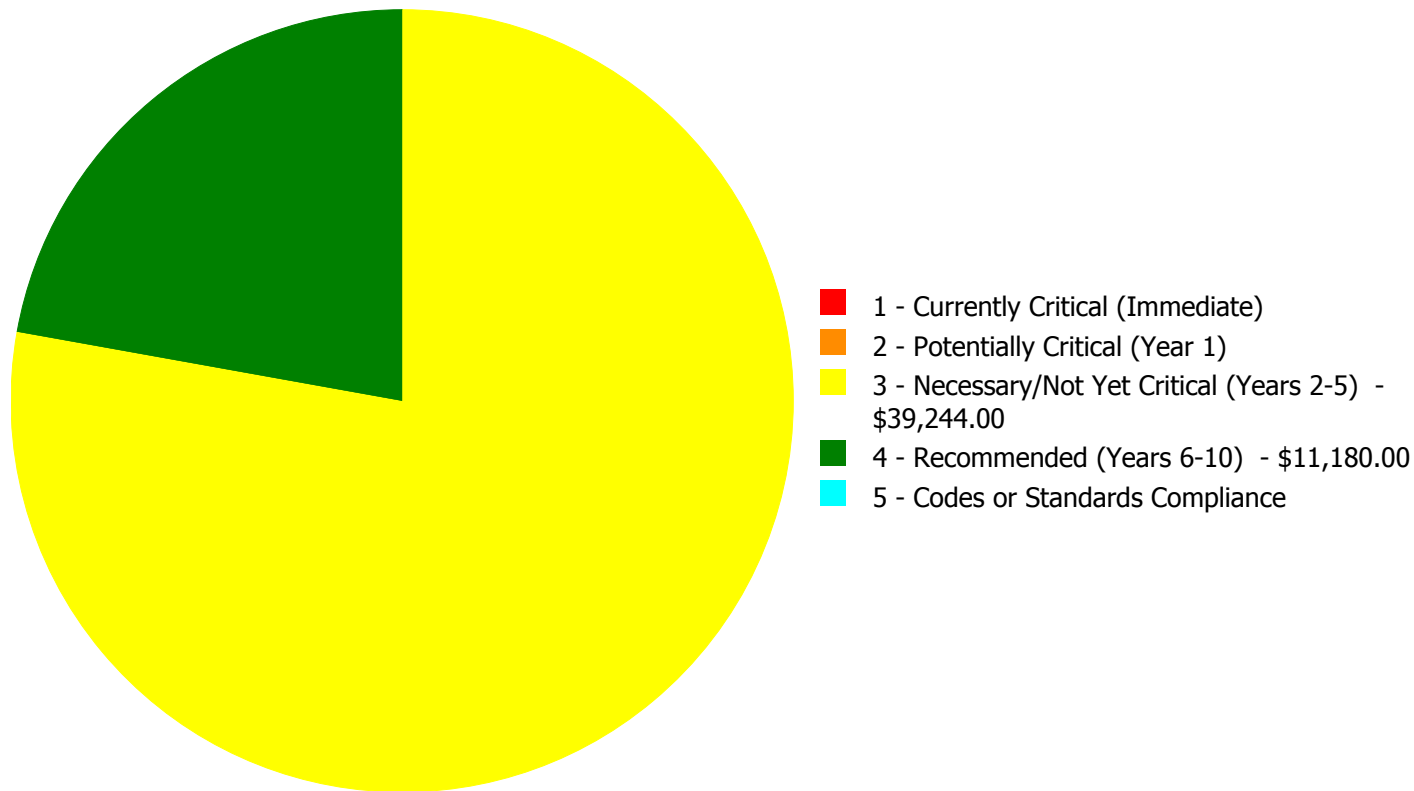
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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





### Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$50,424.00**

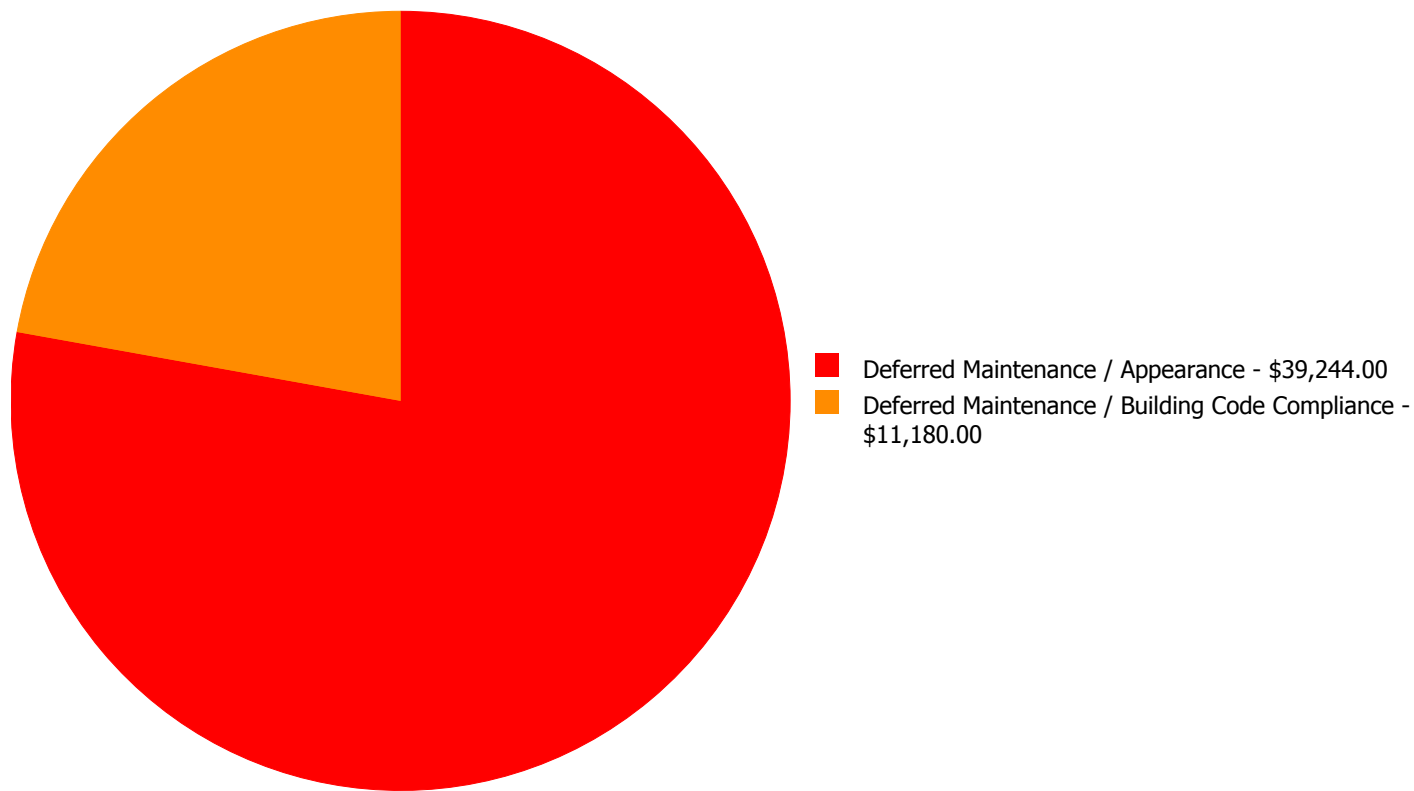
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C1030	Fittings	\$0.00	\$0.00	\$0.00	\$11,180.00	\$0.00	\$11,180.00
C3010	Wall Finishes	\$0.00	\$0.00	\$9,847.00	\$0.00	\$0.00	\$9,847.00
C3020	Floor Finishes	\$0.00	\$0.00	\$16,817.00	\$0.00	\$0.00	\$16,817.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$12,580.00	\$0.00	\$0.00	\$12,580.00
	<b>Total:</b>	\$0.00	\$0.00	\$39,244.00	\$11,180.00	\$0.00	\$50,424.00

### Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$50,424.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 3 - Necessary/Not Yet Critical (Years 2-5):

#### System: C3010 - Wall Finishes



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1,200.00  
**Unit of Measure:** S.F.  
**Estimate:** \$9,847.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2017

**Notes:** The wall paint is damaged, fading, stained, and should be re-painted.

#### System: C3020 - Floor Finishes



**Location:** Locker rooms  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1,200.00  
**Unit of Measure:** S.F.  
**Estimate:** \$16,817.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2017

**Notes:** The carpet is aged, stained, frayed, and should be replaced.

**System: C3030 - Ceiling Finishes**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1,200.00  
**Unit of Measure:** S.F.  
**Estimate:** \$12,580.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2017

**Notes:** The original ceiling finishes are aged, failing and should be replaced.

---

**Priority 4 - Recommended (Years 6-10):**

**System: C1030 - Fittings**



**Location:** Throughout  
**Distress:** Inadequate  
**Category:** Deferred Maintenance / Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1,200.00  
**Unit of Measure:** S.F.  
**Estimate:** \$11,180.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2017

**Notes:** The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

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**Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index ( FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	17,000
Year Built:	1998
Last Renovation:	
Replacement Value:	\$3,200,930
Repair Cost:	\$83,776.00
Total FCI:	2.62 %
Total RSLI:	39.94 %
FCA Score:	97.38



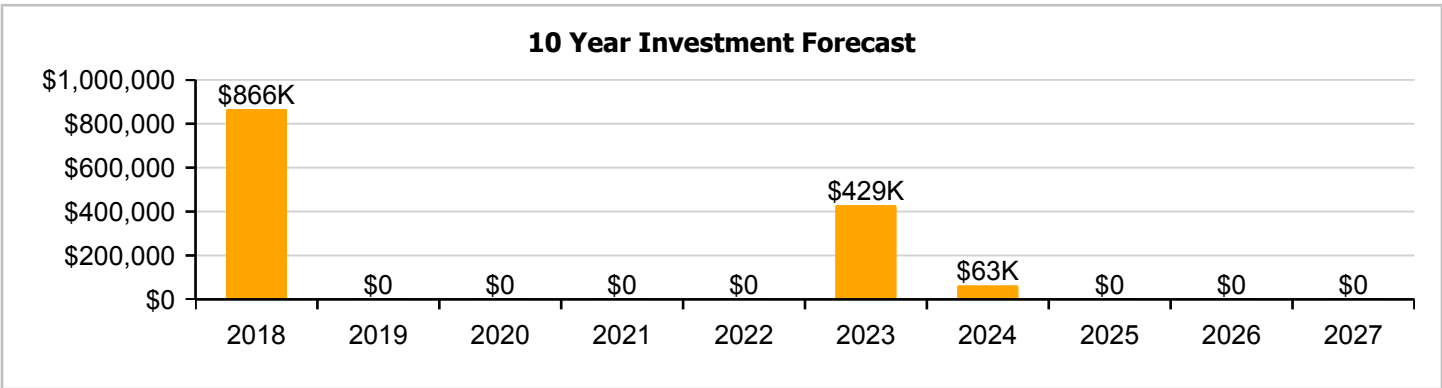
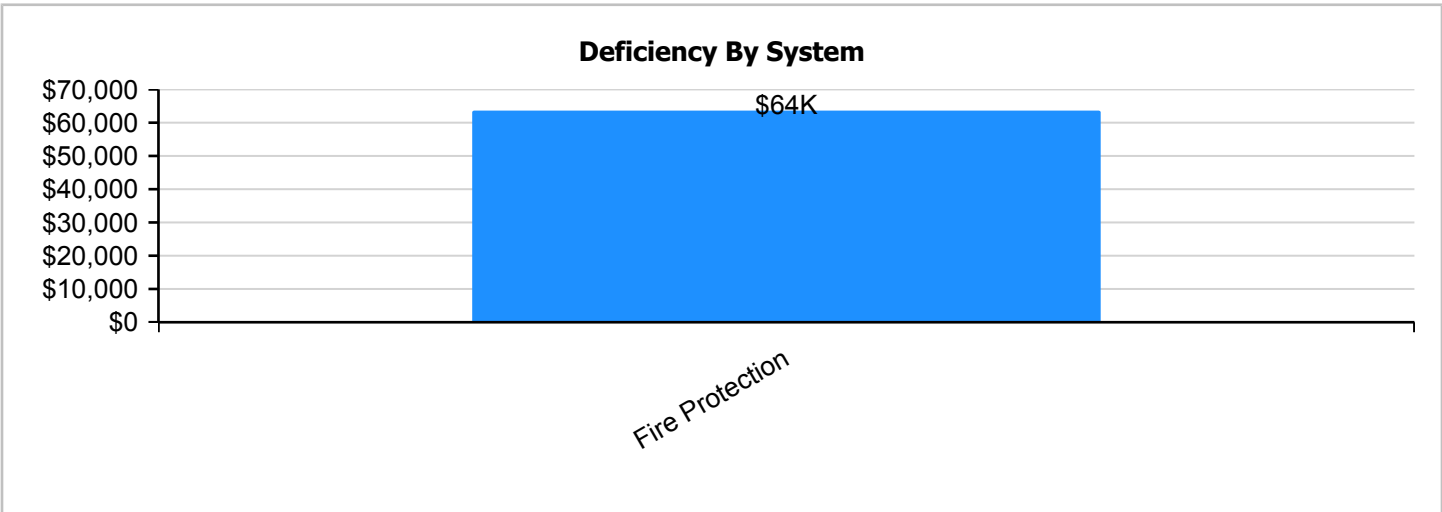
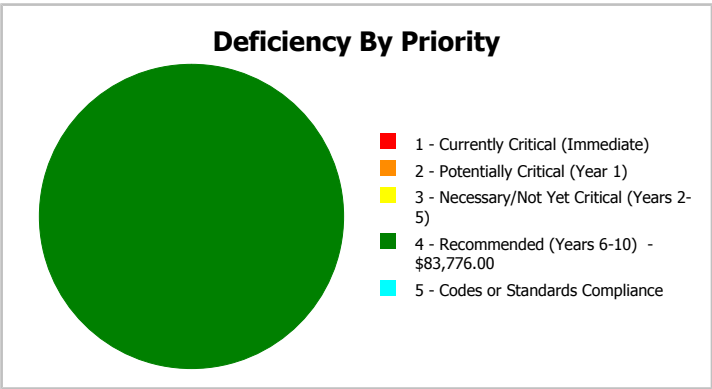
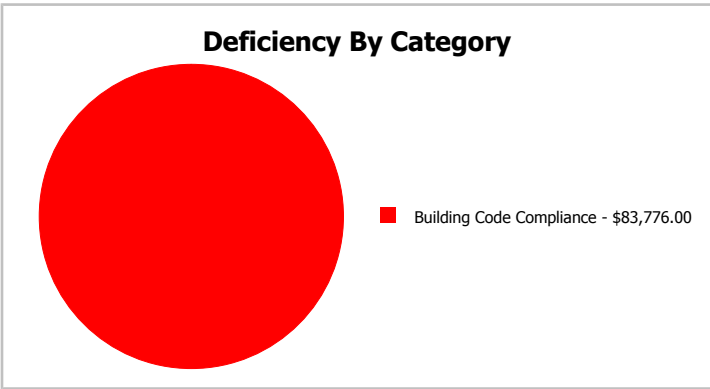
**Description:**

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	HS -High School	Gross Area:	17,000
Year Built:	1998	Last Renovation:	
Repair Cost:	\$83,776	Replacement Value:	\$3,200,930
FCI:	2.62 %	RSLI%:	39.94 %





## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	81.00 %	0.00 %	\$0.00
B10 - Superstructure	81.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	54.16 %	0.00 %	\$0.00
B30 - Roofing	5.58 %	0.00 %	\$0.00
C10 - Interior Construction	51.97 %	0.00 %	\$0.00
C30 - Interior Finishes	20.27 %	0.00 %	\$0.00
D20 - Plumbing	36.84 %	0.00 %	\$0.00
D30 - HVAC	29.71 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$83,776.00
D50 - Electrical	52.37 %	0.00 %	\$0.00
E10 - Equipment	5.00 %	0.00 %	\$0.00
E20 - Furnishings	5.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>39.94 %</b>	<b>2.62 %</b>	<b>\$83,776.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). Northeast Elevation - Feb 01, 2017



2). South Elevation - Feb 01, 2017



3). West Elevation - Feb 01, 2017



4). East Elevation - Feb 01, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

# Campus Assessment Report - 1998 Science Wing

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.32	S.F.	17,000	100	1998	2098		81.00 %	0.00 %	81			\$39,440
A1030	Slab on Grade	\$4.36	S.F.	17,000	100	1998	2098		81.00 %	0.00 %	81			\$74,120
B1010	Floor Construction	\$12.22	S.F.	17,000	100	1998	2098		81.00 %	0.00 %	81			\$207,740
B1020	Roof Construction	\$8.14	S.F.	17,000	100	1998	2098		81.00 %	0.00 %	81			\$138,380
B2010	Exterior Walls	\$9.48	S.F.	17,000	100	1998	2098		81.00 %	0.00 %	81			\$161,160
B2020	Exterior Windows	\$13.69	S.F.	17,000	30	1998	2028		36.67 %	0.00 %	11			\$232,730
B2030	Exterior Doors	\$0.86	S.F.	17,000	30	1998	2028		36.67 %	0.00 %	11			\$14,620
B3010120	Single Ply Membrane	\$6.98	S.F.	17,000	20	1998	2018		5.00 %	0.00 %	1			\$118,660
B3020	Roof Openings	\$0.22	S.F.	17,000	25	1998	2023		24.00 %	0.00 %	6			\$3,740
C1010	Partitions	\$5.03	S.F.	17,000	75	1998	2073		74.67 %	0.00 %	56			\$85,510
C1020	Interior Doors	\$2.61	S.F.	17,000	30	1998	2028		36.67 %	0.00 %	11			\$44,370
C1030	Fittings	\$1.58	S.F.	17,000	20	1998	2018		5.00 %	0.00 %	1			\$26,860
C3010	Wall Finishes	\$2.75	S.F.	17,000	10	2014	2024		70.00 %	0.00 %	7			\$46,750
C3020	Floor Finishes	\$11.72	S.F.	17,000	20	1998	2018		5.00 %	0.00 %	1			\$199,240
C3030	Ceiling Finishes	\$11.30	S.F.	17,000	25	1998	2023		24.00 %	0.00 %	6			\$192,100
D2010	Plumbing Fixtures	\$9.46	S.F.	17,000	30	1998	2028		36.67 %	0.00 %	11			\$160,820
D2020	Domestic Water Distribution	\$1.76	S.F.	17,000	30	1998	2028		36.67 %	0.00 %	11			\$29,920
D2030	Sanitary Waste	\$2.77	S.F.	17,000	30	1998	2028		36.67 %	0.00 %	11			\$47,090
D2040	Rain Water Drainage	\$0.67	S.F.	17,000	30	1998	2028		36.67 %	0.00 %	11			\$11,390
D2090	Other Plumbing Systems -Nat Gas	\$0.16	S.F.	17,000	40	1998	2038		52.50 %	0.00 %	21			\$2,720
D3020	Heat Generating Systems	\$7.42	S.F.	17,000	30	1998	2028		36.67 %	0.00 %	11			\$126,140
D3030	Cooling Generating Systems	\$7.68	S.F.	17,000	25	1998	2023		24.00 %	0.00 %	6			\$130,560
D3040	Distribution Systems	\$8.96	S.F.	17,000	30	1998	2028		36.67 %	0.00 %	11			\$152,320
D3060	Controls & Instrumentation	\$2.84	S.F.	17,000	20	1998	2018		5.00 %	0.00 %	1			\$48,280
D4010	Sprinklers	\$3.89	S.F.	17,000	30			2017	0.00 %	110.00 %	0		\$72,743.00	\$66,130
D4020	Standpipes	\$0.59	S.F.	17,000	30			2017	0.00 %	110.00 %	0		\$11,033.00	\$10,030
D5010	Electrical Service/Distribution	\$1.70	S.F.	17,000	40	1998	2038		52.50 %	0.00 %	21			\$28,900
D5020	Branch Wiring	\$4.87	S.F.	17,000	30	1998	2028		36.67 %	0.00 %	11			\$82,790
D5020	Lighting	\$11.38	S.F.	17,000	30	1998	2028		36.67 %	0.00 %	11			\$193,460
D5030810	Security & Detection Systems	\$2.10	S.F.	17,000	15	2013	2028		73.33 %	0.00 %	11			\$35,700
D5030910	Fire Alarm Systems	\$3.83	S.F.	17,000	15	2013	2028		73.33 %	0.00 %	11			\$65,110
D5030920	Data Communication	\$4.92	S.F.	17,000	15	2015	2030		86.67 %	0.00 %	13			\$83,640
D5090	Other Electrical Systems	\$0.73	S.F.	17,000	20			2017	0.00 %	0.00 %	0			\$12,410
E1020	Institutional Equipment	\$13.97	S.F.	17,000	20	1998	2018		5.00 %	0.00 %	1			\$237,490
E2010	Fixed Furnishings	\$5.33	S.F.	17,000	20	1998	2018		5.00 %	0.00 %	1			\$90,610
<b>Total</b>									<b>39.94 %</b>	<b>2.62 %</b>			<b>\$83,776.00</b>	<b>\$3,200,930</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

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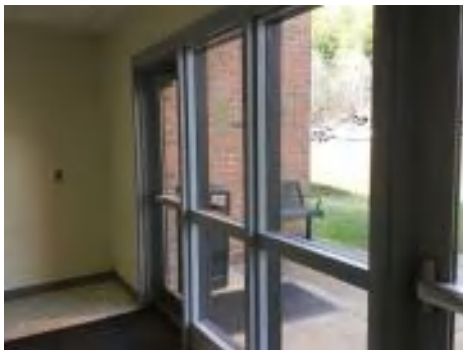
**System:** B2010 - Exterior Walls



**Note:**

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**System:** B2020 - Exterior Windows



**Note:**

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**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 1998 Science Wing

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**System:** B3010120 - Single Ply Membrane



**Note:**

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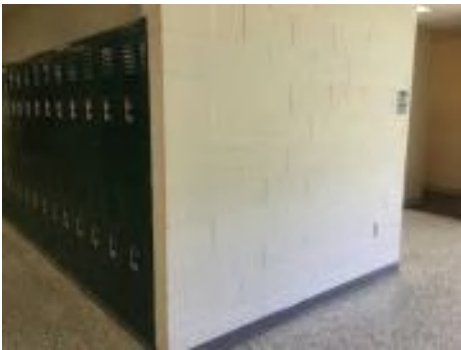
**System:** B3020 - Roof Openings



**Note:**

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**System:** C1010 - Partitions



**Note:**

## Campus Assessment Report - 1998 Science Wing

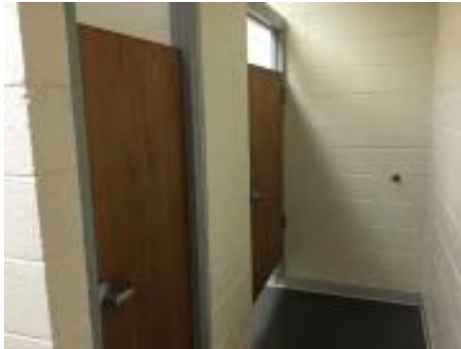
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**System:** C1020 - Interior Doors



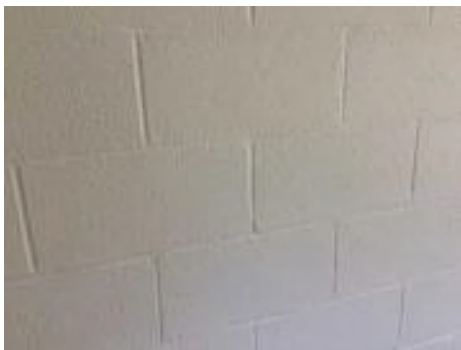
**Note:**

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



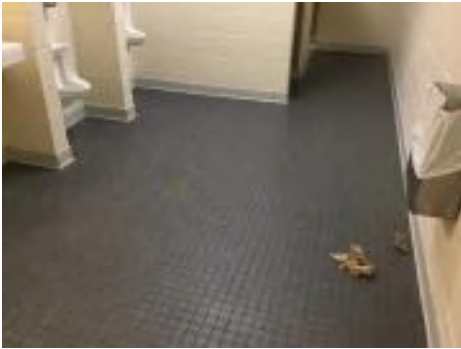
**Note:**



## Campus Assessment Report - 1998 Science Wing

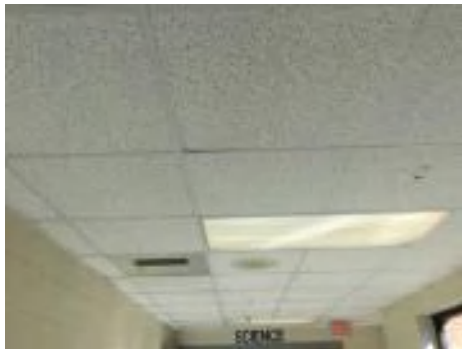
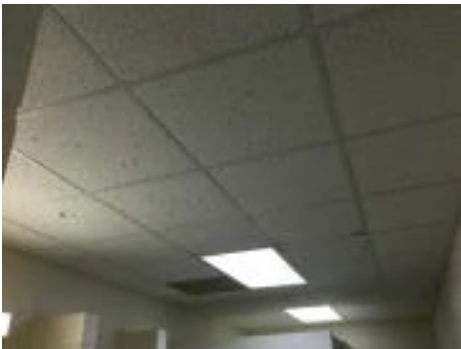
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**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

## Campus Assessment Report - 1998 Science Wing

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**

## Campus Assessment Report - 1998 Science Wing

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**System:** D2090 - Other Plumbing Systems -Nat Gas



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**

**System:** D3030 - Cooling Generating Systems



**Note:**

## Campus Assessment Report - 1998 Science Wing

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**System:** D3040 - Distribution Systems



**Note:**

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**System:** D3060 - Controls & Instrumentation



**Note:**

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**System:** D5010 - Electrical Service/Distribution



**Note:**



## Campus Assessment Report - 1998 Science Wing

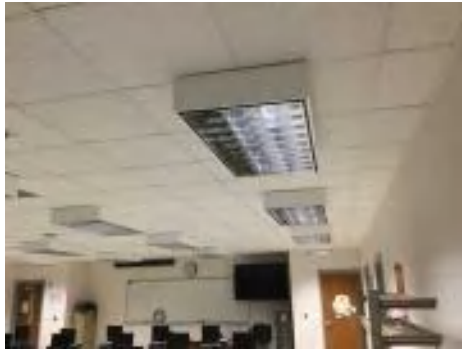
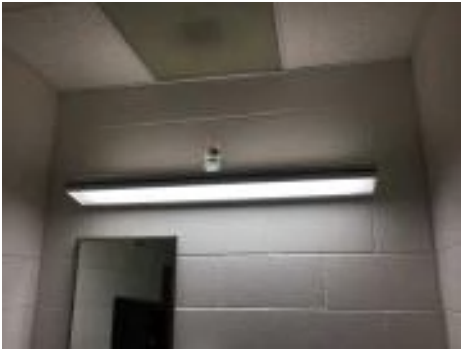
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**System:** D5020 - Branch Wiring



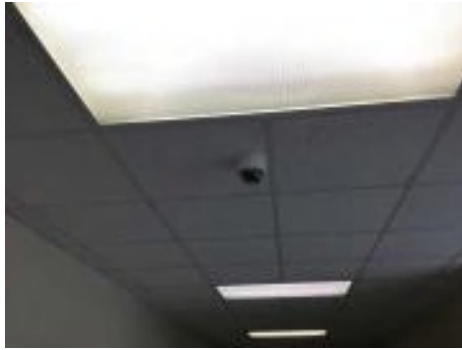
**Note:**

**System:** D5020 - Lighting



**Note:**

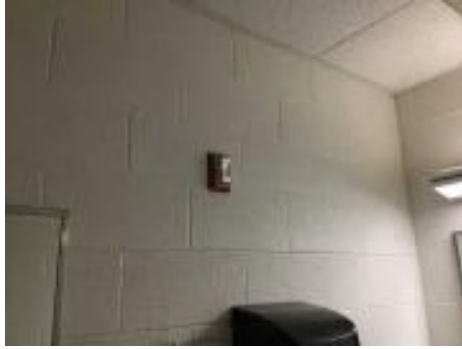
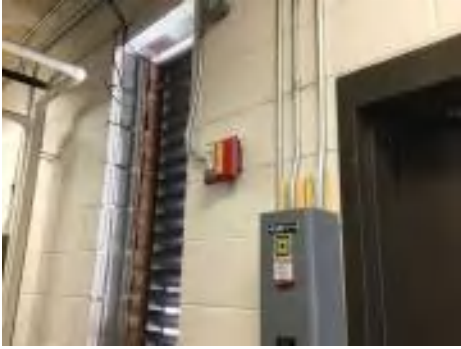
**System:** D5030810 - Security & Detection Systems



**Note:**

## Campus Assessment Report - 1998 Science Wing

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

## Campus Assessment Report - 1998 Science Wing

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**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$83,776</b>	<b>\$865,940</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$428,713</b>	<b>\$63,246</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,441,674</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010120 - Single Ply Membrane</b>	\$0	\$183,330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,330
<b>B3020 - Roof Openings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$4,912	\$0	\$0	\$0	\$0	\$4,912
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$30,432	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,432
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,246	\$0	\$0	\$0	\$63,246
<b>C3020 - Floor Finishes</b>	\$0	\$225,739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$225,739
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$252,315	\$0	\$0	\$0	\$0	\$252,315



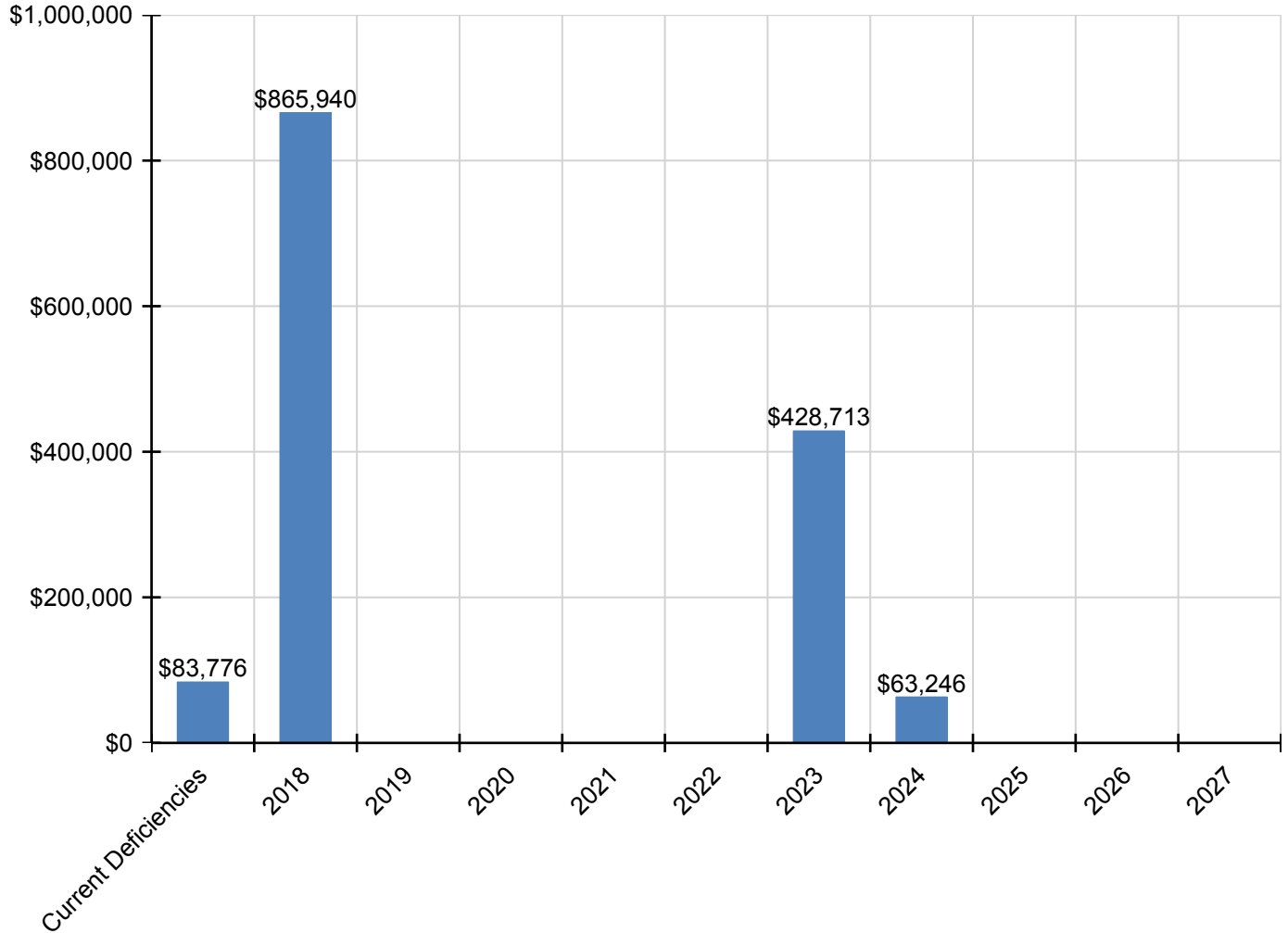
## Campus Assessment Report - 1998 Science Wing

D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$171,485	\$0	\$0	\$0	\$0	\$0	\$171,485
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$54,701	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,701
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$72,743	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,743
D4020 - Standpipes	\$11,033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,033
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$269,076	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$269,076
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$102,661	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,661

\* Indicates non-renewable system

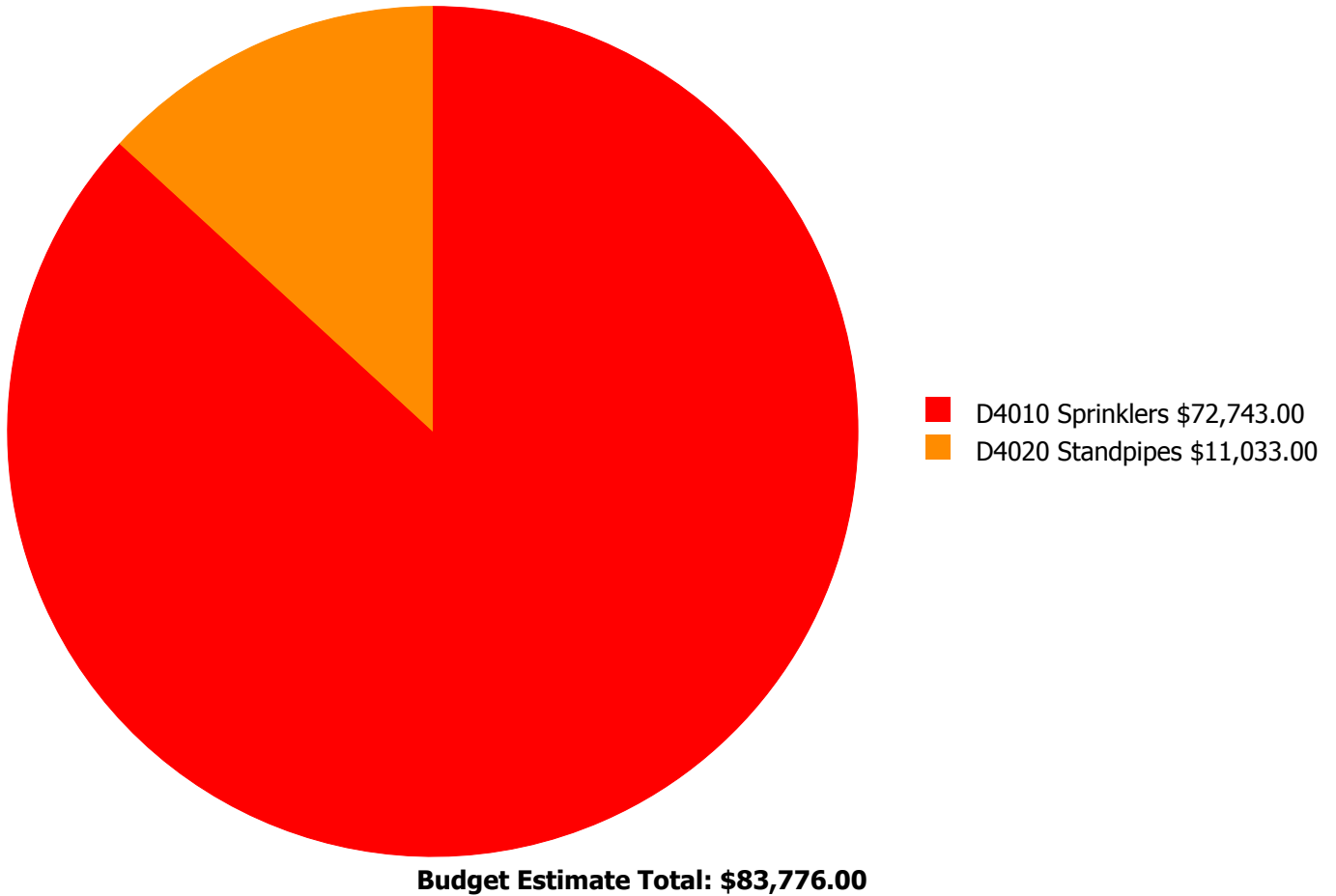
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



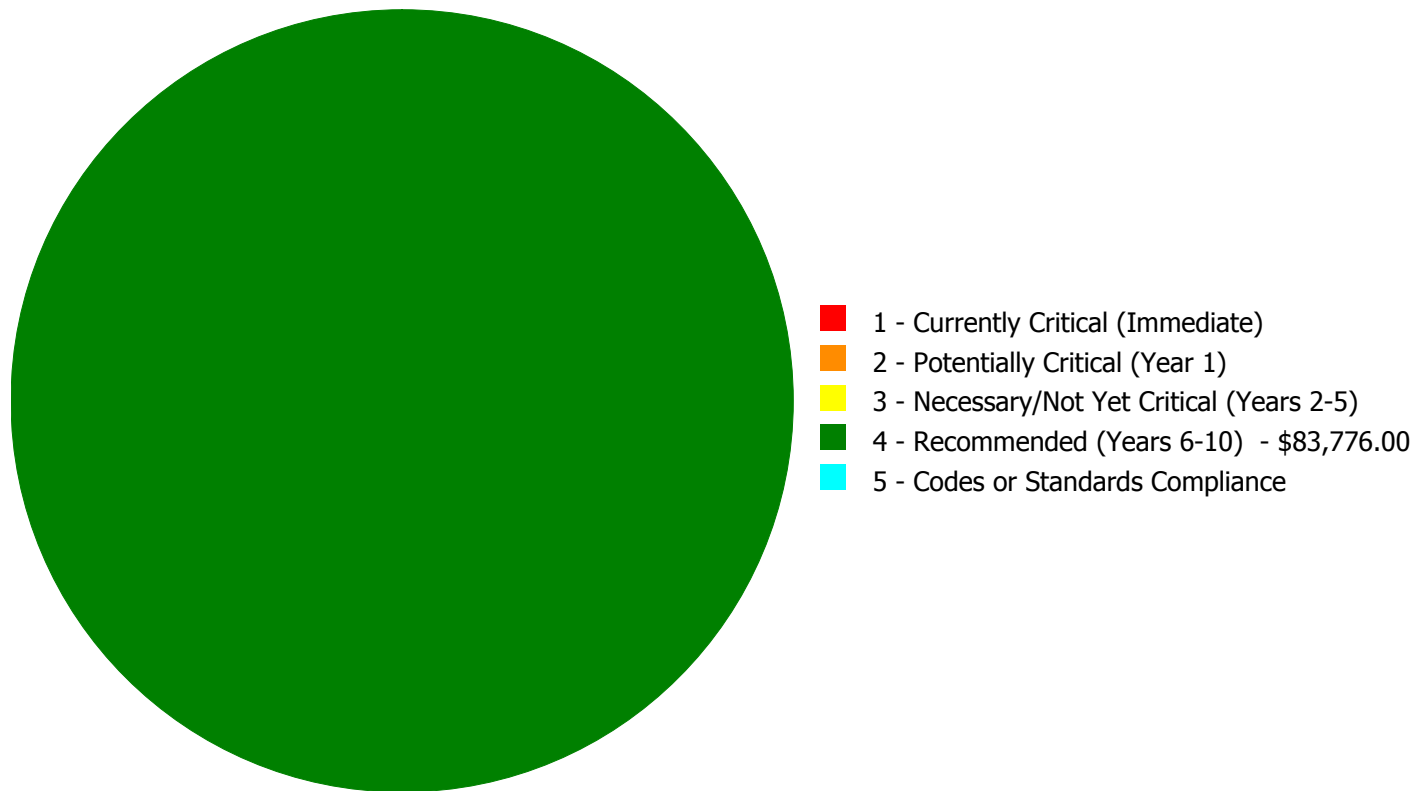
## Deficiency Summary by System

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



## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$83,776.00**

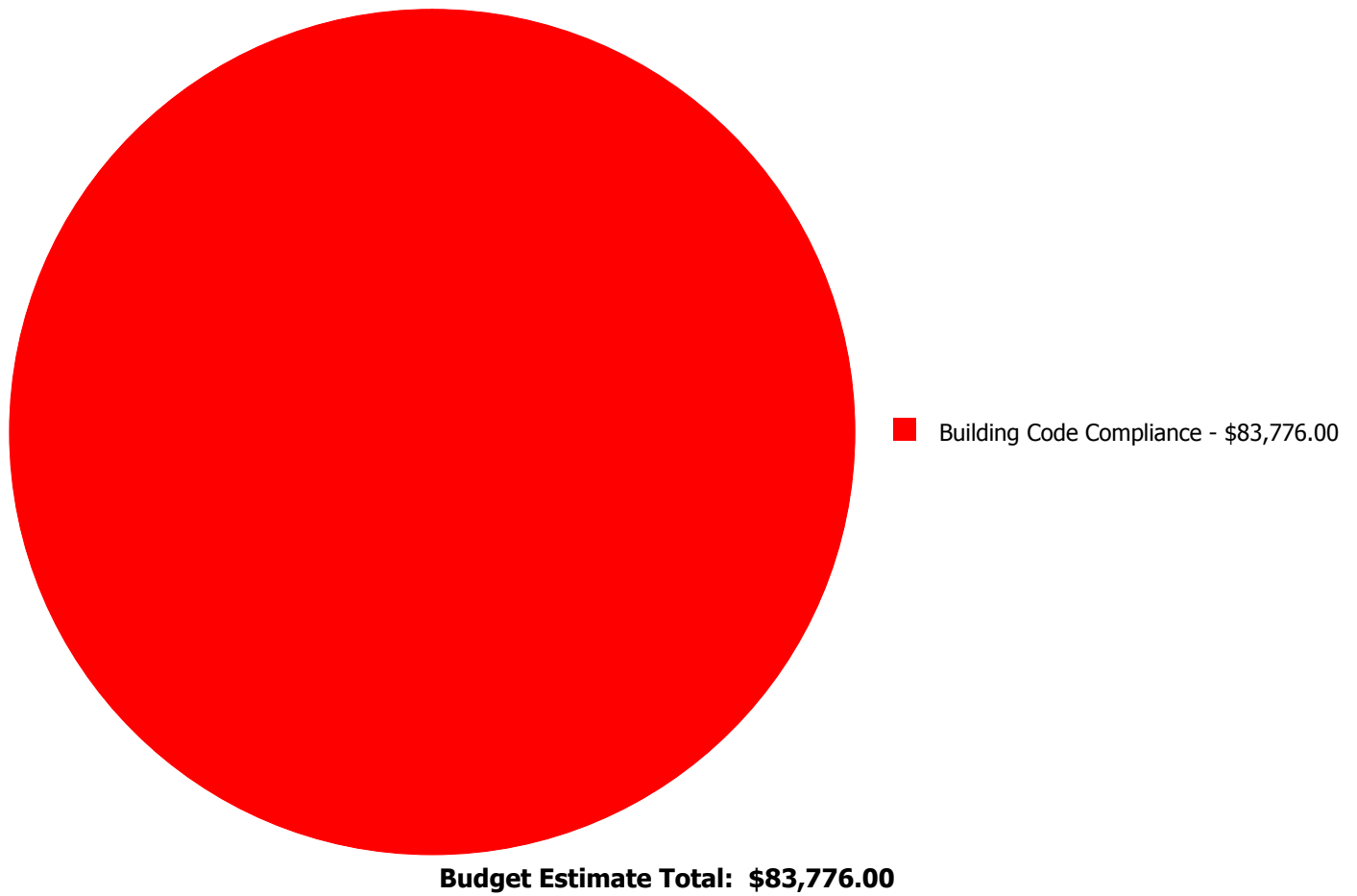
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$72,743.00	\$0.00	\$72,743.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$11,033.00	\$0.00	\$11,033.00
	<b>Total:</b>	\$0.00	\$0.00	\$0.00	\$83,776.00	\$0.00	\$83,776.00

## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 4 - Recommended (Years 6-10):

#### System: D4010 - Sprinklers

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 17,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$72,743.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

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#### System: D4020 - Standpipes

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 17,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$11,033.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

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## Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	8,053
Year Built:	2004
Last Renovation:	
Replacement Value:	\$1,340,986
Repair Cost:	\$39,685.00
Total FCI:	2.96 %
Total RSLI:	55.47 %
FCA Score:	97.04



### Description:

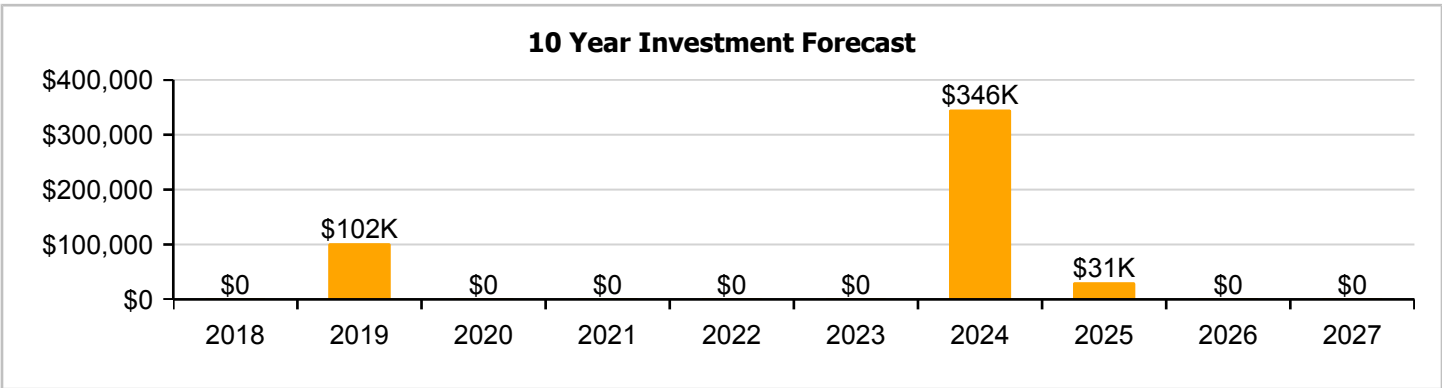
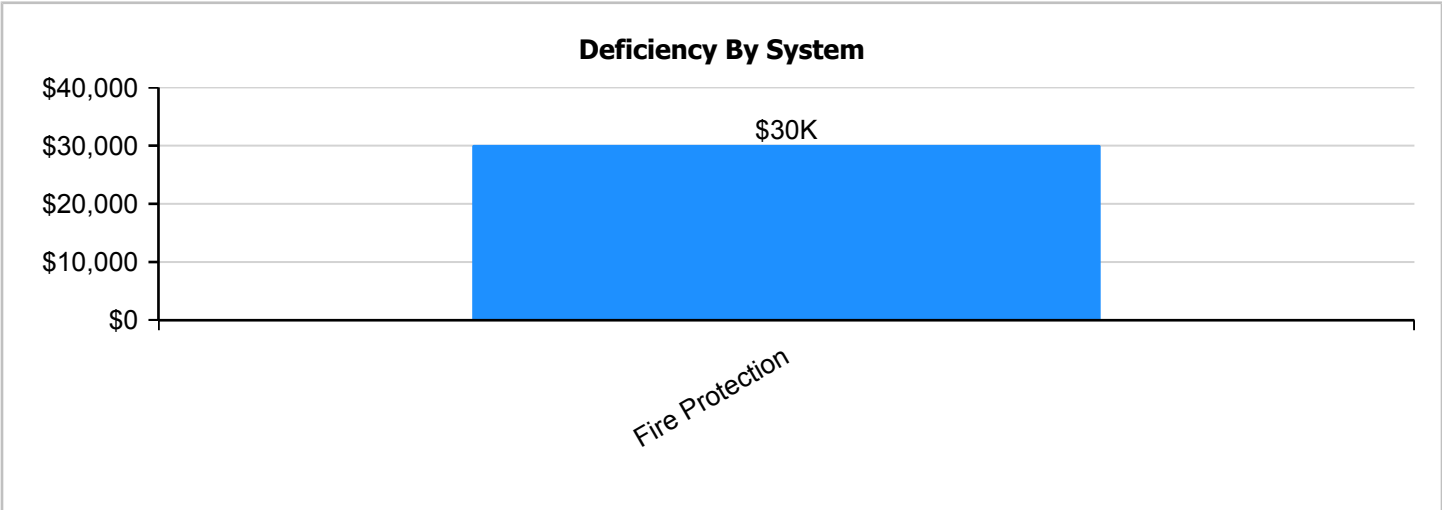
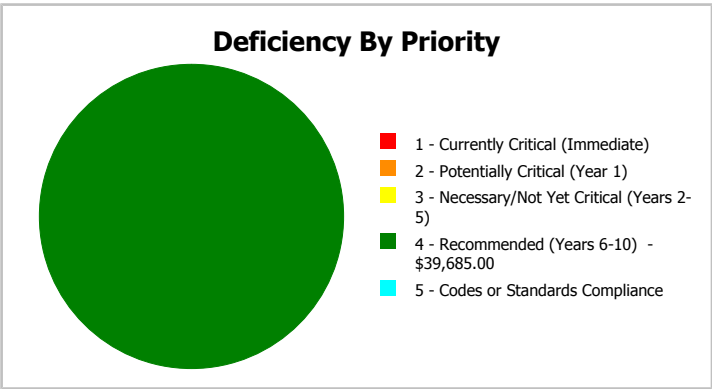
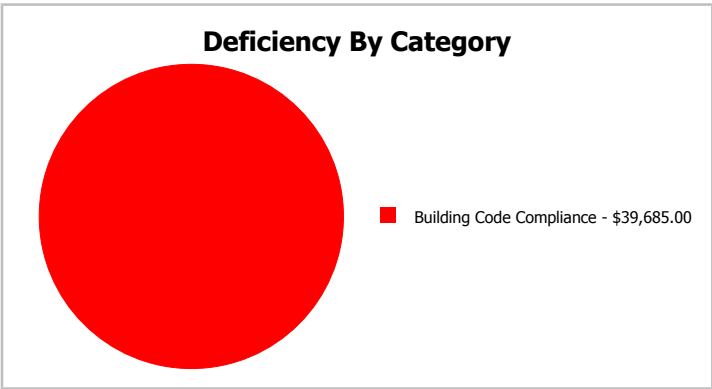
The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.



**Dashboard Summary**

Function:	HS -High School	Gross Area:	8,053
Year Built:	2004	Last Renovation:	
Repair Cost:	\$39,685	Replacement Value:	\$1,340,986
FCI:	2.96 %	RSLI%:	55.47 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	87.00 %	0.00 %	\$0.00
B10 - Superstructure	87.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	68.63 %	0.00 %	\$0.00
B30 - Roofing	35.00 %	0.00 %	\$0.00
C10 - Interior Construction	67.14 %	0.00 %	\$0.00
C30 - Interior Finishes	45.50 %	0.00 %	\$0.00
D20 - Plumbing	56.67 %	0.00 %	\$0.00
D30 - HVAC	50.09 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$39,685.00
D50 - Electrical	40.83 %	0.00 %	\$0.00
E20 - Furnishings	35.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>55.47 %</b>	<b>2.96 %</b>	<b>\$39,685.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). North Elevation - Feb 01, 2017



2). West Elevation - Feb 01, 2017



3). South Elevation - Feb 01, 2017



4). East Elevation - Feb 01, 2017



## Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

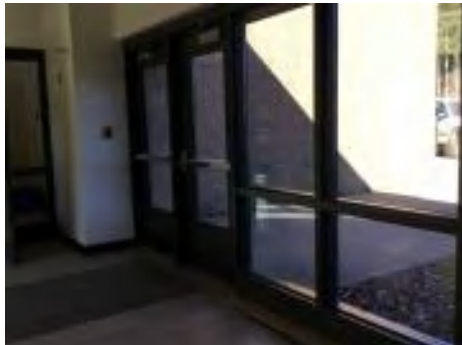
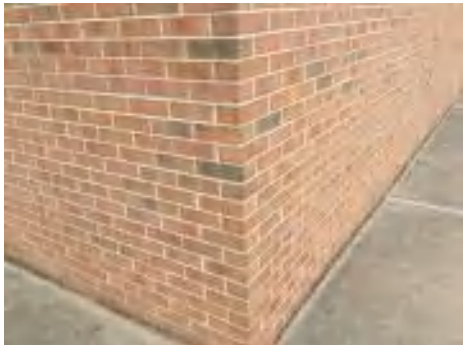
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.32	S.F.	8,053	100	2004	2104		87.00 %	0.00 %	87			\$18,683
A1030	Slab on Grade	\$4.36	S.F.	8,053	100	2004	2104		87.00 %	0.00 %	87			\$35,111
B1010	Floor Construction	\$12.22	S.F.	8,053	100	2004	2104		87.00 %	0.00 %	87			\$98,408
B1020	Roof Construction	\$8.14	S.F.	8,053	100	2004	2104		87.00 %	0.00 %	87			\$65,551
B2010	Exterior Walls	\$9.48	S.F.	8,053	100	2004	2104		87.00 %	0.00 %	87			\$76,342
B2020	Exterior Windows	\$13.69	S.F.	8,053	30	2004	2034		56.67 %	0.00 %	17			\$110,246
B2030	Exterior Doors	\$0.86	S.F.	8,053	30	2004	2034		56.67 %	0.00 %	17			\$6,926
B3010120	Single Ply Membrane	\$6.98	S.F.	8,053	20	2004	2024		35.00 %	0.00 %	7			\$56,210
C1010	Partitions	\$5.03	S.F.	8,053	75	2004	2079		82.67 %	0.00 %	62			\$40,507
C1020	Interior Doors	\$2.61	S.F.	8,053	30	2004	2034		56.67 %	0.00 %	17			\$21,018
C1030	Fittings	\$1.58	S.F.	8,053	20	2004	2024		35.00 %	0.00 %	7			\$12,724
C3010	Wall Finishes	\$2.75	S.F.	8,053	10	2015	2025		80.00 %	0.00 %	8			\$22,146
C3020	Floor Finishes	\$11.72	S.F.	8,053	20	2004	2024		35.00 %	0.00 %	7			\$94,381
C3030	Ceiling Finishes	\$11.30	S.F.	8,053	25	2004	2029		48.00 %	0.00 %	12			\$90,999
D2010	Plumbing Fixtures	\$9.46	S.F.	8,053	30	2004	2034		56.67 %	0.00 %	17			\$76,181
D2020	Domestic Water Distribution	\$1.76	S.F.	8,053	30	2004	2034		56.67 %	0.00 %	17			\$14,173
D2030	Sanitary Waste	\$2.77	S.F.	8,053	30	2004	2034		56.67 %	0.00 %	17			\$22,307
D2040	Rain Water Drainage	\$0.67	S.F.	8,053	30	2004	2034		56.67 %	0.00 %	17			\$5,396
D3030	Cooling Generating Systems	\$7.68	S.F.	8,053	25	2004	2029		48.00 %	0.00 %	12			\$61,847
D3040	Distribution Systems	\$8.96	S.F.	8,053	30	2004	2034		56.67 %	0.00 %	17			\$72,155
D3060	Controls & Instrumentation	\$2.84	S.F.	8,053	20	2004	2024		35.00 %	0.00 %	7			\$22,871
D4010	Sprinklers	\$3.89	S.F.	8,053	30			2017	0.00 %	110.00 %	0		\$34,459.00	\$31,326
D4020	Standpipes	\$0.59	S.F.	8,053	30			2017	0.00 %	110.00 %	0		\$5,226.00	\$4,751
D5010	Electrical Service/Distribution	\$1.70	S.F.	8,053	40	2004	2044		67.50 %	0.00 %	27			\$13,690
D5020	Branch Wiring	\$4.87	S.F.	8,053	30	2004	2034		56.67 %	0.00 %	17			\$39,218
D5020	Lighting	\$11.38	S.F.	8,053	30	2004	2034		56.67 %	0.00 %	17			\$91,643
D5030810	Security & Detection Systems	\$2.10	S.F.	8,053	15	2004	2019		13.33 %	0.00 %	2			\$16,911
D5030910	Fire Alarm Systems	\$3.83	S.F.	8,053	15	2004	2019		13.33 %	0.00 %	2			\$30,843
D5030920	Data Communication	\$4.92	S.F.	8,053	15	2004	2019		13.33 %	0.00 %	2			\$39,621
D5090	Other Electrical Systems	\$0.73	S.F.	8,053	20	2004	2024		35.00 %	0.00 %	7			\$5,879
E2010	Fixed Furnishings	\$5.33	S.F.	8,053	20	2004	2024		35.00 %	0.00 %	7			\$42,922
<b>Total</b>									<b>55.47 %</b>	<b>2.96 %</b>			<b>\$39,685.00</b>	<b>\$1,340,986</b>

## System Notes

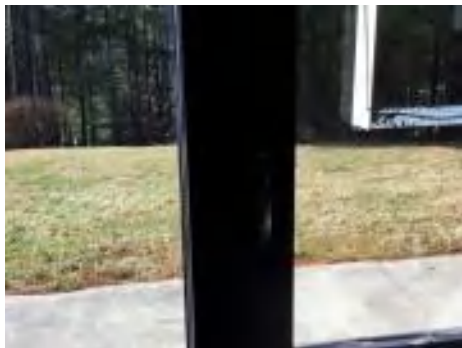
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** B2010 - Exterior Walls



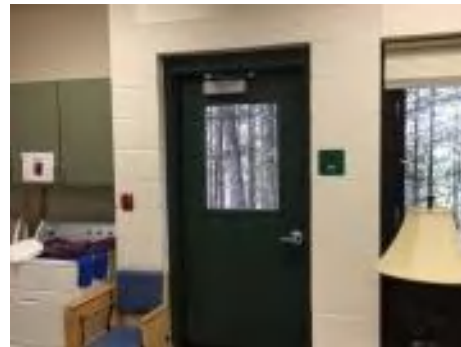
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

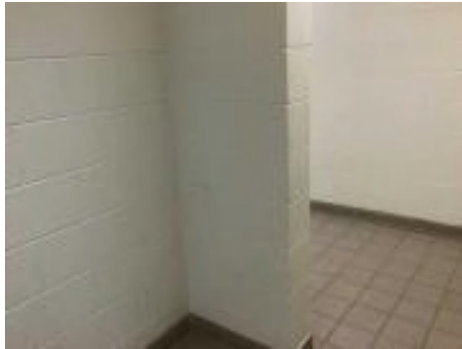
## Campus Assessment Report - 2004 EC Wing

**System:** B3010120 - Single Ply Membrane



**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**



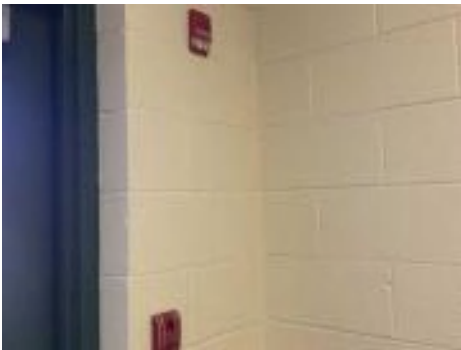
# Campus Assessment Report - 2004 EC Wing

**System:** C1030 - Fittings



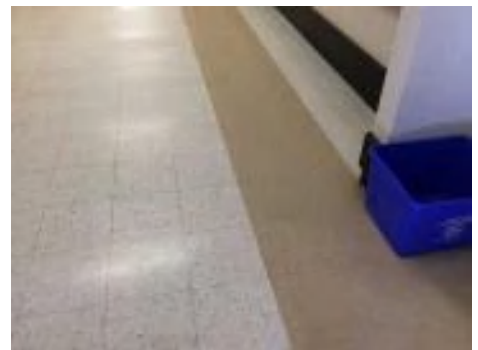
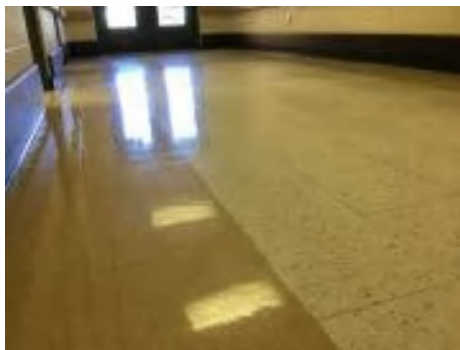
**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**



## Campus Assessment Report - 2004 EC Wing

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**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 2004 EC Wing

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**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**

**System:** D3030 - Cooling Generating Systems



**Note:**

## Campus Assessment Report - 2004 EC Wing

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**System:** D3040 - Distribution Systems



**Note:**

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**System:** D3060 - Controls & Instrumentation



**Note:**

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**System:** D5010 - Electrical Service/Distribution



**Note:**

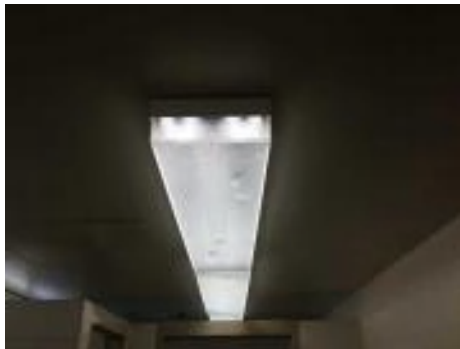
## Campus Assessment Report - 2004 EC Wing

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

**System:** D5030810 - Security & Detection Systems

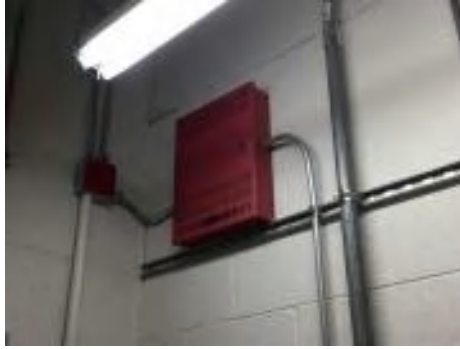


**Note:**

## Campus Assessment Report - 2004 EC Wing

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**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical Systems

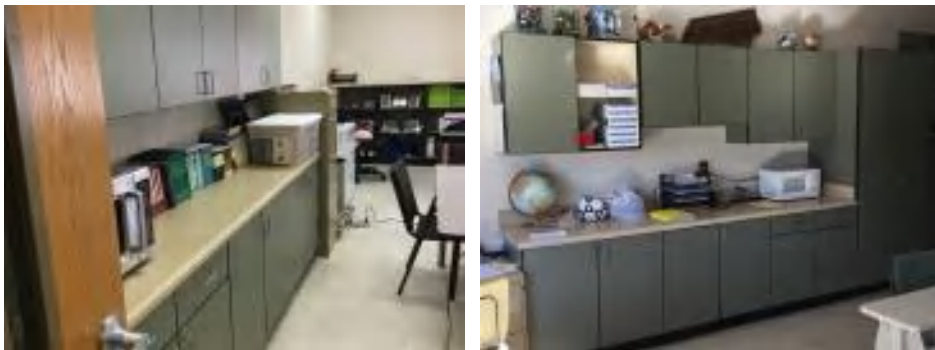


**Note:**

## Campus Assessment Report - 2004 EC Wing

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**System:** E2010 - Fixed Furnishings



**Note:**



## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$39,685</b>	<b>\$0</b>	<b>\$101,965</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$345,558</b>	<b>\$30,859</b>	<b>\$0</b>	<b>\$0</b>	<b>\$518,066</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010120 - Single Ply Membrane</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$103,697	\$0	\$0	\$0	\$103,697
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,213	\$0	\$0	\$0	\$17,213
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,859	\$0	\$0	\$30,859
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127,684	\$0	\$0	\$0	\$127,684
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

## Campus Assessment Report - 2004 EC Wing

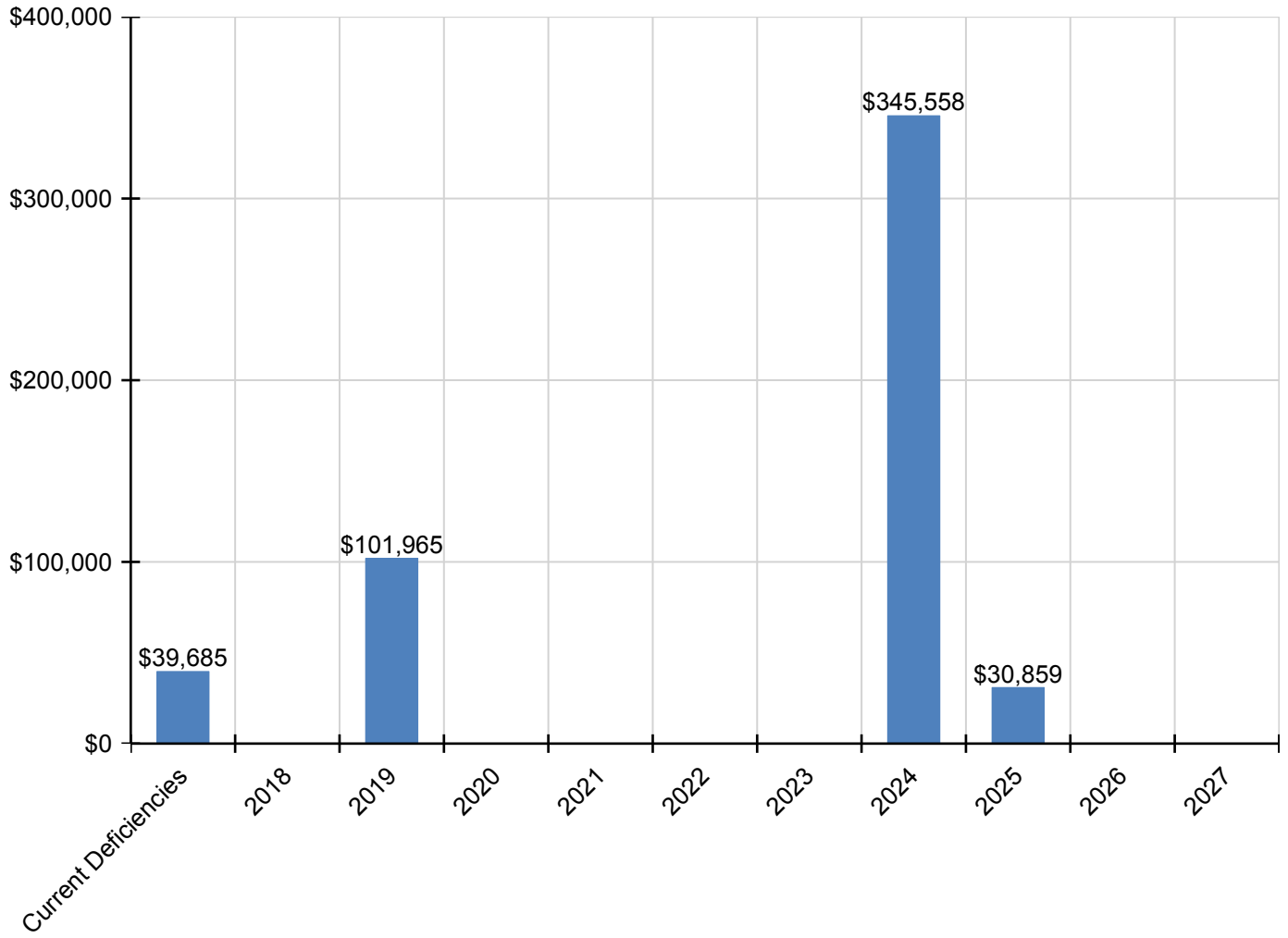
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,941	\$0	\$0	\$0	\$0	\$30,941
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$34,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,459
D4020 - Standpipes	\$5,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,226
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$19,735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,735
D5030910 - Fire Alarm Systems	\$0	\$0	\$35,993	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,993
D5030920 - Data Communication	\$0	\$0	\$46,237	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,237
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,954	\$0	\$0	\$0	\$0	\$7,954
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,068	\$0	\$0	\$0	\$0	\$58,068

\* Indicates non-renewable system



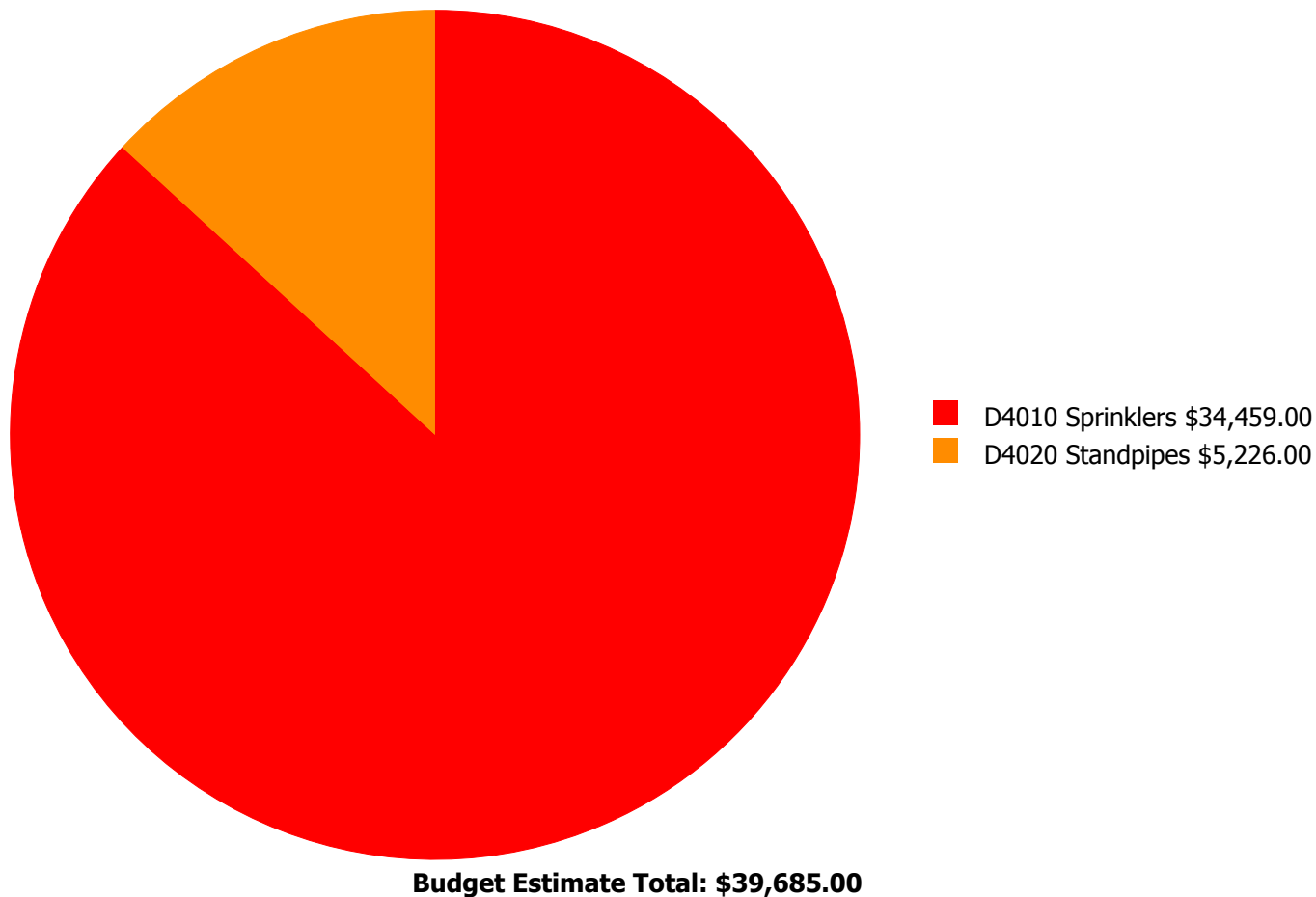
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



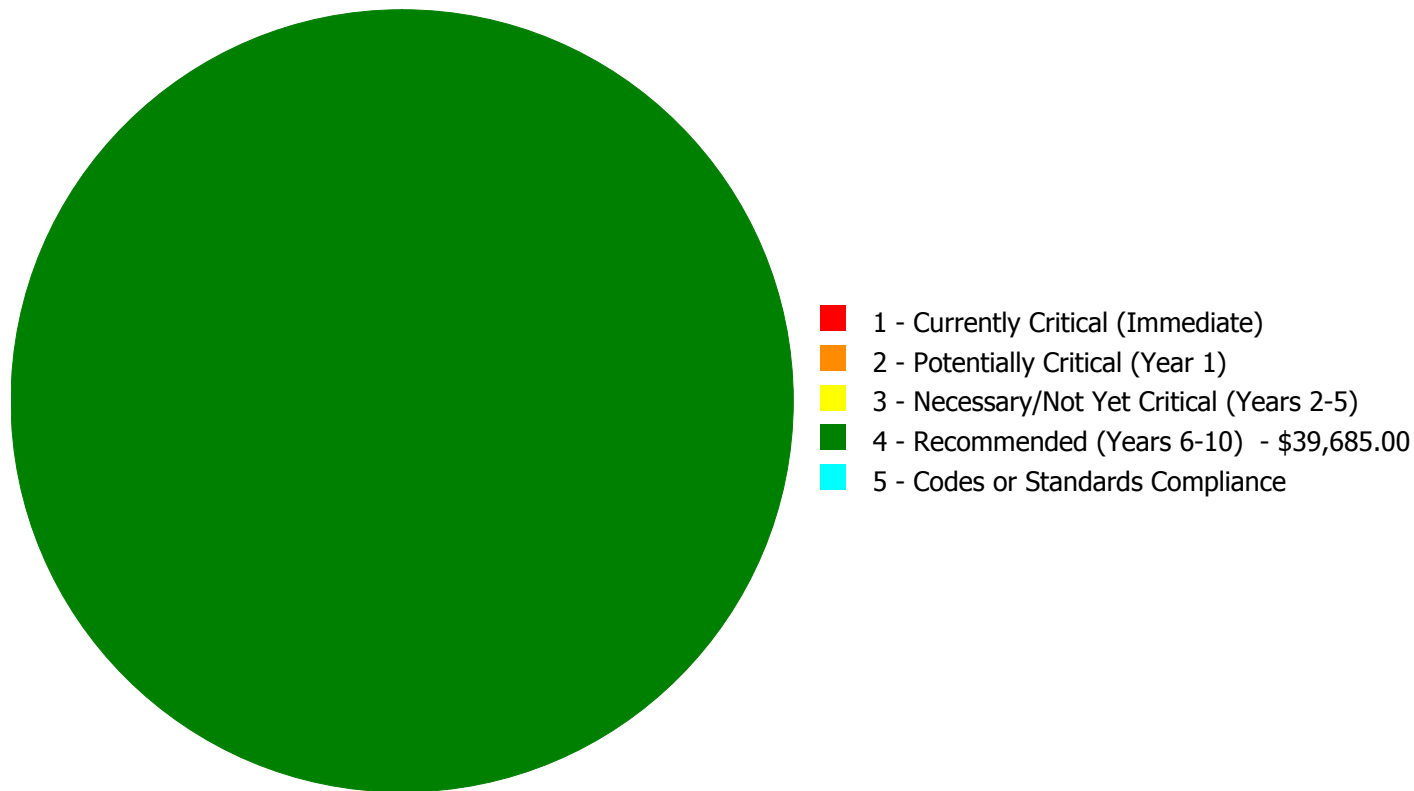
## Deficiency Summary by System

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



## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$39,685.00**

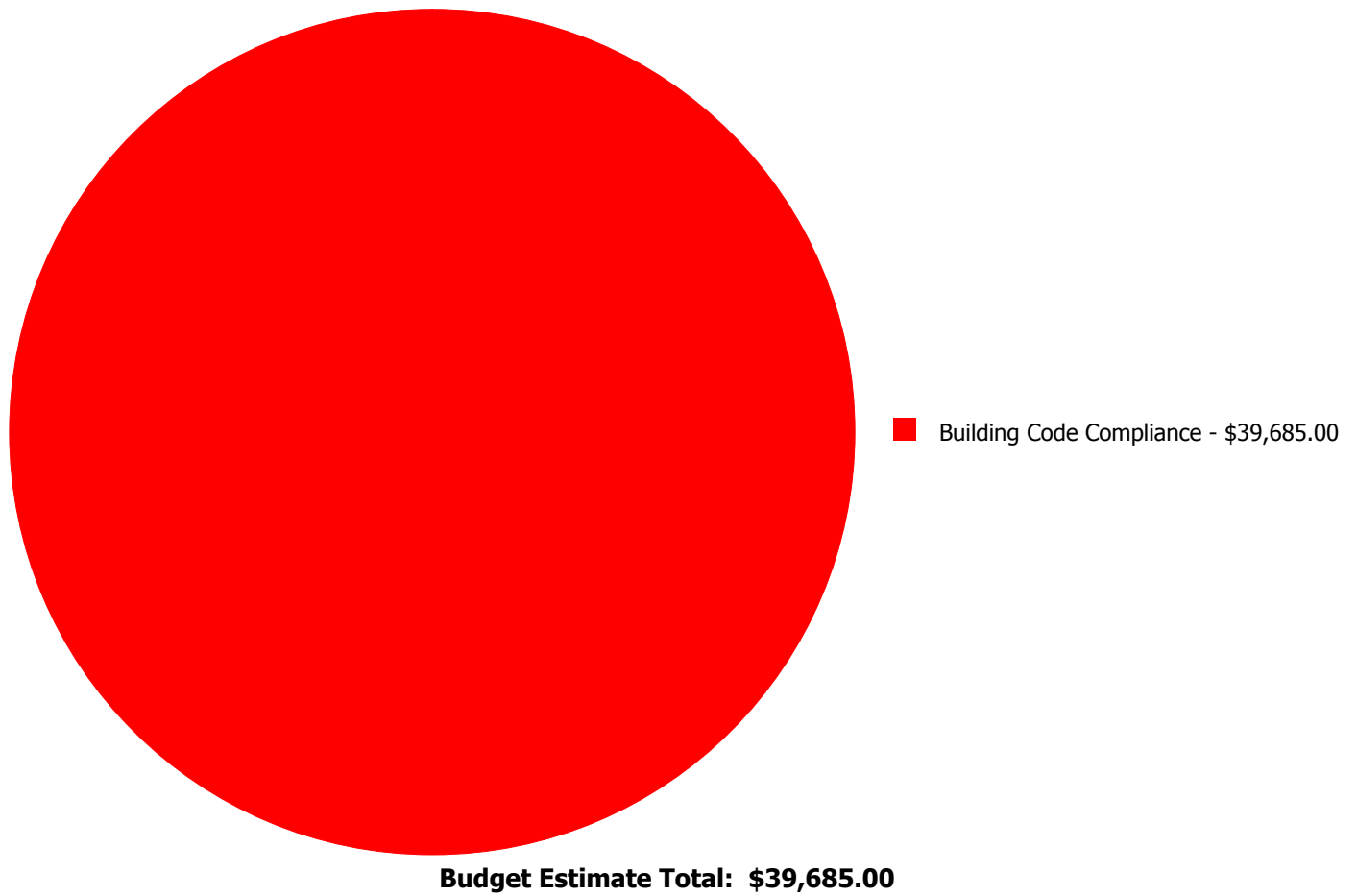
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$34,459.00	\$0.00	\$34,459.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$5,226.00	\$0.00	\$5,226.00
	<b>Total:</b>	\$0.00	\$0.00	\$0.00	\$39,685.00	\$0.00	\$39,685.00

## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 4 - Recommended (Years 6-10):

#### System: D4010 - Sprinklers

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 8,053.00  
**Unit of Measure:** S.F.  
**Estimate:** \$34,459.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

---

#### System: D4020 - Standpipes

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 8,053.00  
**Unit of Measure:** S.F.  
**Estimate:** \$5,226.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

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**Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index ( FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	2,520
Year Built:	2005
Last Renovation:	
Replacement Value:	\$388,938
Repair Cost:	\$3,354.00
Total FCI:	0.86 %
Total RSLI:	59.20 %
FCA Score:	99.14



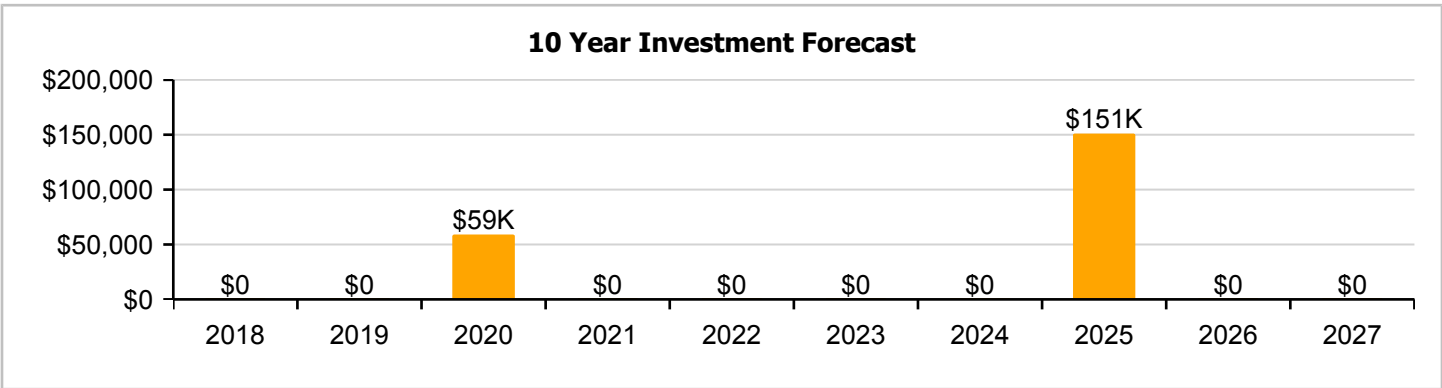
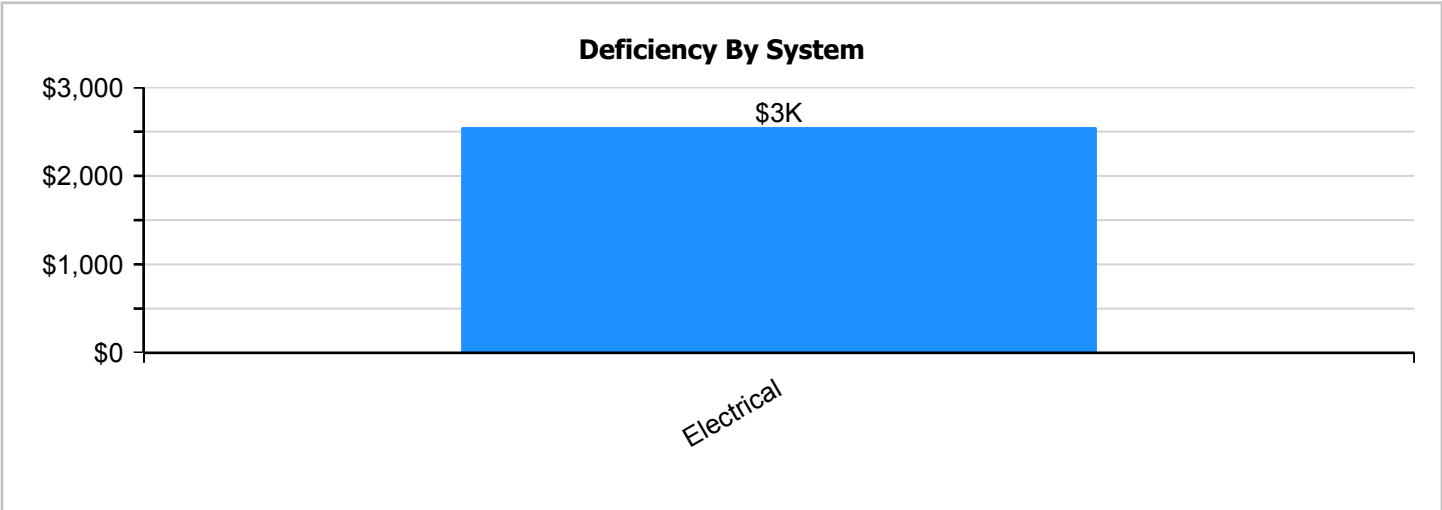
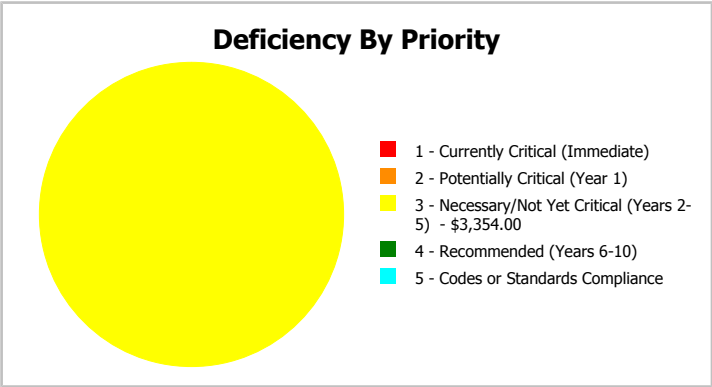
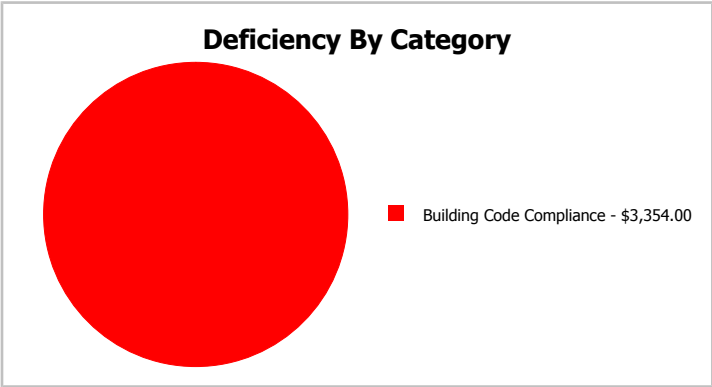
**Description:**

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	HS -High School	Gross Area:	2,520
Year Built:	2005	Last Renovation:	
Repair Cost:	\$3,354	Replacement Value:	\$388,938
FCI:	0.86 %	RSLI%:	59.20 %





## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	79.87 %	0.00 %	\$0.00
B30 - Roofing	40.00 %	0.00 %	\$0.00
C10 - Interior Construction	63.75 %	0.00 %	\$0.00
C30 - Interior Finishes	53.88 %	0.00 %	\$0.00
D20 - Plumbing	60.00 %	0.00 %	\$0.00
D30 - HVAC	23.41 %	0.00 %	\$0.00
D50 - Electrical	46.06 %	11.78 %	\$3,354.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>59.20 %</b>	<b>0.86 %</b>	<b>\$3,354.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). North Elevation - Feb 01, 2017



2). West Elevation - Feb 01, 2017



3). South Elevation - Feb 01, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

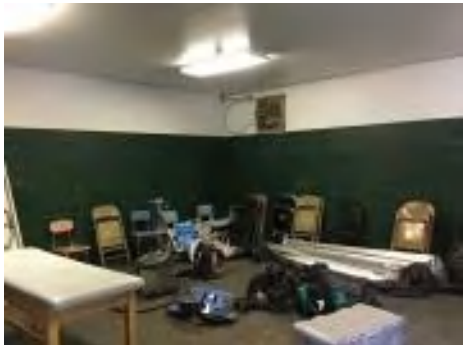
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	2,520	100	2005	2105		88.00 %	0.00 %	88			\$17,464
A1030	Slab on Grade	\$7.37	S.F.	2,520	100	2005	2105		88.00 %	0.00 %	88			\$18,572
B1020	Roof Construction	\$5.98	S.F.	2,520	100	2005	2105		88.00 %	0.00 %	88			\$15,070
B2010	Exterior Walls	\$18.04	S.F.	2,520	100	2005	2105		88.00 %	0.00 %	88			\$45,461
B2020	Exterior Windows	\$6.47	S.F.	2,520	30	2005	2035		60.00 %	0.00 %	18			\$16,304
B2030	Exterior Doors	\$0.91	S.F.	2,520	30	2005	2035		60.00 %	0.00 %	18			\$2,293
B3010140	Asphalt Shingles	\$4.32	S.F.	2,520	20	2005	2025		40.00 %	0.00 %	8			\$10,886
C1010	Partitions	\$10.34	S.F.	2,520	75	2005	2080		84.00 %	0.00 %	63			\$26,057
C1020	Interior Doors	\$2.20	S.F.	2,520	30	2005	2035		60.00 %	0.00 %	18			\$5,544
C1030	Fittings	\$8.47	S.F.	2,520	20	2005	2025		40.00 %	0.00 %	8			\$21,344
C3010	Wall Finishes	\$7.46	S.F.	2,520	10	2015	2025		80.00 %	0.00 %	8			\$18,799
C3020	Floor Finishes	\$12.74	S.F.	2,520	20	2005	2025		40.00 %	0.00 %	8			\$32,105
C3030	Ceiling Finishes	\$9.53	S.F.	2,520	25	2005	2030		52.00 %	0.00 %	13			\$24,016
D2010	Plumbing Fixtures	\$9.98	S.F.	2,520	30	2005	2035		60.00 %	0.00 %	18			\$25,150
D2020	Domestic Water Distribution	\$0.84	S.F.	2,520	30	2005	2035		60.00 %	0.00 %	18			\$2,117
D2030	Sanitary Waste	\$5.94	S.F.	2,520	30	2005	2035		60.00 %	0.00 %	18			\$14,969
D3050	Terminal & Package Units	\$16.96	S.F.	2,520	15	2005	2020		20.00 %	0.00 %	3			\$42,739
D3060	Controls & Instrumentation	\$3.48	S.F.	2,520	20	2005	2025		40.00 %	0.00 %	8			\$8,770
D5010	Electrical Service/Distribution	\$1.47	S.F.	2,520	40	2005	2045		70.00 %	0.00 %	28			\$3,704
D5020	Branch Wiring	\$2.55	S.F.	2,520	30	2005	2035		60.00 %	0.00 %	18			\$6,426
D5020	Lighting	\$3.58	S.F.	2,520	30	2005	2035		60.00 %	0.00 %	18			\$9,022
D5030910	Fire Alarm Systems	\$1.21	S.F.	2,520	15			2017	0.00 %	110.00 %	0		\$3,354.00	\$3,049
D5030920	Data Communication	\$2.49	S.F.	2,520	15	2005	2020		20.00 %	0.00 %	3			\$6,275
E2010	Fixed Furnishings	\$5.08	S.F.	2,520	20	2005	2025		40.00 %	0.00 %	8			\$12,802
<b>Total</b>									<b>59.20 %</b>	<b>0.86 %</b>			<b>\$3,354.00</b>	<b>\$388,938</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** B2010 - Exterior Walls



**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors

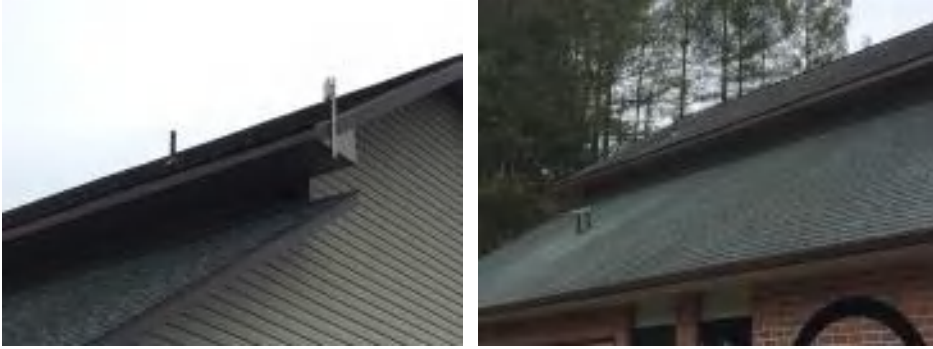


**Note:**

## Campus Assessment Report - 2005 Football Fieldhouse

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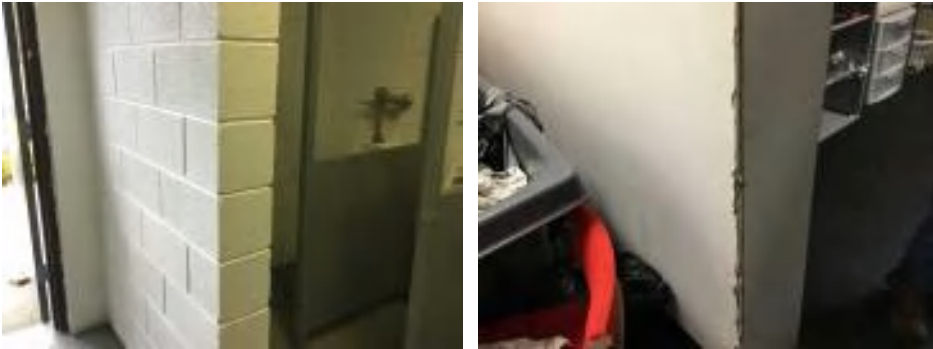
**System:** B3010140 - Asphalt Shingles



**Note:**

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**System:** C1010 - Partitions



**Note:**

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**System:** C1020 - Interior Doors



**Note:**

## Campus Assessment Report - 2005 Football Fieldhouse

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**System:** C1030 - Fittings



**Note:**

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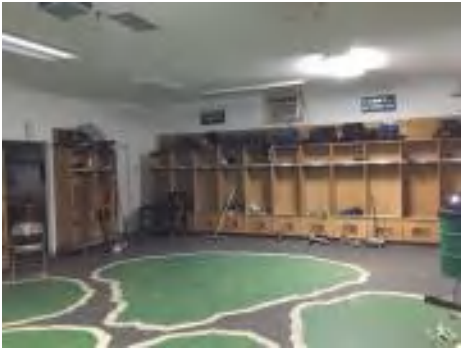
**System:** C3010 - Wall Finishes



**Note:**

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**System:** C3020 - Floor Finishes



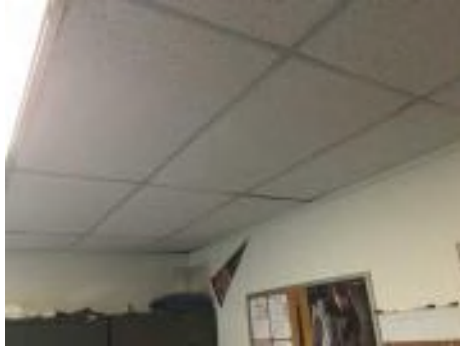
**Note:**



## Campus Assessment Report - 2005 Football Fieldhouse

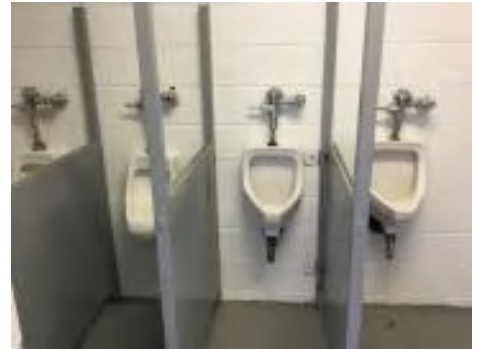
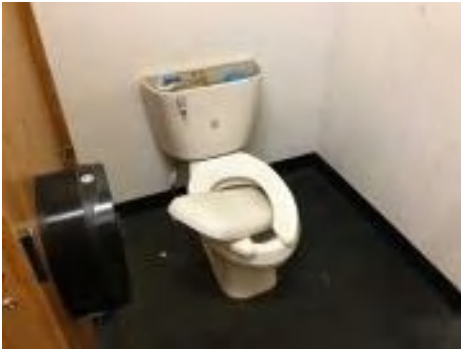
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**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



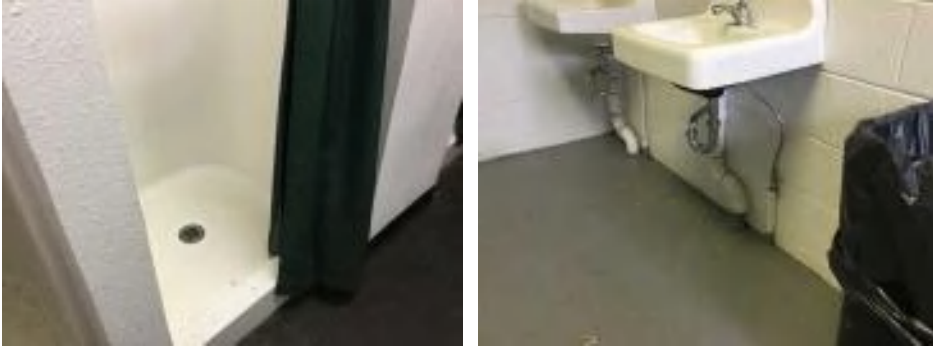
**Note:**



## Campus Assessment Report - 2005 Football Fieldhouse

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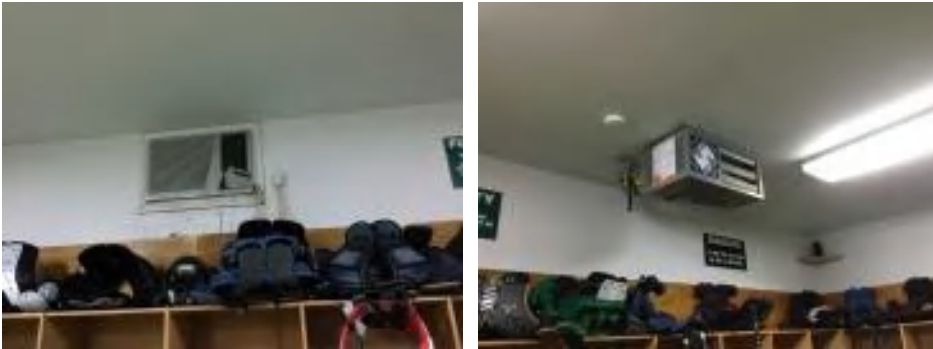
**System:** D2030 - Sanitary Waste



**Note:**

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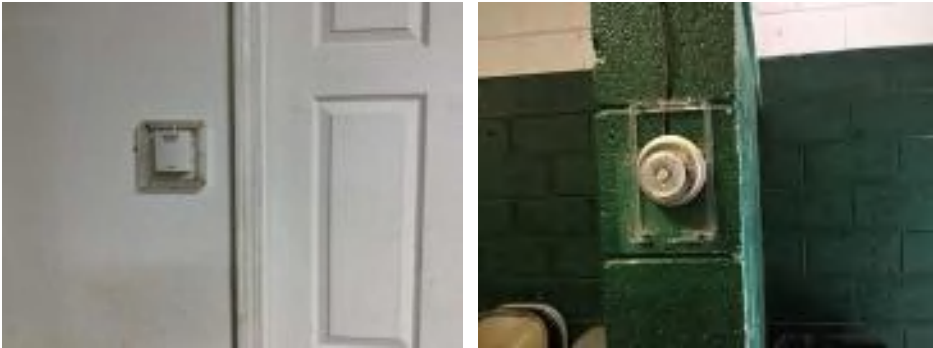
**System:** D3050 - Terminal & Package Units



**Note:**

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**System:** D3060 - Controls & Instrumentation

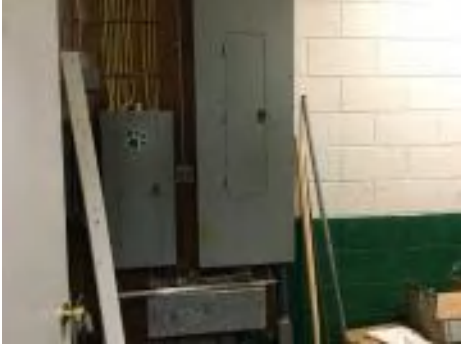


**Note:**

## Campus Assessment Report - 2005 Football Fieldhouse

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**System:** D5010 - Electrical Service/Distribution



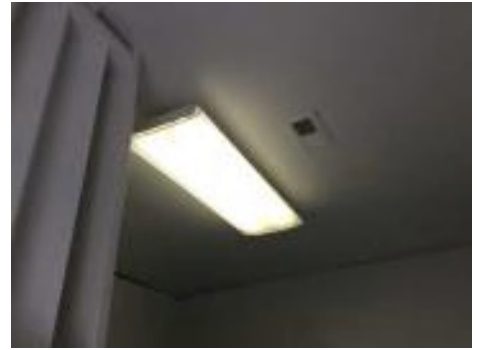
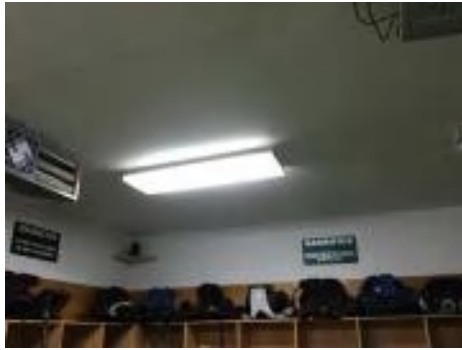
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

## Campus Assessment Report - 2005 Football Fieldhouse

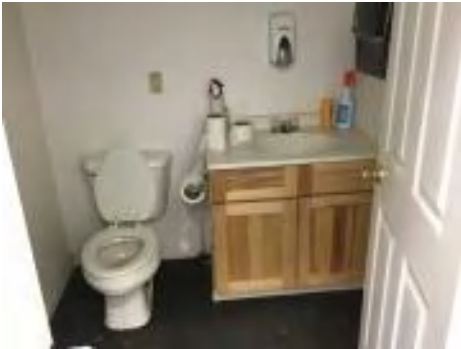
---

**System:** D5030920 - Data Communication



**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$3,354</b>	<b>\$0</b>	<b>\$0</b>	<b>\$58,914</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,867</b>	<b>\$0</b>	<b>\$0</b>	<b>\$213,136</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,134	\$0	\$0	\$20,134
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,742	\$0	\$0	\$29,742
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,196	\$0	\$0	\$26,196
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,736	\$0	\$0	\$44,736
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

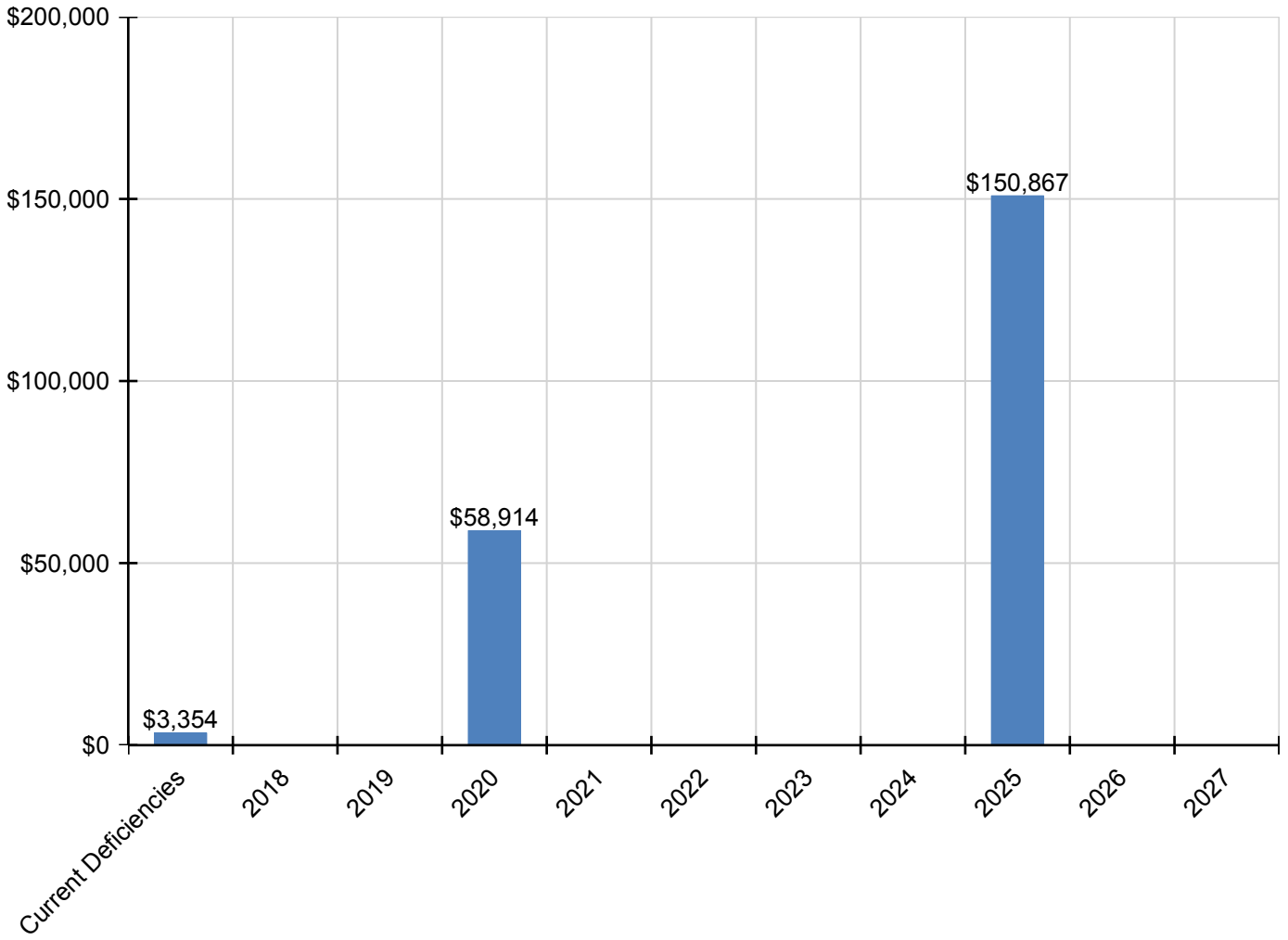
## Campus Assessment Report - 2005 Football Fieldhouse

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$51,372	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,372
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,221	\$0	\$0	\$12,221
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$3,354	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,354
D5030920 - Data Communication	\$0	\$0	\$0	\$7,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,542
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,839	\$0	\$0	\$17,839

\* Indicates non-renewable system

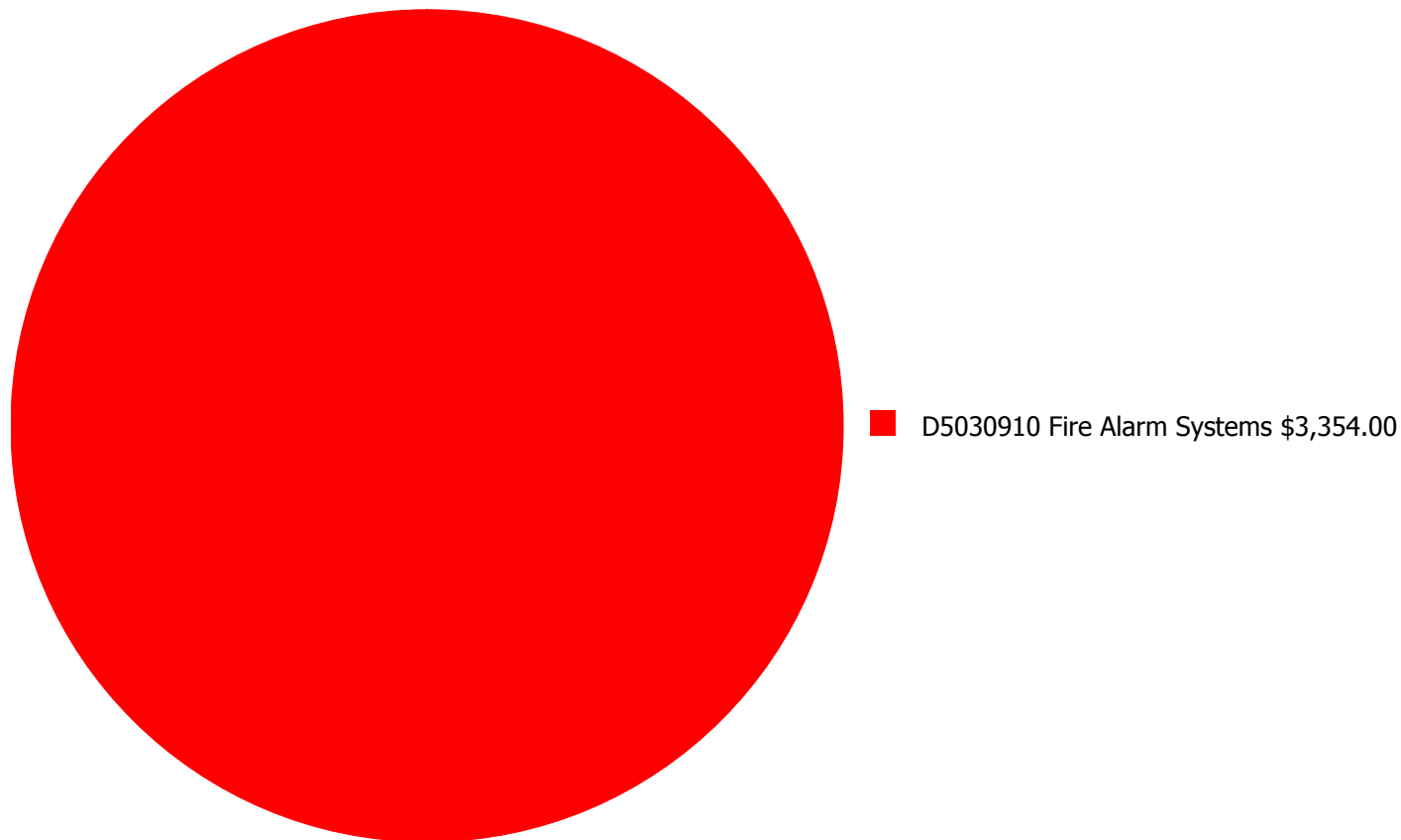
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



## Deficiency Summary by System

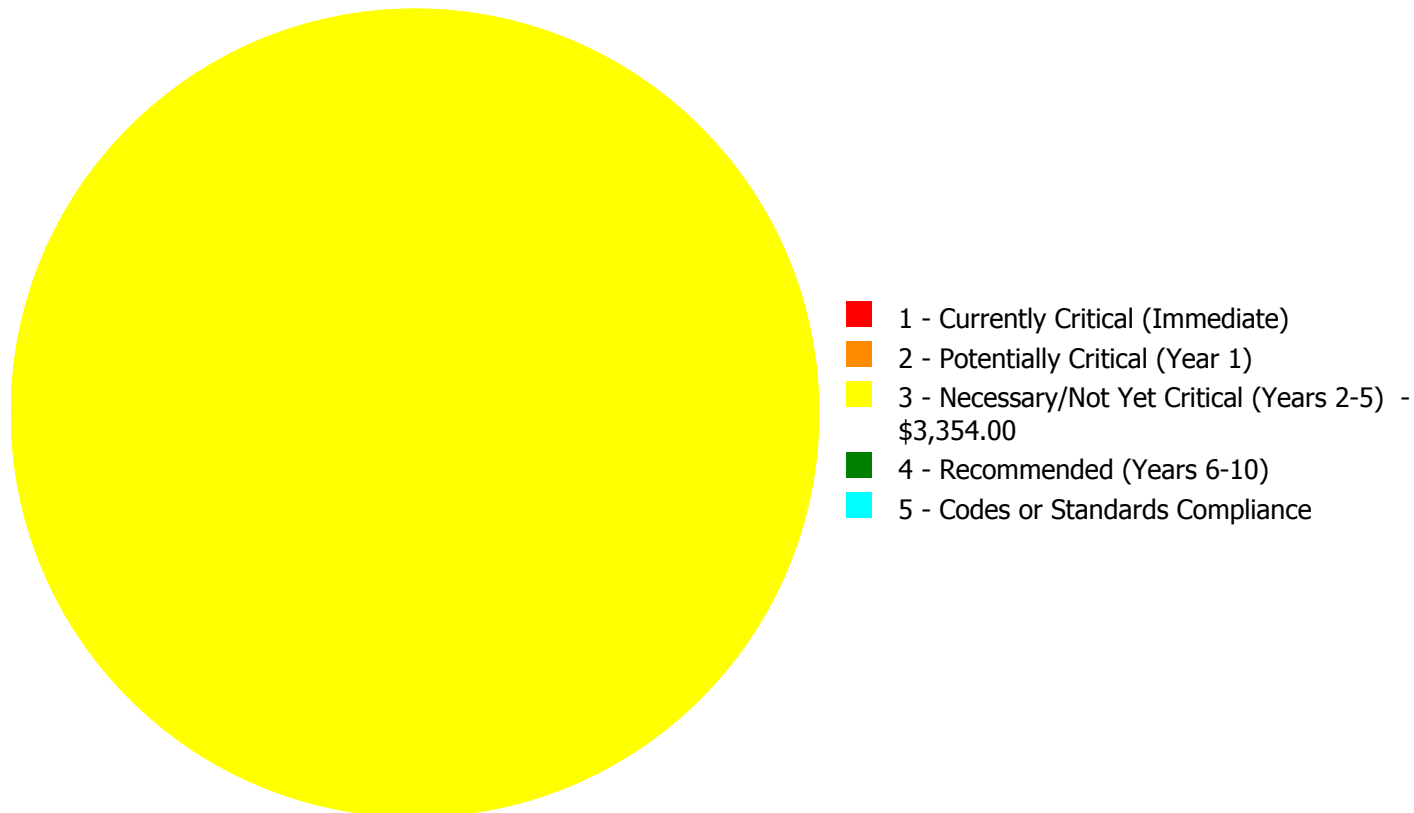
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$3,354.00**

## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$3,354.00**



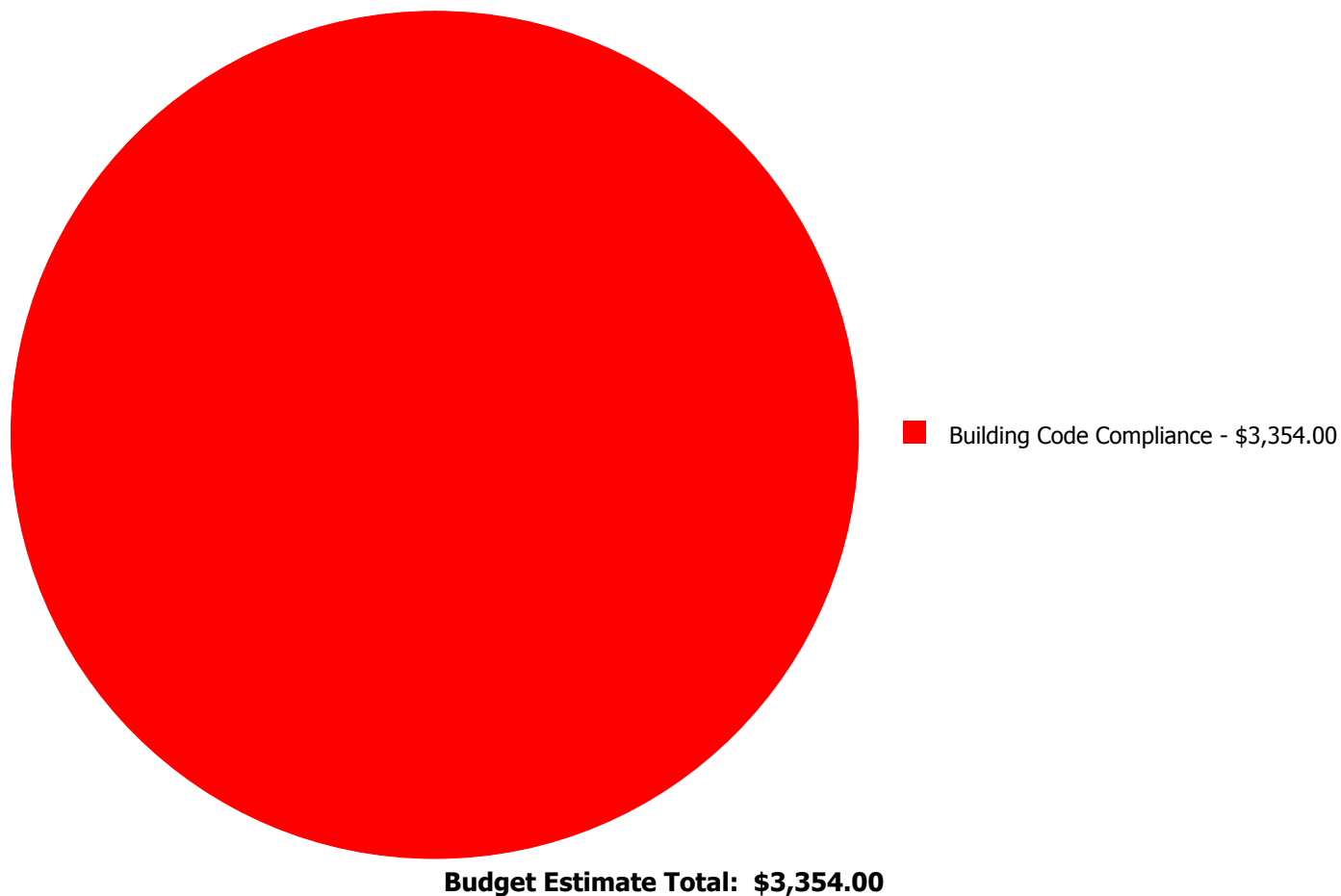
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$3,354.00	\$0.00	\$0.00	\$3,354.00
	<b>Total:</b>	\$0.00	\$0.00	\$3,354.00	\$0.00	\$0.00	\$3,354.00

## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 3 - Necessary/Not Yet Critical (Years 2-5):

#### **System: D5030910 - Fire Alarm Systems**

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 2,520.00  
**Unit of Measure:** S.F.  
**Estimate:** \$3,354.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2017

**Notes:** A fire alarm system is missing and is recommended to be provided to comply with current codes.

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**Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index ( FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	9,000
Year Built:	2009
Last Renovation:	
Replacement Value:	\$1,458,900
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	79.22 %
FCA Score:	100.00



**Description:**

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

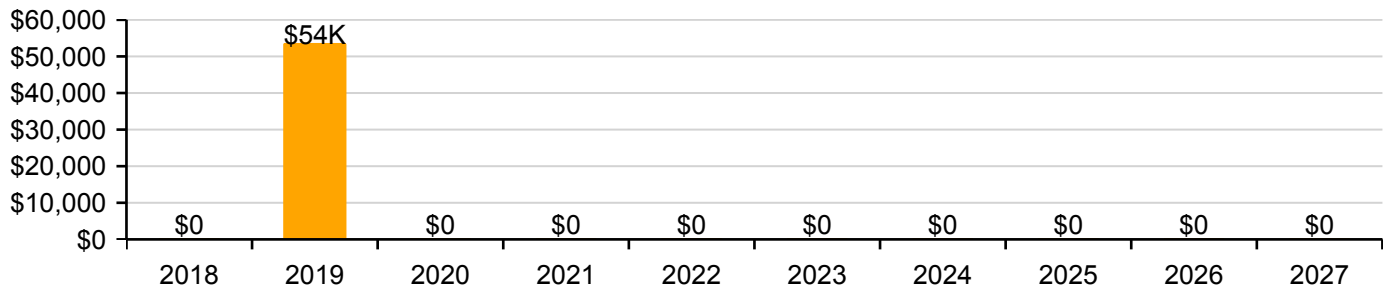
Function:	HS -High School	Gross Area:	9,000
Year Built:	2009	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$1,458,900
FCI:	0.00 %	RSLI%:	79.22 %

No data found for this asset

No data found for this asset

No data found for this asset

**10 Year Investment Forecast**



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	92.00 %	0.00 %	\$0.00
B10 - Superstructure	92.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	87.80 %	0.00 %	\$0.00
B30 - Roofing	73.33 %	0.00 %	\$0.00
C30 - Interior Finishes	58.78 %	0.00 %	\$0.00
D50 - Electrical	73.33 %	0.00 %	\$0.00
<b>Totals:</b>	<b>79.22 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). Southeast Elevation - Feb 01, 2017



2). Northwest Elevation - Feb 01, 2017



3). Northeast Elevation - Feb 01, 2017



4). Southwest Elevation - Feb 01, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.



## System Listing

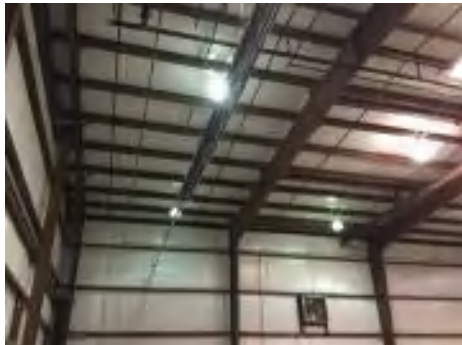
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	9,000	100	2009	2109		92.00 %	0.00 %	92			\$181,170
A1030	Slab on Grade	\$19.75	S.F.	9,000	100	2009	2109		92.00 %	0.00 %	92			\$177,750
B1020	Roof Construction	\$16.26	S.F.	9,000	100	2009	2109		92.00 %	0.00 %	92			\$146,340
B2010	Exterior Walls	\$29.79	S.F.	9,000	100	2009	2109		92.00 %	0.00 %	92			\$268,110
B2030	Exterior Doors	\$8.66	S.F.	9,000	30	2009	2039		73.33 %	0.00 %	22			\$77,940
B3010130	Preformed Metal Roofing	\$9.66	S.F.	9,000	30	2009	2039		73.33 %	0.00 %	22			\$86,940
C3010	Wall Finishes	\$5.11	S.F.	9,000	10	2009	2019		20.00 %	0.00 %	2			\$45,990
C3020	Floor Finishes	\$20.82	S.F.	9,000	20	2009	2029		60.00 %	0.00 %	12			\$187,380
C3030	Ceiling Finishes	\$18.76	S.F.	9,000	25	2009	2034		68.00 %	0.00 %	17			\$168,840
D5020	Branch Wiring	\$3.58	S.F.	9,000	30	2009	2039		73.33 %	0.00 %	22			\$32,220
D5020	Lighting	\$9.58	S.F.	9,000	30	2009	2039		73.33 %	0.00 %	22			\$86,220
<b>Total</b>									<b>79.22 %</b>					<b>\$1,458,900</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** B1020 - Roof Construction



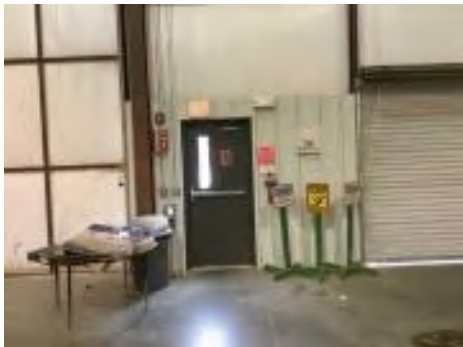
**Note:**

**System:** B2010 - Exterior Walls



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 2009 Orr Buiding

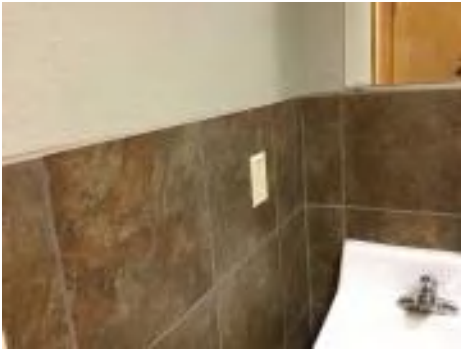
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**System:** B3010130 - Preformed Metal Roofing



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

## Campus Assessment Report - 2009 Orr Buiding

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**System:** C3030 - Ceiling Finishes



**Note:**

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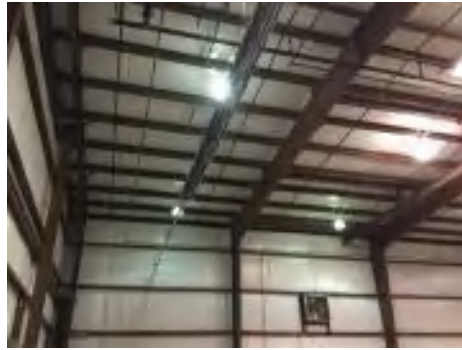
**System:** D5020 - Branch Wiring



**Note:**

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**System:** D5020 - Lighting



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

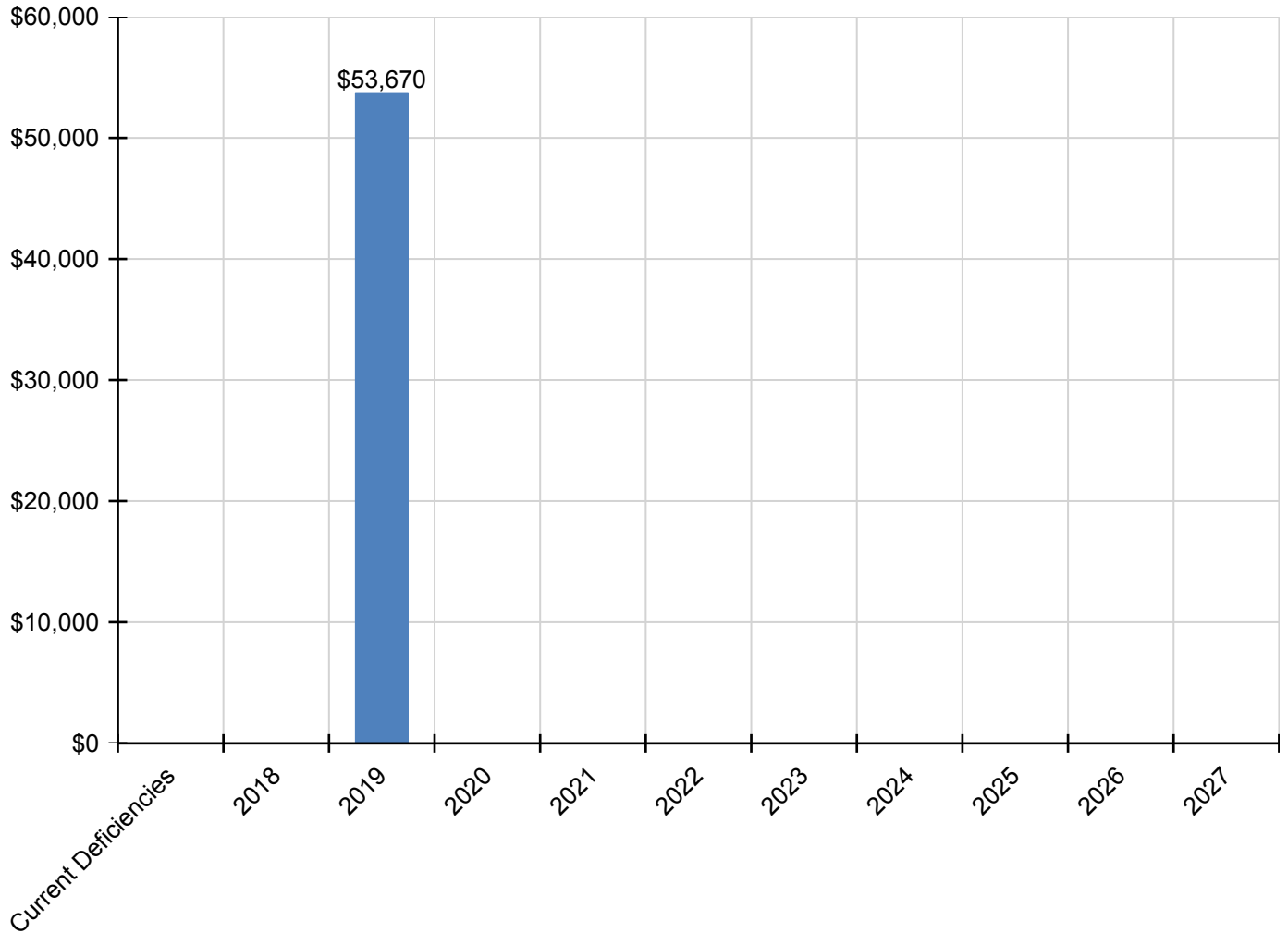
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$0	\$53,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,670
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$53,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,670
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



## Deficiency Summary by System

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

No data found for this asset

## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset



## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset

**Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	1,386
Year Built:	2012
Last Renovation:	
Replacement Value:	\$191,142
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	83.27 %
FCA Score:	100.00



**Description:**

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

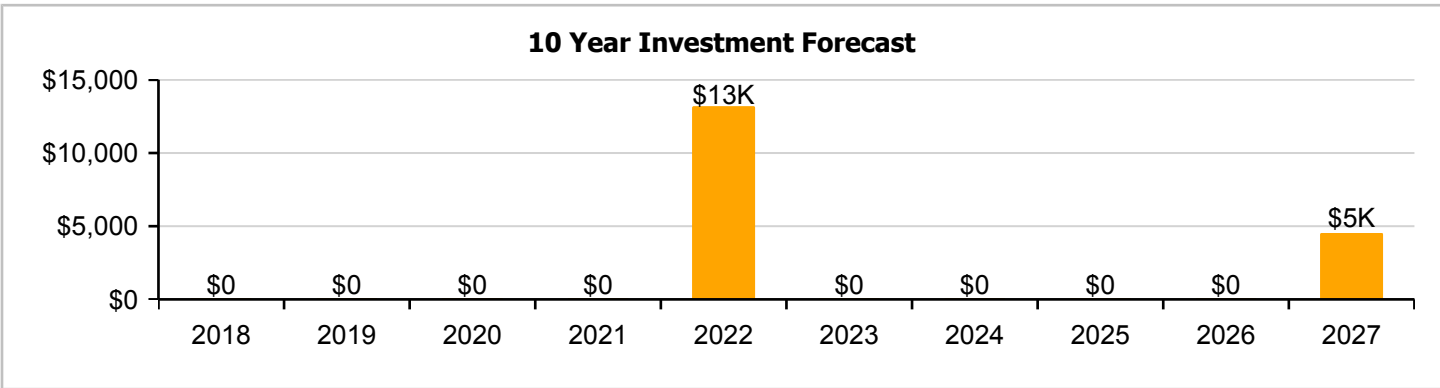
**Dashboard Summary**

Function:	HS -High School	Gross Area:	1,386
Year Built:	2012	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$191,142
FCI:	0.00 %	RSLI%:	83.27 %

No data found for this asset

No data found for this asset

No data found for this asset



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	95.00 %	0.00 %	\$0.00
B10 - Superstructure	95.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	94.44 %	0.00 %	\$0.00
B30 - Roofing	83.33 %	0.00 %	\$0.00
C10 - Interior Construction	85.08 %	0.00 %	\$0.00
C30 - Interior Finishes	70.33 %	0.00 %	\$0.00
D20 - Plumbing	83.33 %	0.00 %	\$0.00
D30 - HVAC	80.05 %	0.00 %	\$0.00
D50 - Electrical	80.20 %	0.00 %	\$0.00
E20 - Furnishings	75.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>83.27 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). Southwest Elevation - Feb 01, 2017



2). Southwest Elevation - Feb 01, 2017



3). Northwest Elevation - Feb 01, 2017



4). Southeast Elevation - Feb 01, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.



## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	1,386	100	2012	2112		95.00 %	0.00 %	95			\$9,605
A1030	Slab on Grade	\$7.37	S.F.	1,386	100	2012	2112		95.00 %	0.00 %	95			\$10,215
B1020	Roof Construction	\$5.98	S.F.	1,386	100	2012	2112		95.00 %	0.00 %	95			\$8,288
B2010	Exterior Walls	\$18.04	S.F.	1,386	100	2012	2112		95.00 %	0.00 %	95			\$25,003
B2030	Exterior Doors	\$0.91	S.F.	1,386	30	2012	2042		83.33 %	0.00 %	25			\$1,261
B3010130	Preformed Metal Roofing	\$9.66	S.F.	1,386	30	2012	2042		83.33 %	0.00 %	25			\$13,389
C1010	Partitions	\$10.34	S.F.	1,386	75	2012	2087		93.33 %	0.00 %	70			\$14,331
C1030	Fittings	\$8.47	S.F.	1,386	20	2012	2032		75.00 %	0.00 %	15			\$11,739
C3010	Wall Finishes	\$7.46	S.F.	1,386	10	2012	2022		50.00 %	0.00 %	5			\$10,340
C3020	Floor Finishes	\$12.74	S.F.	1,386	20	2012	2032		75.00 %	0.00 %	15			\$17,658
C3030	Ceiling Finishes	\$9.53	S.F.	1,386	25	2012	2037		80.00 %	0.00 %	20			\$13,209
D2010	Plumbing Fixtures	\$9.98	S.F.	1,386	30	2012	2042		83.33 %	0.00 %	25			\$13,832
D2020	Domestic Water Distribution	\$0.84	S.F.	1,386	30	2012	2042		83.33 %	0.00 %	25			\$1,164
D2030	Sanitary Waste	\$5.94	S.F.	1,386	30	2012	2042		83.33 %	0.00 %	25			\$8,233
D3040	Distribution Systems	\$5.35	S.F.	1,386	30	2012	2042		83.33 %	0.00 %	25			\$7,415
D3060	Controls & Instrumentation	\$3.48	S.F.	1,386	20	2012	2032		75.00 %	0.00 %	15			\$4,823
D5010	Electrical Service/Distribution	\$1.47	S.F.	1,386	40	2012	2052		87.50 %	0.00 %	35			\$2,037
D5020	Branch Wiring	\$2.55	S.F.	1,386	30	2012	2042		83.33 %	0.00 %	25			\$3,534
D5020	Lighting	\$3.58	S.F.	1,386	30	2012	2042		83.33 %	0.00 %	25			\$4,962
D5030810	Security & Detection Systems	\$1.00	Ea.	1,386	15	2012	2027		66.67 %	0.00 %	10			\$1,386
D5030910	Fire Alarm Systems	\$1.21	S.F.	1,386	15	2012	2027		66.67 %	0.00 %	10			\$1,677
E2010	Fixed Furnishings	\$5.08	S.F.	1,386	20	2012	2032		75.00 %	0.00 %	15			\$7,041
<b>Total</b>									<b>83.27 %</b>					<b>\$191,142</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

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**System:** B1020 - Roof Construction



**Note:**

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**System:** B2010 - Exterior Walls



**Note:**

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**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 2012 Softball Fieldhouse

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**System:** B3010130 - Preformed Metal Roofing



**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1030 - Fittings

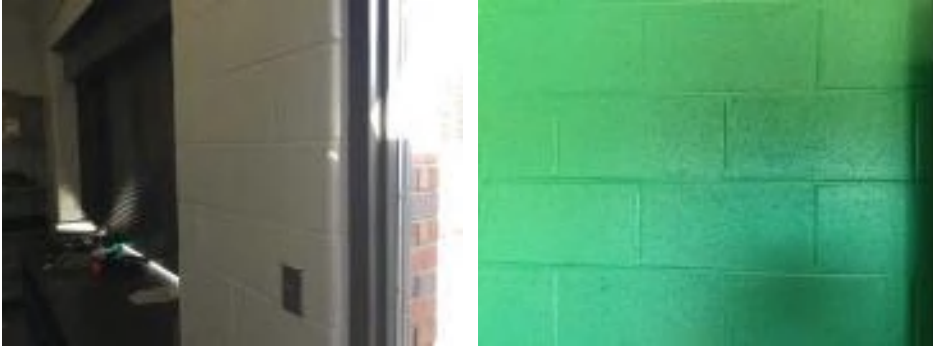


**Note:**

## Campus Assessment Report - 2012 Softball Fieldhouse

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**System:** C3010 - Wall Finishes



**Note:**

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**System:** C3020 - Floor Finishes



**Note:**

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**System:** C3030 - Ceiling Finishes



**Note:**

## Campus Assessment Report - 2012 Softball Fieldhouse

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



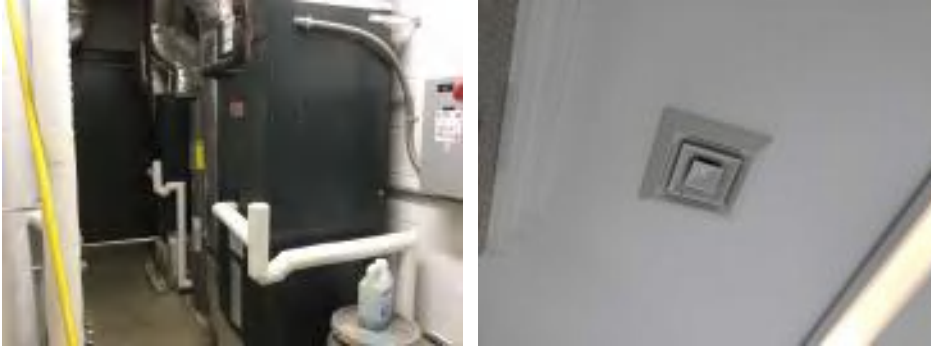
**Note:**



## Campus Assessment Report - 2012 Softball Fieldhouse

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**System:** D3040 - Distribution Systems



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

**System:** D5010 - Electrical Service/Distribution



**Note:**

## Campus Assessment Report - 2012 Softball Fieldhouse

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**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

**System:** D5030810 - Security & Detection Systems



**Note:**

## Campus Assessment Report - 2012 Softball Fieldhouse

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**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**



## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,186</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,529</b>	<b>\$17,715</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010130 - Preformed Metal Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$13,186	\$0	\$0	\$0	\$0	\$0	\$13,186
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D2010 - Plumbing Fixtures</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D2020 - Domestic Water Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

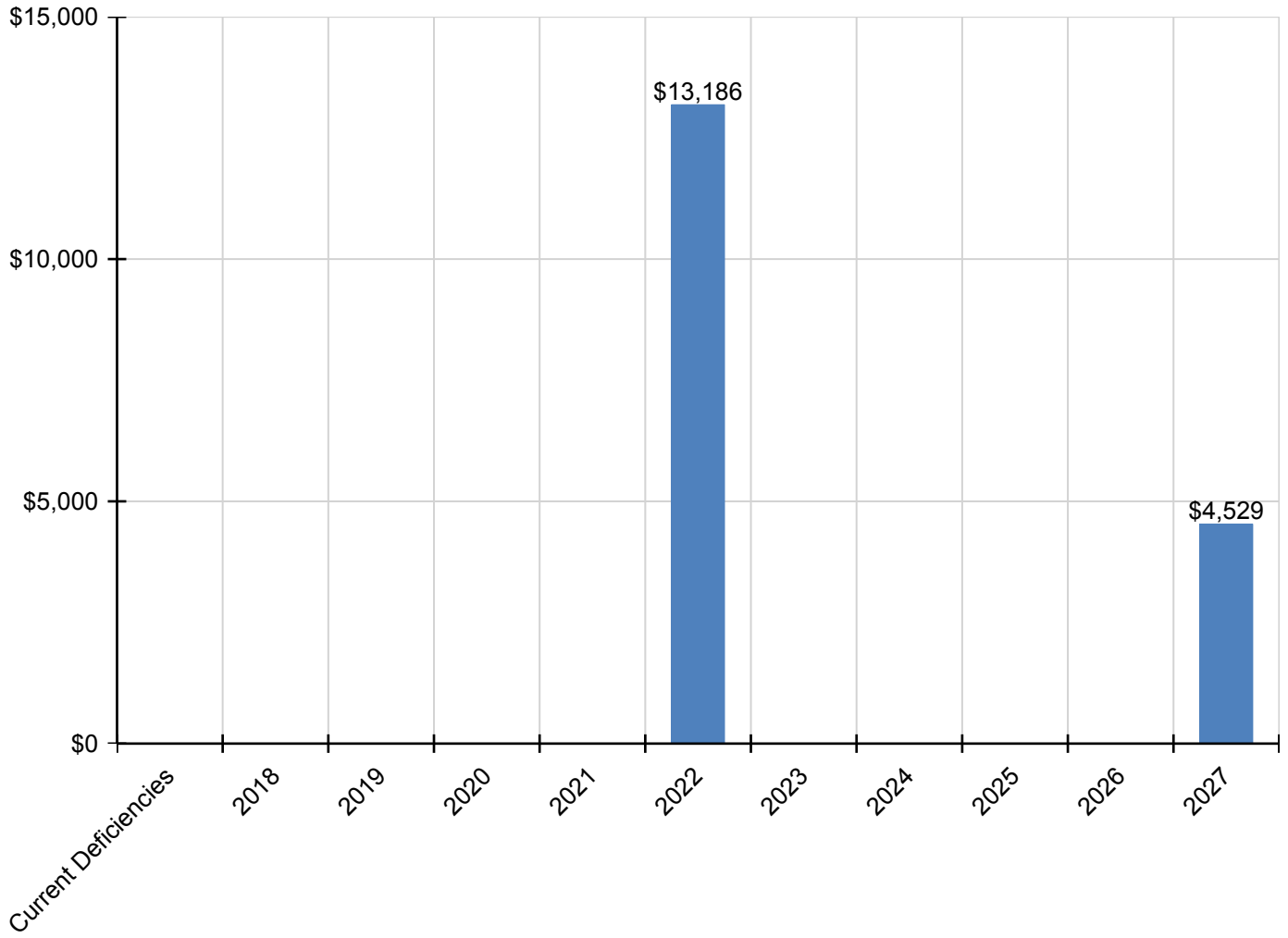
## Campus Assessment Report - 2012 Softball Fieldhouse

D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,049	\$2,049
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,480	\$2,480
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



## Deficiency Summary by System

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

No data found for this asset

## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:

No data found for this asset

## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

No data found for this asset

## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:

No data found for this asset

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

No data found for this asset



## Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	153,113
Year Built:	1976
Last Renovation:	
Replacement Value:	\$6,084,710
Repair Cost:	\$333,480.00
Total FCI:	5.48 %
Total RSLI:	33.91 %
FCA Score:	94.52



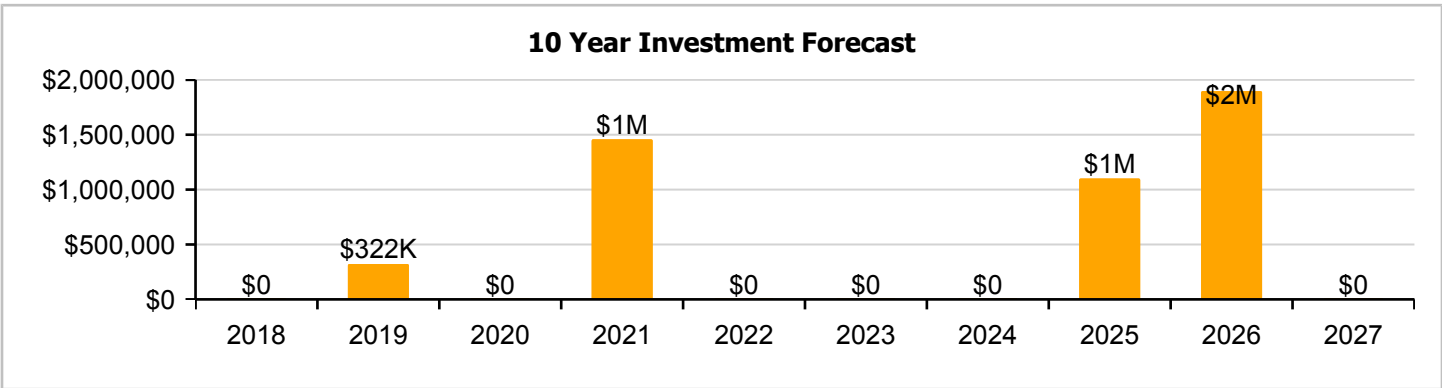
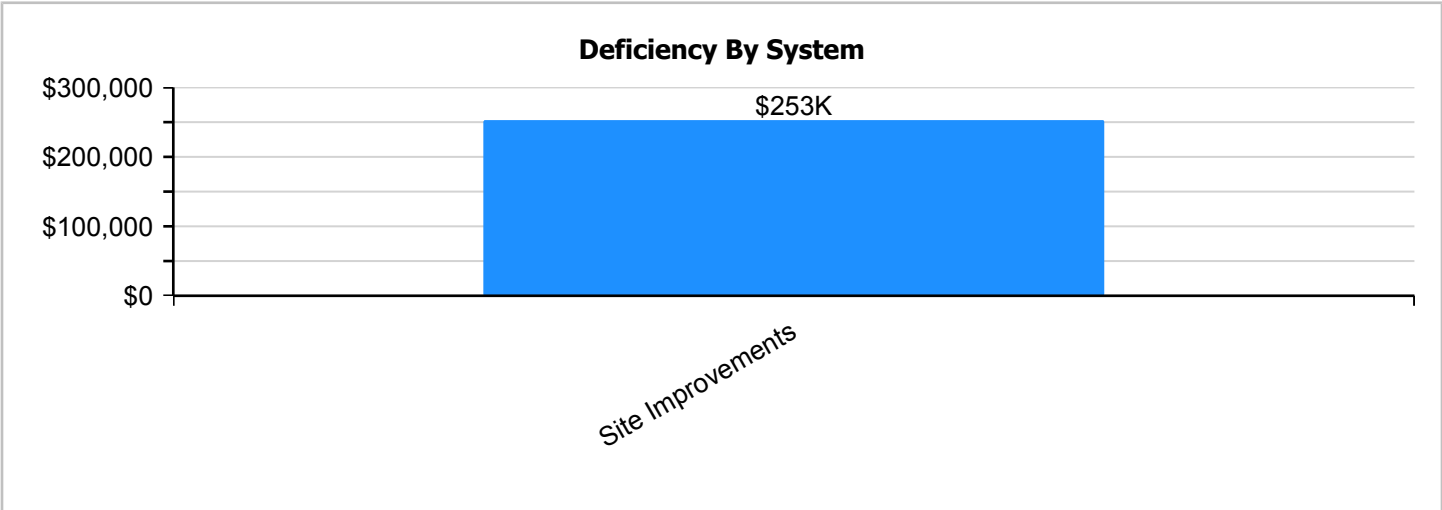
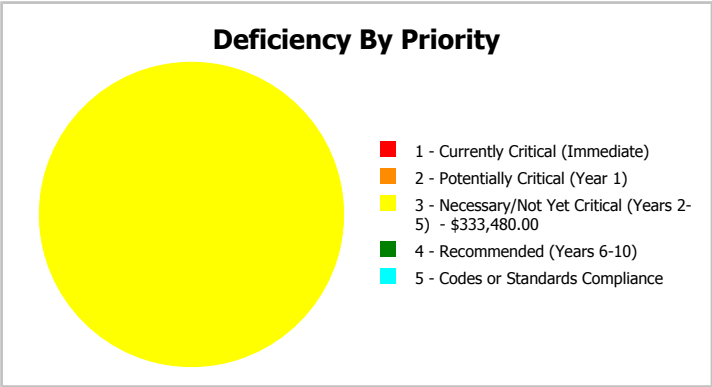
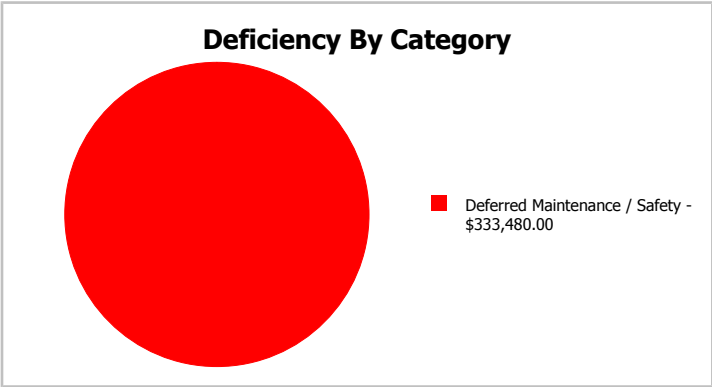
### Description:

The narrative for this site is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	HS -High School	Gross Area:	153,113
Year Built:	1976	Last Renovation:	
Repair Cost:	\$333,480	Replacement Value:	\$6,084,710
FCI:	5.48 %	RSLI%:	33.91 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	34.91 %	8.64 %	\$333,480.00
G30 - Site Mechanical Utilities	31.71 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	33.04 %	0.00 %	\$0.00
<b>Totals:</b>	<b>33.91 %</b>	<b>5.48 %</b>	<b>\$333,480.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

- 1). Aerial Image of Mountain Heritage High School - Feb 24, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.76	S.F.	153,113	25	2005	2030		52.00 %	0.00 %	13			\$575,705
G2020	Parking Lots	\$1.61	S.F.	153,113	25	2005	2030		52.00 %	0.00 %	13			\$246,512
G2030	Pedestrian Paving	\$1.98	S.F.	153,113	30	1976	2006		0.00 %	110.00 %	-11		\$333,480.00	\$303,164
G2040105	Fence & Guardrails	\$1.20	S.F.	153,113	30	2005	2035		60.00 %	0.00 %	18			\$183,736
G2040950	Baseball Field	\$5.78	S.F.	153,113	20	1991	2011	2021	20.00 %	0.00 %	4			\$884,993
G2040950	Football Field	\$3.38	S.F.	153,113	20	2005	2025		40.00 %	0.00 %	8			\$517,522
G2040950	Softball Field	\$2.01	S.F.	153,113	20	2012	2032		75.00 %	0.00 %	15			\$307,757
G2040950	Tennis Courts	\$1.80	S.F.	153,113	20	1999	2019		10.00 %	0.00 %	2			\$275,603
G2040950	Track	\$1.78	S.F.	153,113	20	2005	2025		40.00 %	0.00 %	8			\$272,541
G2050	Landscaping	\$1.91	S.F.	153,113	15	2005	2020		20.00 %	0.00 %	3			\$292,446
G3010	Water Supply	\$2.42	S.F.	153,113	50	2005	2055		76.00 %	0.00 %	38			\$370,533
G3020	Sanitary Sewer	\$1.52	S.F.	153,113	50	1976	2026		18.00 %	0.00 %	9			\$232,732
G3030	Storm Sewer	\$4.67	S.F.	153,113	50	1976	2026		18.00 %	0.00 %	9			\$715,038
G3060	Fuel Distribution	\$1.03	S.F.	153,113	40	1976	2016	2021	10.00 %	0.00 %	4			\$157,706
G4010	Electrical Distribution	\$2.44	S.F.	153,113	50	1976	2026		18.00 %	0.00 %	9			\$373,596
G4020	Site Lighting	\$1.57	S.F.	153,113	30	2005	2035		60.00 %	0.00 %	18			\$240,387
G4030	Site Communications & Security	\$0.88	S.F.	153,113	15	2013	2028	2021	26.67 %	0.00 %	4			\$134,739
<b>Total</b>									<b>33.91 %</b>	<b>5.48 %</b>			<b>\$333,480.00</b>	<b>\$6,084,710</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** G2010 - Roadways



**Note:**

**System:** G2020 - Parking Lots



**Note:**



## Campus Assessment Report - Site

**System:** G2030 - Pedestrian Paving



**Note:**

**System:** G2040105 - Fence & Guardrails



**Note:**

**System:** G2040950 - Baseball Field



**Note:**



## Campus Assessment Report - Site

---

**System:** G2040950 - Football Field



**Note:**

---

**System:** G2040950 - Softball Field



**Note:**

---

**System:** G2040950 - Tennis Courts



**Note:**

## Campus Assessment Report - Site

---

**System:** G2040950 - Track



**Note:**

**System:** G2050 - Landscaping



**Note:**

**System:** G3010 - Water Supply



**Note:**

## Campus Assessment Report - Site

---

**System:** G3020 - Sanitary Sewer



**Note:**

**System:** G3030 - Storm Sewer



**Note:**

**System:** G3060 - Fuel Distribution



**Note:**



## Campus Assessment Report - Site

---

**System:** G4010 - Electrical Distribution



**Note:**

---

**System:** G4020 - Site Lighting



**Note:**

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**System:** G4030 - Site Communications & Security



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

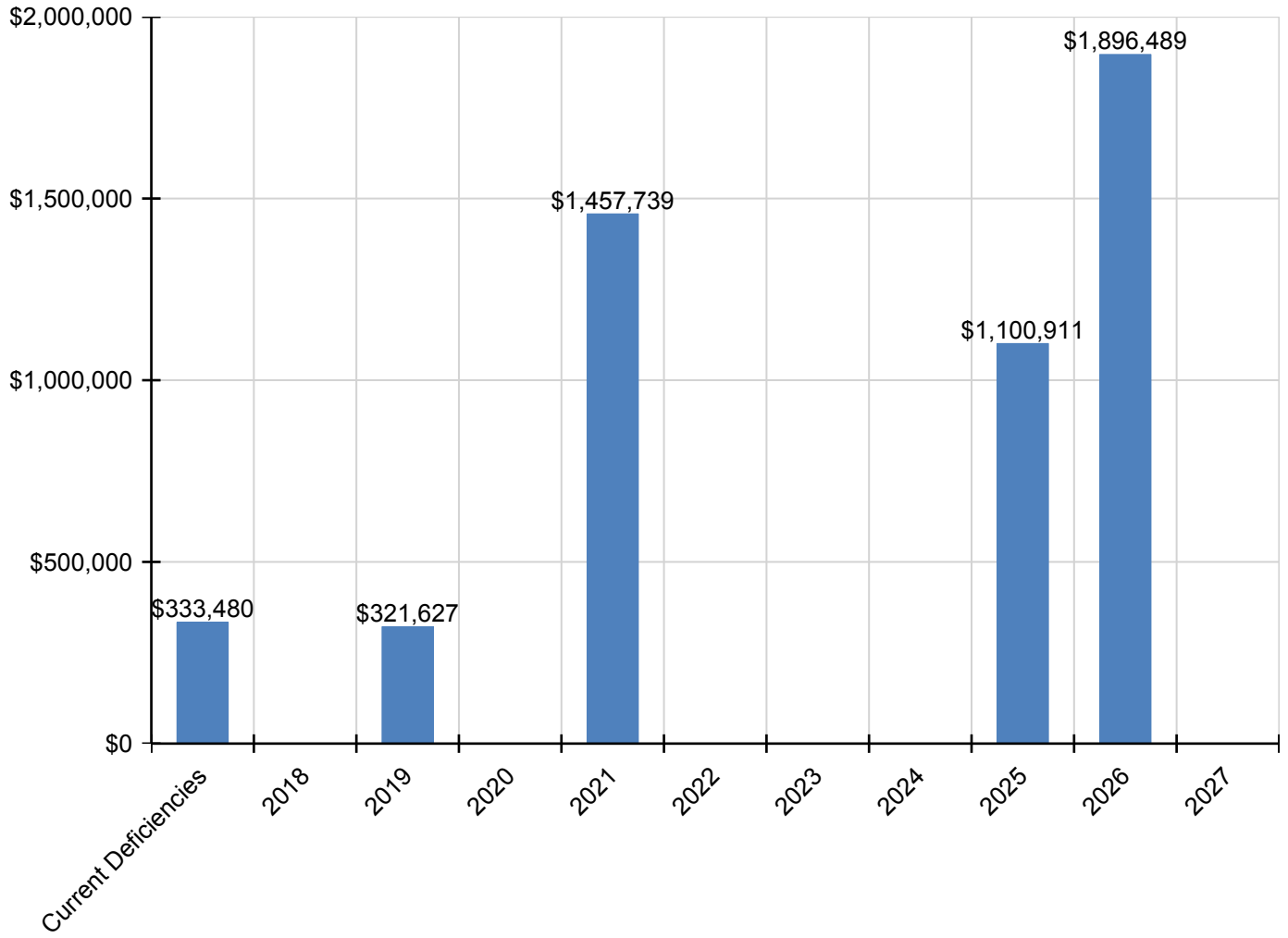
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$333,480</b>	<b>\$0</b>	<b>\$321,627</b>	<b>\$0</b>	<b>\$1,457,739</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,100,911</b>	<b>\$1,896,489</b>	<b>\$0</b>	<b>\$5,110,245</b>
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$333,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333,480
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Baseball Field	\$0	\$0	\$0	\$0	\$1,095,674	\$0	\$0	\$0	\$0	\$0	\$0	\$1,095,674
G2040950 - Football Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$721,139	\$0	\$0	\$721,139
G2040950 - Softball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Tennis Courts	\$0	\$0	\$321,627	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$321,627
G2040950 - Track	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$379,771	\$0	\$0	\$379,771
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$334,028	\$0	\$334,028
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,026,258	\$0	\$1,026,258
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$195,250	\$0	\$0	\$0	\$0	\$0	\$0	\$195,250
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$536,203	\$0	\$536,203
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$166,815	\$0	\$0	\$0	\$0	\$0	\$0	\$166,815

\* Indicates non-renewable system

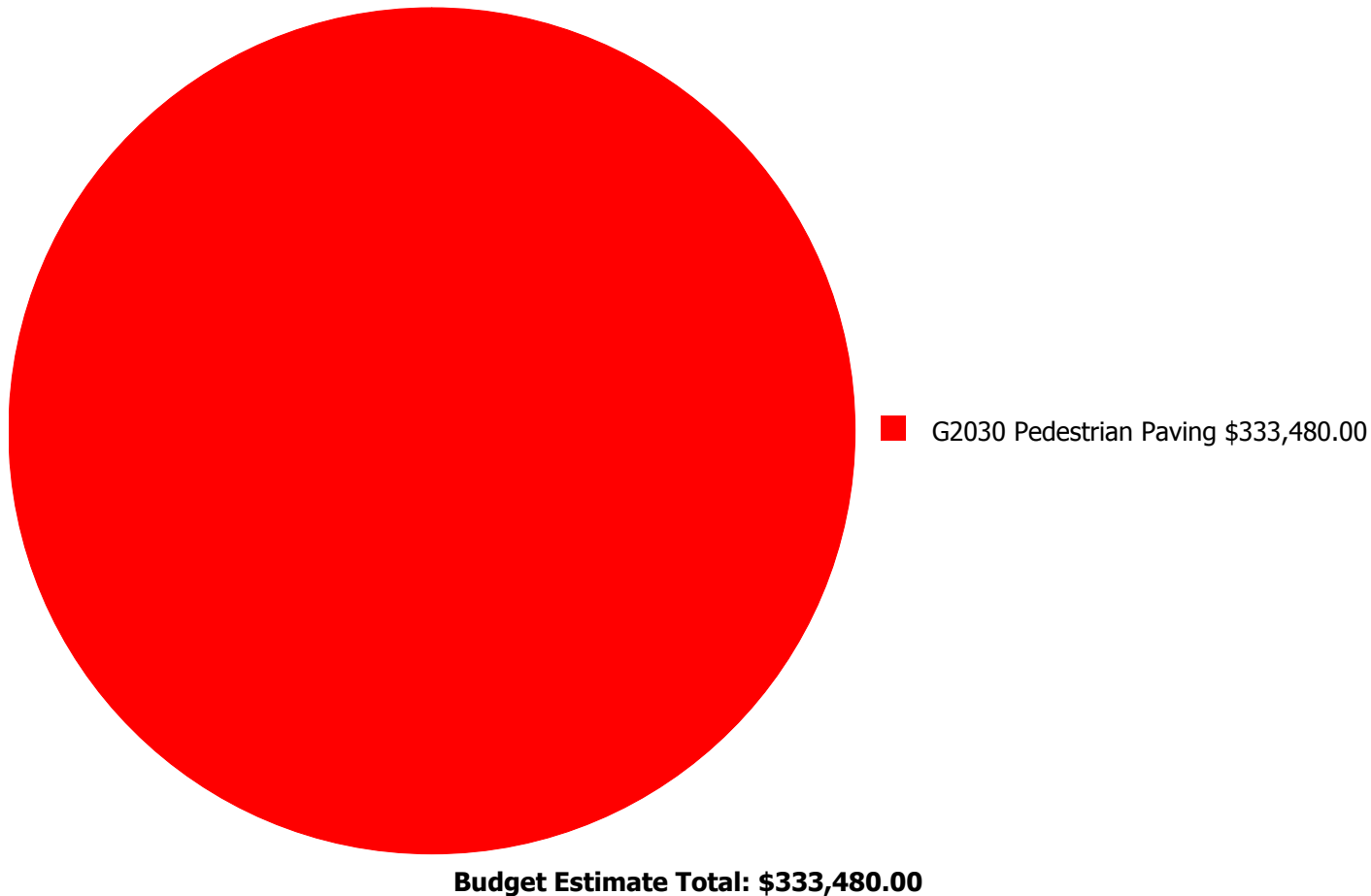
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



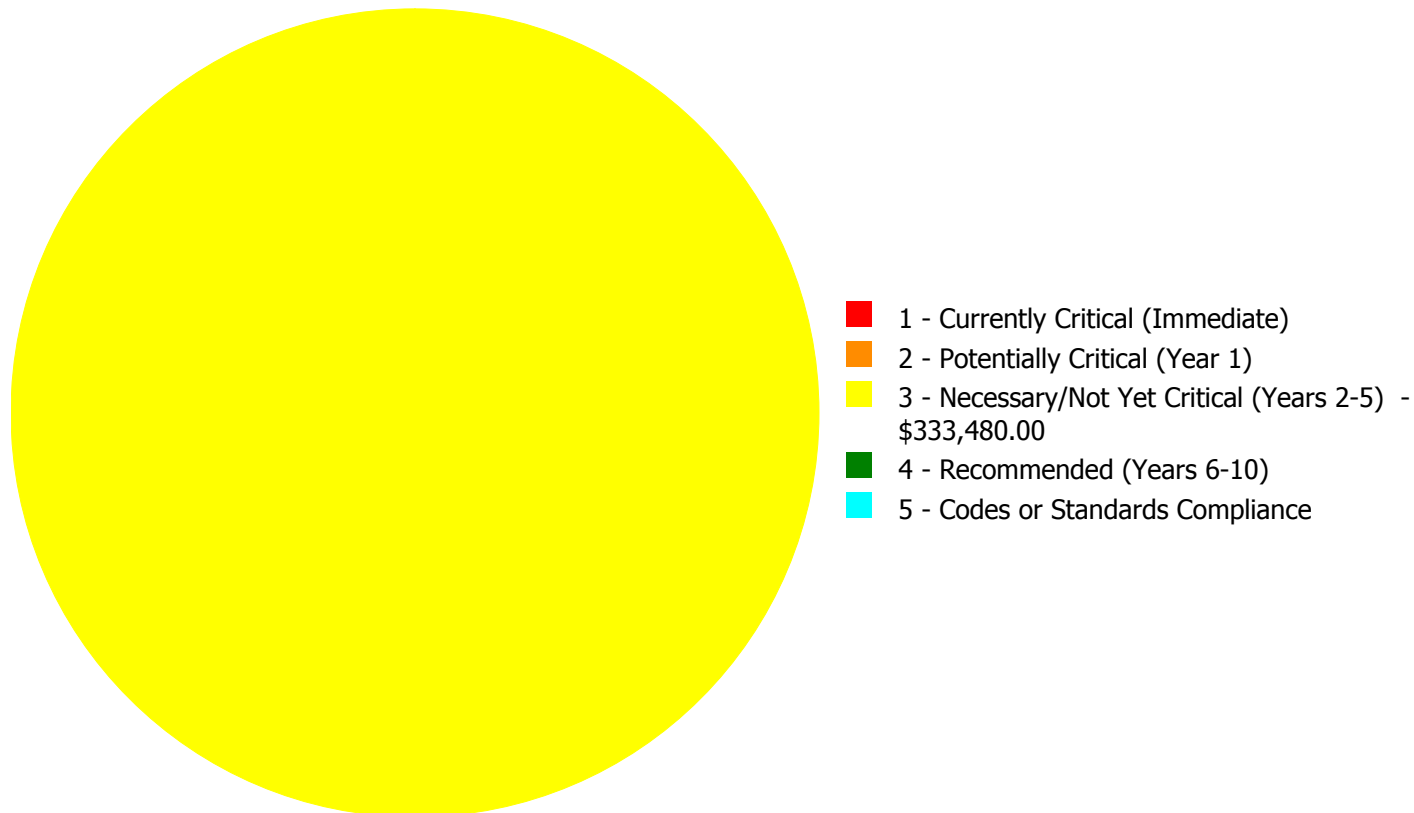
## Deficiency Summary by System

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



## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$333,480.00**



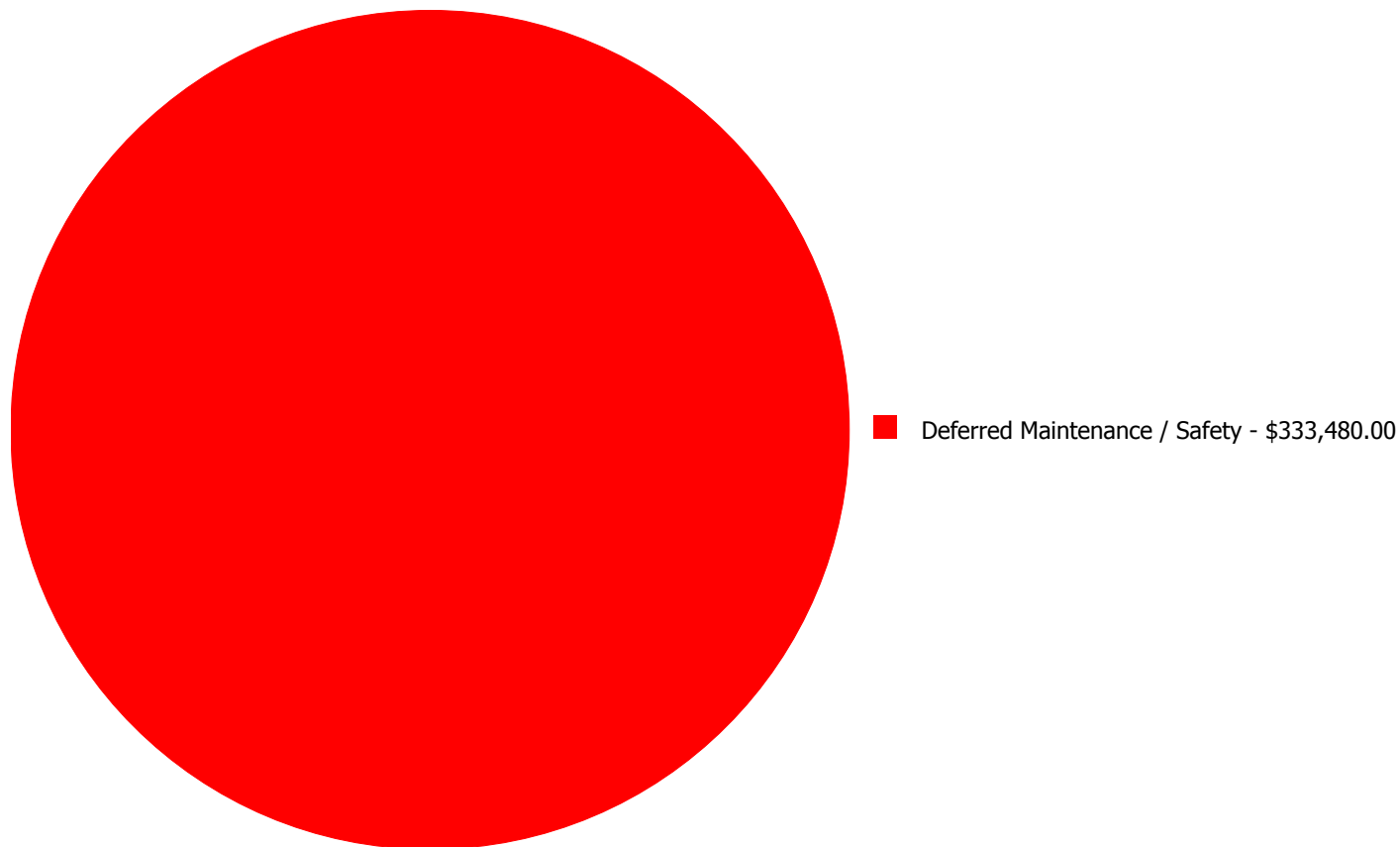
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2030	Pedestrian Paving	\$0.00	\$0.00	\$333,480.00	\$0.00	\$0.00	\$333,480.00
	<b>Total:</b>	\$0.00	\$0.00	\$333,480.00	\$0.00	\$0.00	\$333,480.00

## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$333,480.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 3 - Necessary/Not Yet Critical (Years 2-5):

#### **System: G2030 - Pedestrian Paving**



**Location:** Multiple areas  
**Distress:** Failing  
**Category:** Deferred Maintenance / Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 153,113.00  
**Unit of Measure:** S.F.  
**Estimate:** \$333,480.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 01/25/2017

**Notes:** The pedestrian paving and walkways are aged and showing inclement weather damage and should be replaced.

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NC School District/995 Yancey County/Middle School

# Cane River Middle

Draft

## Campus Assessment Report

March 8, 2017



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Deficiency Summary By Category

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**Campus Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index ( FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Gross Area (SF):	54,577
Year Built:	1958
Last Renovation:	
Replacement Value:	\$12,803,452
Repair Cost:	\$4,469,818.00
Total FCI:	34.91 %
Total RSLI:	25.00 %
FCA Score:	65.09



**Description:**

GENERAL:

Cane River Middle School is located at 1128 Cane River School Rd in Burnsville, North Carolina. The 1 story, 54,577 square foot building was originally constructed in 1958 There have been 2 additions. In addition to the main building, the campus contains a 1999 media/health center addition as well as: a 1958 press box, 1963 concession, and a 1958 softball field house that is used for county activities and rarely by the school.

This report contains condition and adequacy data collected during the 2017 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not

## Campus Assessment Report - Cane River Middle

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have a basement.

### B. SUPERSTRUCTURE

Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane. There are no roof openings. Most building entrances appear to comply with ADA requirements.

### C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces are typically vinyl composition tile. Some ACM tile areas still exist. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically plaster.

### CONVEYING:

The building does not include conveying equipment.

### D. SERVICES

#### PLUMBING:

Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with gas hot water heating. Sanitary waste system is cast iron and plastic. Rain water drainage system is external with gutters.

#### HVAC:

Heating is provided by 1 gas fired boiler. Cooling is supplied by 1 air cooled chiller. The heating/cooling distribution system is a 4 pipe system utilizing ceiling mounted unit ventilators. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are manual and are not centrally controlled by an energy management system. This building does not have a locally controlled Building Automation System.

#### FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have a fire suppression system in the kitchen. Fire extinguishers and cabinets are distributed near fire exits and corridors.

#### ELECTRICAL:

The main electrical service is fed from a pole mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in, recessed and surface type, fluorescent and LED light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and are typically illuminated.

#### COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is not centrally monitored; this building has a public address and paging system separate from the telephone system.

#### OTHER ELECTRICAL SYSTEMS:

This building does not have a separately derived emergency power system.

### E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, fixed casework, window treatment, and multiple seating furnishings.

### G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

## Campus Assessment Report - Cane River Middle

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### Attributes:

#### General Attributes:

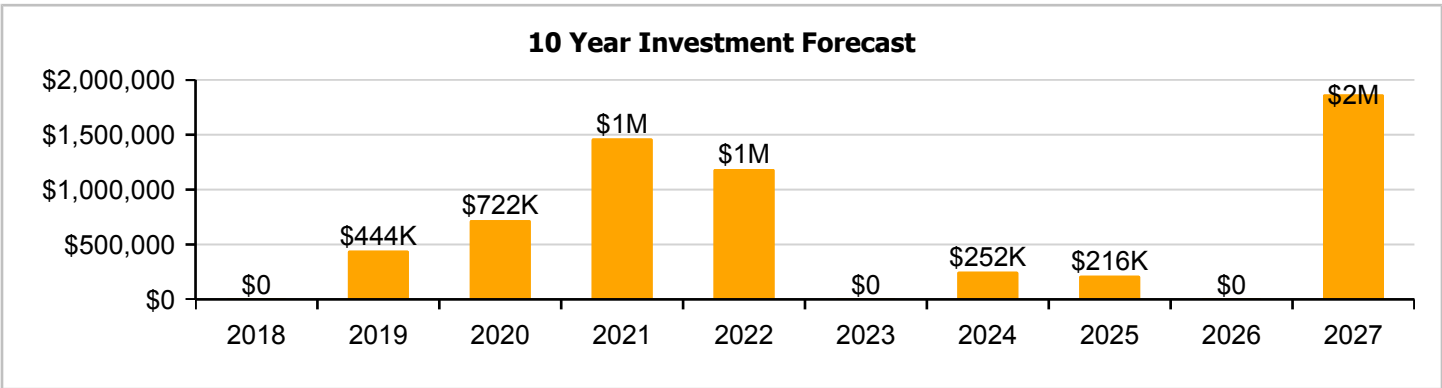
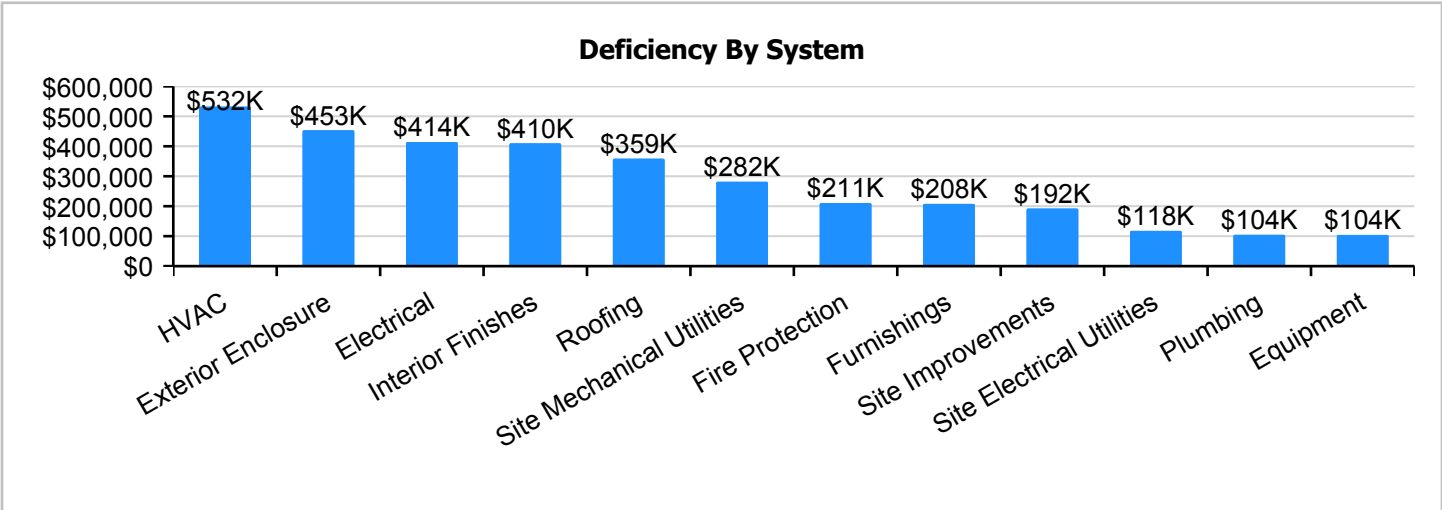
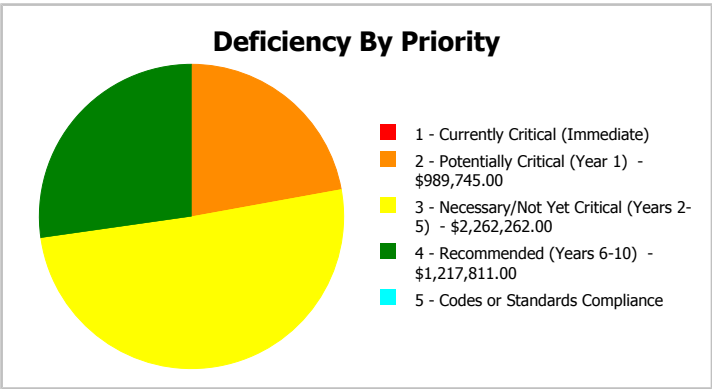
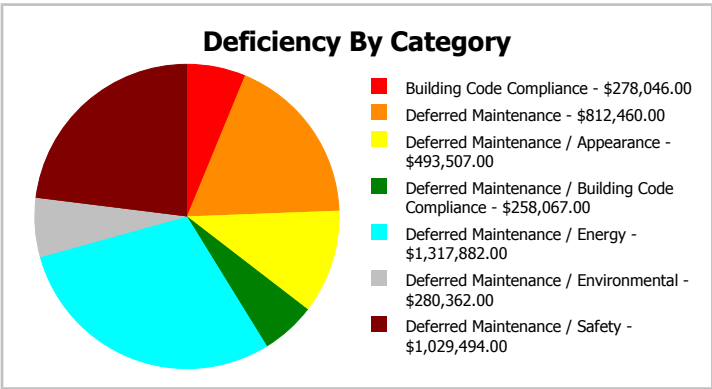
Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			

#### School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	3
SF of Mobile Units:		Status:	
School Grades:	19.5	Site Acreage:	19.5

**Campus Dashboard Summary**

Gross Area:	54,577	Last Renovation:	
Year Built:	1958	Replacement Value:	\$12,803,452
Repair Cost:	\$4,469,818	RSLI%:	25.00 %
FCI:	34.91 %		



## Campus Condition Summary

The Table below shows the RSLI and FCI for each major system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

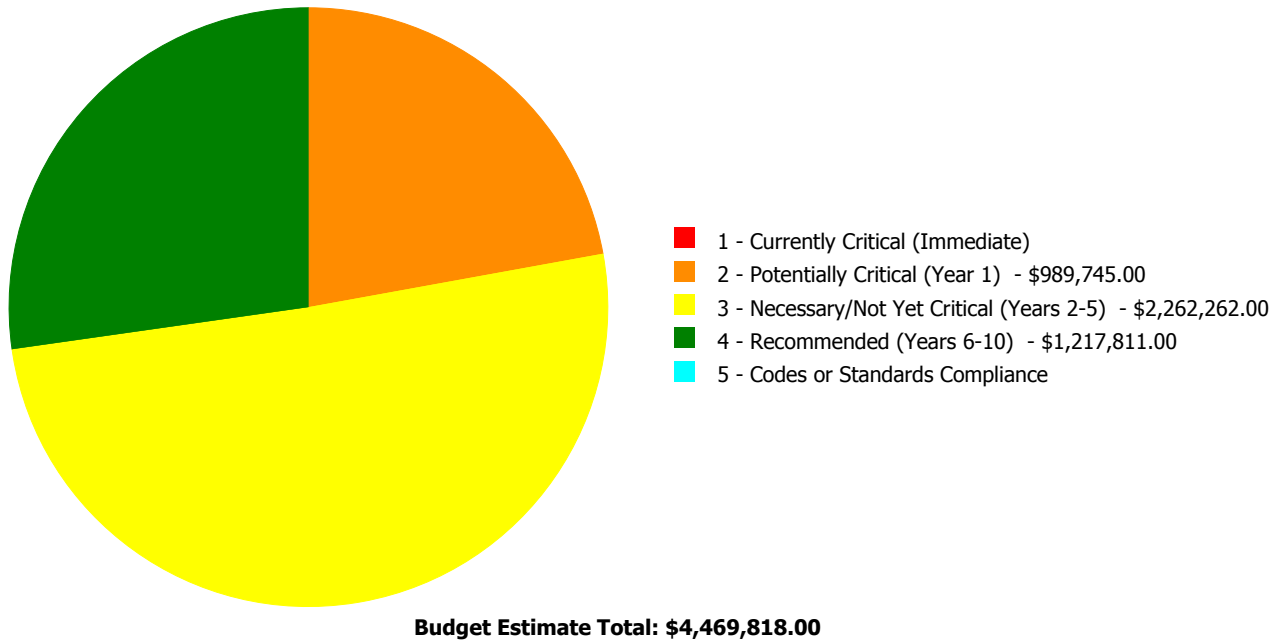
### Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	47.25 %	0.00 %	\$0.00
B10 - Superstructure	47.72 %	0.00 %	\$0.00
B20 - Exterior Enclosure	24.77 %	50.78 %	\$598,348.00
B30 - Roofing	1.64 %	125.28 %	\$473,098.00
C10 - Interior Construction	23.56 %	0.00 %	\$0.00
C30 - Interior Finishes	16.27 %	38.17 %	\$540,784.00
D20 - Plumbing	35.17 %	20.06 %	\$138,312.00
D30 - HVAC	22.34 %	38.35 %	\$702,841.00
D40 - Fire Protection	0.00 %	110.00 %	\$278,046.00
D50 - Electrical	35.86 %	32.69 %	\$546,400.00
E10 - Equipment	15.00 %	29.69 %	\$137,342.00
E20 - Furnishings	1.67 %	91.65 %	\$274,196.00
G20 - Site Improvements	15.46 %	22.60 %	\$253,346.00
G30 - Site Mechanical Utilities	25.92 %	70.63 %	\$371,615.00
G40 - Site Electrical Utilities	13.47 %	57.09 %	\$155,490.00
<b>Totals:</b>	<b>25.00 %</b>	<b>34.91 %</b>	<b>\$4,469,818.00</b>

### Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1958 Main	44,433	39.30	\$0.00	\$989,745.00	\$1,429,054.00	\$1,167,654.00	\$0.00
1958 Press Box	600	37.09	\$0.00	\$0.00	\$33,349.00	\$3,784.00	\$0.00
1958 Softball Fieldhouse	400	15.98	\$0.00	\$0.00	\$7,314.00	\$0.00	\$0.00
1963 Concession	250	55.37	\$0.00	\$0.00	\$12,094.00	\$0.00	\$0.00
1999 Media-Health	8,894	2.91	\$0.00	\$0.00	\$0.00	\$46,373.00	\$0.00
Site	54,577	40.66	\$0.00	\$0.00	\$780,451.00	\$0.00	\$0.00
<b>Total:</b>		<b>34.91</b>	<b>\$0.00</b>	<b>\$989,745.00</b>	<b>\$2,262,262.00</b>	<b>\$1,217,811.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



**Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index ( FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	44,433
Year Built:	1958
Last Renovation:	
Replacement Value:	\$9,125,201
Repair Cost:	\$3,586,453.00
Total FCI:	39.30 %
Total RSLI:	22.91 %
FCA Score:	60.70



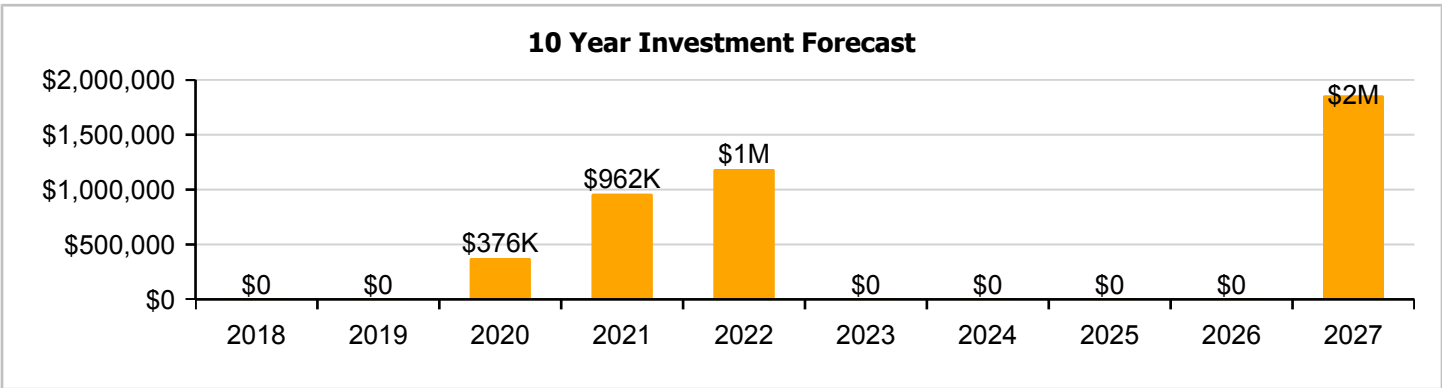
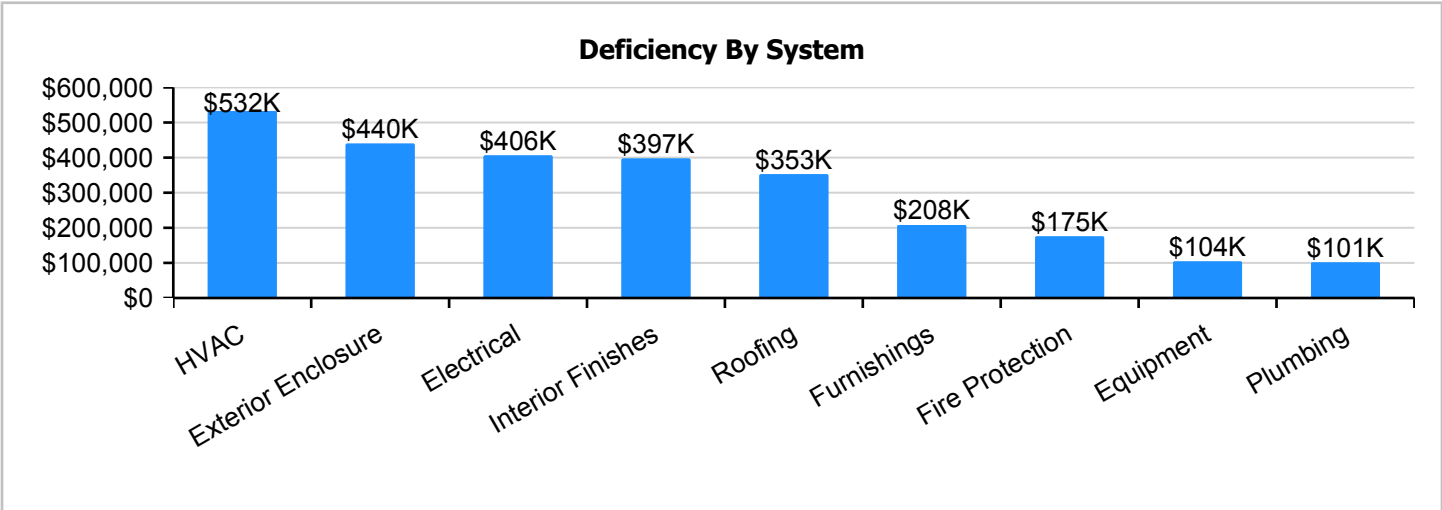
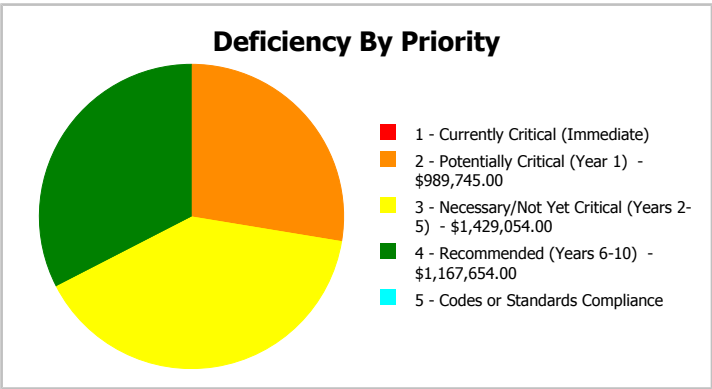
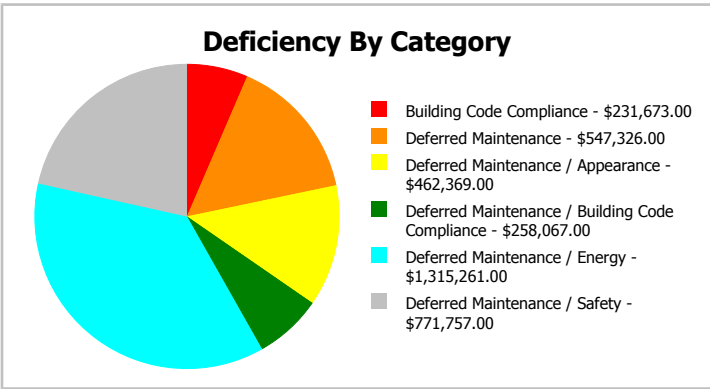
**Description:**

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	MS -Middle School	Gross Area:	44,433
Year Built:	1958	Last Renovation:	
Repair Cost:	\$3,586,453	Replacement Value:	\$9,125,201
FCI:	39.30 %	RSLI%:	22.91 %





## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	41.00 %	0.00 %	\$0.00
B10 - Superstructure	41.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	17.98 %	61.76 %	\$580,650.00
B30 - Roofing	0.00 %	150.00 %	\$465,214.00
C10 - Interior Construction	21.89 %	0.00 %	\$0.00
C30 - Interior Finishes	14.39 %	45.57 %	\$524,443.00
D20 - Plumbing	34.63 %	23.49 %	\$133,921.00
D30 - HVAC	21.76 %	42.09 %	\$702,841.00
D40 - Fire Protection	0.00 %	110.00 %	\$231,673.00
D50 - Electrical	31.41 %	38.79 %	\$536,173.00
E10 - Equipment	10.72 %	31.38 %	\$137,342.00
E20 - Furnishings	0.00 %	110.00 %	\$274,196.00
<b>Totals:</b>	<b>22.91 %</b>	<b>39.30 %</b>	<b>\$3,586,453.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Feb 02, 2017



2). North Elevation - Feb 02, 2017



3). West Elevation - Feb 02, 2017



4). South Elevation - Feb 02, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

# Campus Assessment Report - 1958 Main

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$1.56	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			\$69,315
A1030	Slab on Grade	\$4.53	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			\$201,281
B1010	Floor Construction	\$12.80	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			\$568,742
B1020	Roof Construction	\$8.43	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			\$374,570
B2010	Exterior Walls	\$9.28	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			\$412,338
B2020	Exterior Windows	\$10.84	S.F.	44,433	30	1958	1988		0.00 %	110.00 %	-29		\$529,819.00	\$481,654
B2030	Exterior Doors	\$1.04	S.F.	44,433	30	1958	1988		0.00 %	110.00 %	-29		\$50,831.00	\$46,210
B3010120	Single Ply Membrane	\$6.98	S.F.	44,433	20	1997	2017		0.00 %	150.00 %	0		\$465,214.00	\$310,142
C1010	Partitions	\$6.26	S.F.	44,433	75	1958	2033		21.33 %	0.00 %	16			\$278,151
C1020	Interior Doors	\$2.53	S.F.	44,433	30	1997	2027		33.33 %	0.00 %	10			\$112,415
C1030	Fittings	\$13.50	S.F.	44,433	20	1997	2017	2021	20.00 %	0.00 %	4			\$599,846
C3010	Wall Finishes	\$3.46	S.F.	44,433	10	2011	2021		40.00 %	0.00 %	4			\$153,738
C3020	Floor Finishes	\$10.73	S.F.	44,433	20	1990	2010		0.00 %	110.00 %	-7		\$524,443.00	\$476,766
C3030	Ceiling Finishes	\$11.71	S.F.	44,433	25	1997	2022		20.00 %	0.00 %	5			\$520,310
D2010	Plumbing Fixtures	\$9.93	S.F.	44,433	30	2000	2030		43.33 %	0.00 %	13			\$441,220
D2020	Domestic Water Distribution	\$1.06	S.F.	44,433	30	1977	2007		0.00 %	110.00 %	-10		\$51,809.00	\$47,099
D2030	Sanitary Waste	\$1.68	S.F.	44,433	30	1977	2007		0.00 %	110.00 %	-10		\$82,112.00	\$74,647
D2090	Other Plumbing Systems	\$0.16	S.F.	44,433	40	2012	2052		87.50 %	0.00 %	35			\$7,109
D3020	Heat Generating Systems	\$8.92	S.F.	44,433	30	1997	2027		33.33 %	0.00 %	10			\$396,342
D3030	Cooling Generating Systems	\$9.25	S.F.	44,433	25	1997	2022		20.00 %	0.00 %	5			\$411,005
D3040	Distribution Systems	\$10.97	S.F.	44,433	30	1958	1988		0.00 %	110.00 %	-29		\$536,173.00	\$487,430
D3050	Terminal & Package Units	\$5.03	S.F.	44,433	15	2012	2027		66.67 %	0.00 %	10			\$223,498
D3060	Controls & Instrumentation	\$3.41	S.F.	44,433	20	1997	2017		0.00 %	110.00 %	0		\$166,668.00	\$151,517
D4010	Sprinklers	\$4.04	S.F.	44,433	30			2017	0.00 %	110.00 %	0		\$197,460.00	\$179,509
D4020	Standpipes	\$0.70	S.F.	44,433	30			2017	0.00 %	110.00 %	0		\$34,213.00	\$31,103
D5010	Electrical Service/Distribution	\$1.69	S.F.	44,433	40	1958	1998		0.00 %	110.00 %	-19		\$82,601.00	\$75,092
D5020	Branch Wiring	\$5.06	S.F.	44,433	30	1958	1988		0.00 %	110.00 %	-29		\$247,314.00	\$224,831
D5020	Lighting	\$11.79	S.F.	44,433	30	1997	2027		33.33 %	0.00 %	10			\$523,865
D5030810	Security & Detection Systems	\$2.34	S.F.	44,433	15	2013	2028		73.33 %	0.00 %	11			\$103,973
D5030910	Fire Alarm Systems	\$4.22	S.F.	44,433	15	1988	2003		0.00 %	110.00 %	-14		\$206,258.00	\$187,507
D5030920	Data Communication	\$5.48	S.F.	44,433	15	2013	2028		73.33 %	0.00 %	11			\$243,493
D5090	Other Electrical Systems	\$0.53	S.F.	44,433	20	1997	2017	2021	20.00 %	0.00 %	4			\$23,549
E1020	Institutional Equipment	\$2.81	S.F.	44,433	20	1958	1978		0.00 %	110.00 %	-39		\$137,342.00	\$124,857
E1090	Other Equipment	\$7.04	S.F.	44,433	20	2000	2020		15.00 %	0.00 %	3			\$312,808
E2010	Fixed Furnishings	\$5.61	S.F.	44,433	20	1958	1978		0.00 %	110.00 %	-39		\$274,196.00	\$249,269
<b>Total</b>									<b>22.91 %</b>	<b>39.30 %</b>			<b>\$3,586,453.00</b>	<b>\$9,125,201</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

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**System:** B1020 - Roof Construction



**Note:**

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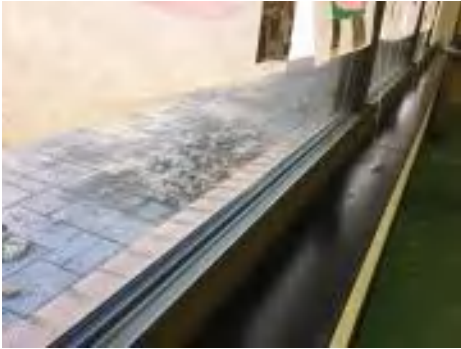
**System:** B2010 - Exterior Walls



**Note:**

## Campus Assessment Report - 1958 Main

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010120 - Single Ply Membrane

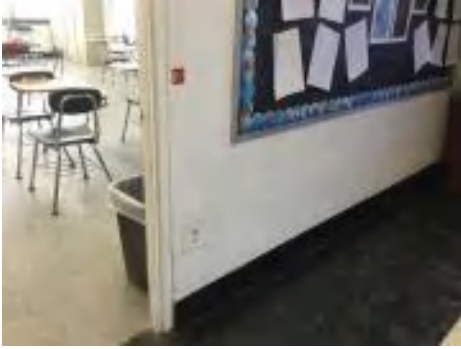


**Note:**



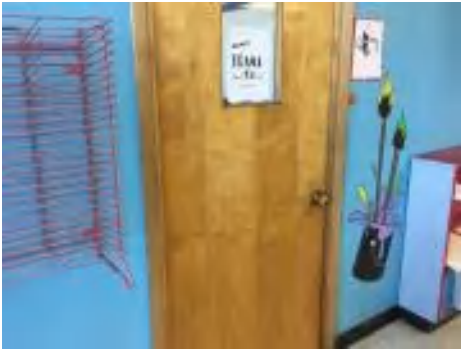
## Campus Assessment Report - 1958 Main

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**

**System:** C1030 - Fittings



**Note:**



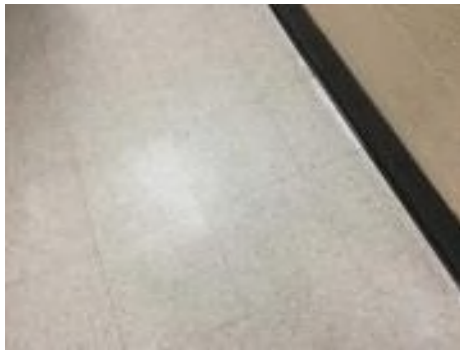
## Campus Assessment Report - 1958 Main

**System:** C3010 - Wall Finishes



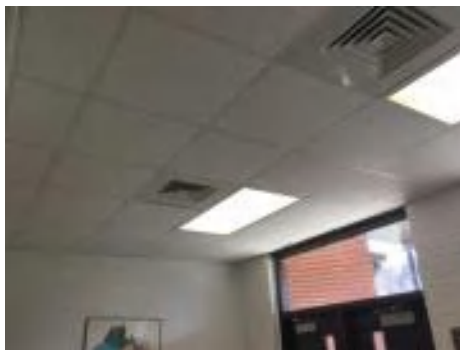
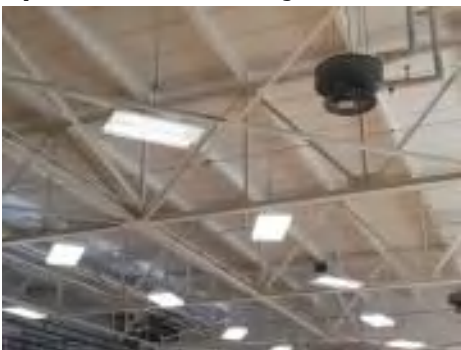
**Note:**

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

## Campus Assessment Report - 1958 Main

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

## Campus Assessment Report - 1958 Main

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**System:** D2090 - Other Plumbing Systems



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**

**System:** D3030 - Cooling Generating Systems



**Note:**



## Campus Assessment Report - 1958 Main

**System:** D3040 - Distribution Systems



**Note:**

**System:** D3050 - Terminal & Package Units



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

## Campus Assessment Report - 1958 Main

**System:** D5010 - Electrical Service/Distribution



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

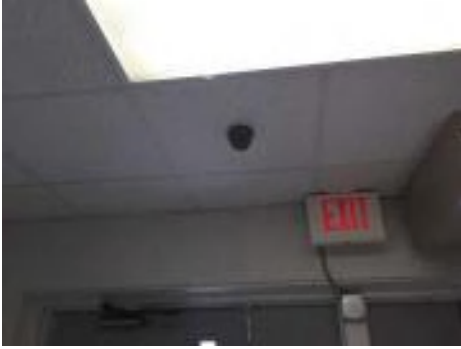
**System:** D5020 - Lighting



**Note:**

## Campus Assessment Report - 1958 Main

**System:** D5030810 - Security & Detection Systems



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**



## Campus Assessment Report - 1958 Main

**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

**System:** E1090 - Other Equipment



**Note:**

## Campus Assessment Report - 1958 Main

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**System:** E2010 - Fixed Furnishings



**Note:**



## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$3,586,453</b>	<b>\$0</b>	<b>\$0</b>	<b>\$375,995</b>	<b>\$962,137</b>	<b>\$1,187,615</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,856,935</b>	<b>\$7,969,135</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$529,819	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$529,819
<b>B2030 - Exterior Doors</b>	\$50,831	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,831
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010120 - Single Ply Membrane</b>	\$465,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$465,214
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,185	\$166,185
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$742,644	\$0	\$0	\$0	\$0	\$0	\$0	\$742,644
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$190,337	\$0	\$0	\$0	\$0	\$0	\$0	\$190,337
<b>C3020 - Floor Finishes</b>	\$524,443	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$524,443
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$663,500	\$0	\$0	\$0	\$0	\$0	\$663,500
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

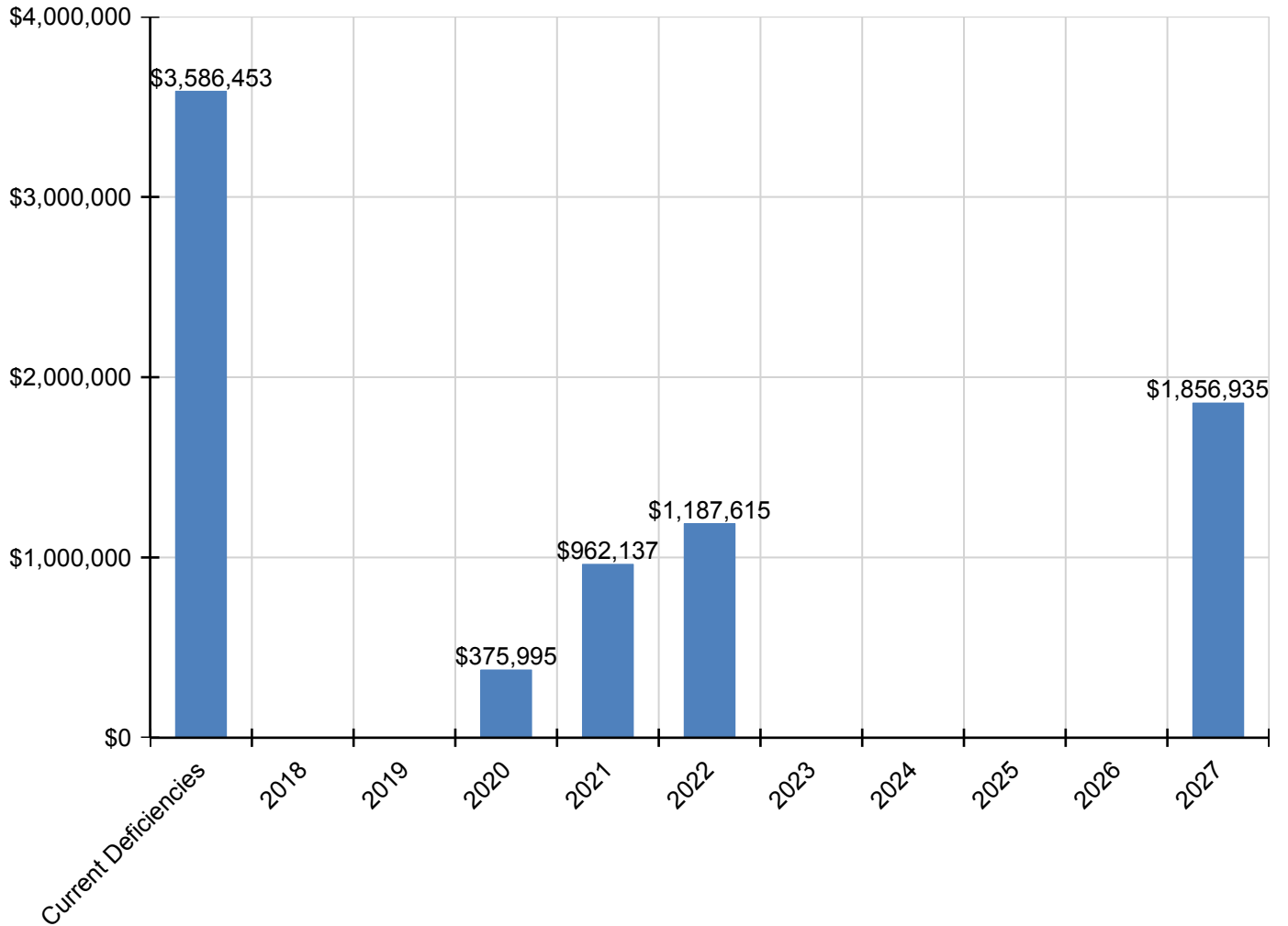
## Campus Assessment Report - 1958 Main

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$51,809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,809
D2030 - Sanitary Waste	\$82,112	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,112
D2090 - Other Plumbing Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$585,917	\$585,917
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$524,115	\$0	\$0	\$0	\$0	\$0	\$0	\$524,115
D3040 - Distribution Systems	\$536,173	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$536,173
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$330,399	\$330,399
D3060 - Controls & Instrumentation	\$166,668	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,668
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$197,460	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$197,460
D4020 - Standpipes	\$34,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,213
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$82,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,601
D5020 - Branch Wiring	\$247,314	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$247,314
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$774,435	\$774,435
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$206,258	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$206,258
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$29,155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,155
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$137,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,342
E1090 - Other Equipment	\$0	\$0	\$0	\$375,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375,995
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$274,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$274,196

\* Indicates non-renewable system

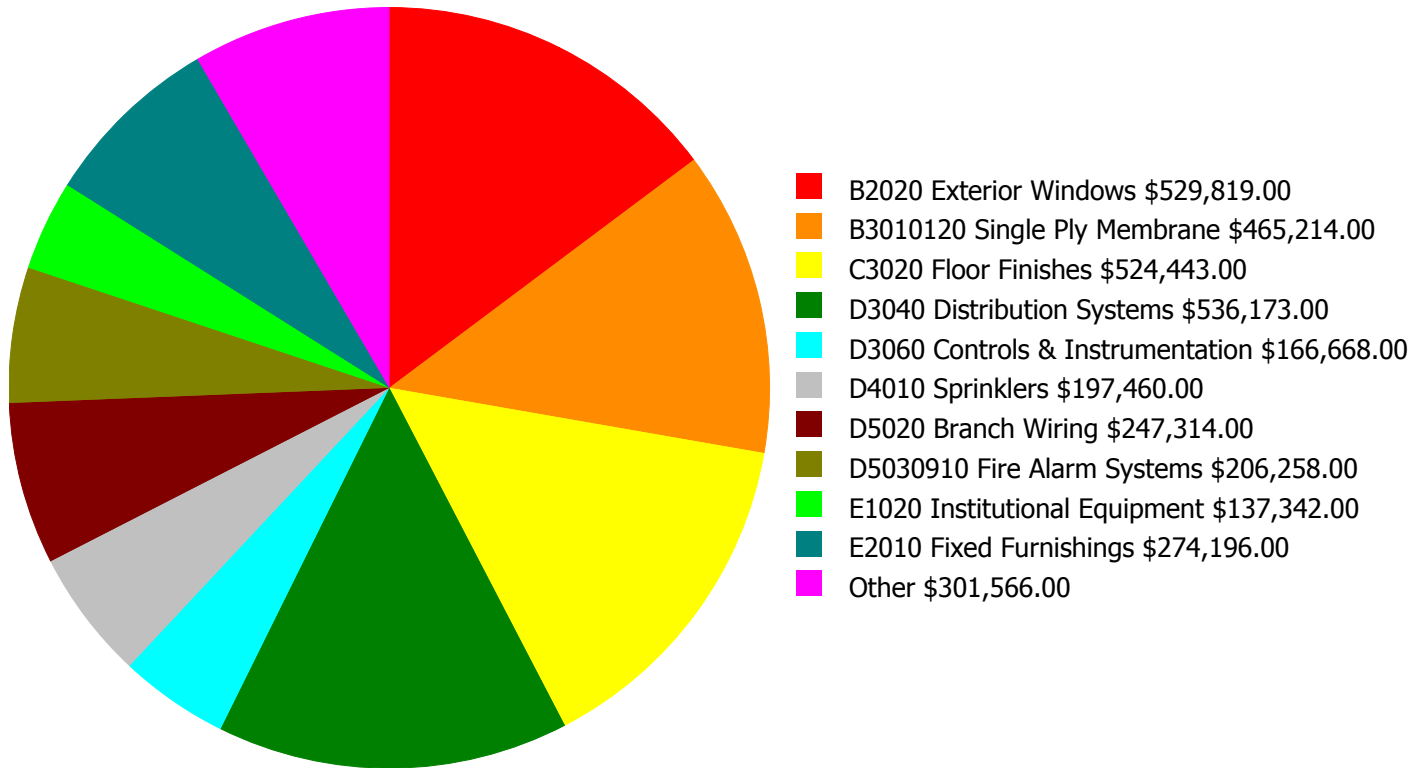
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



## Deficiency Summary by System

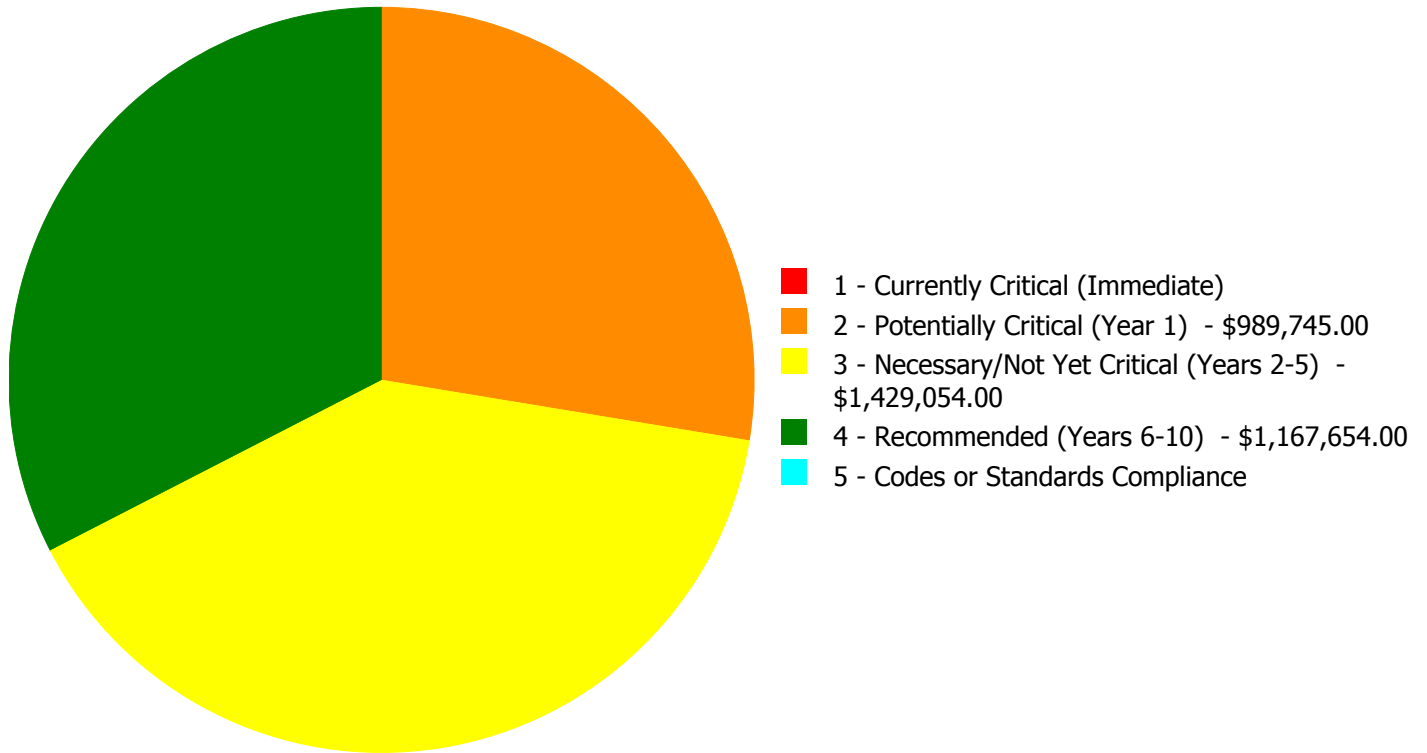
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$3,586,453.00**

## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$3,586,453.00**

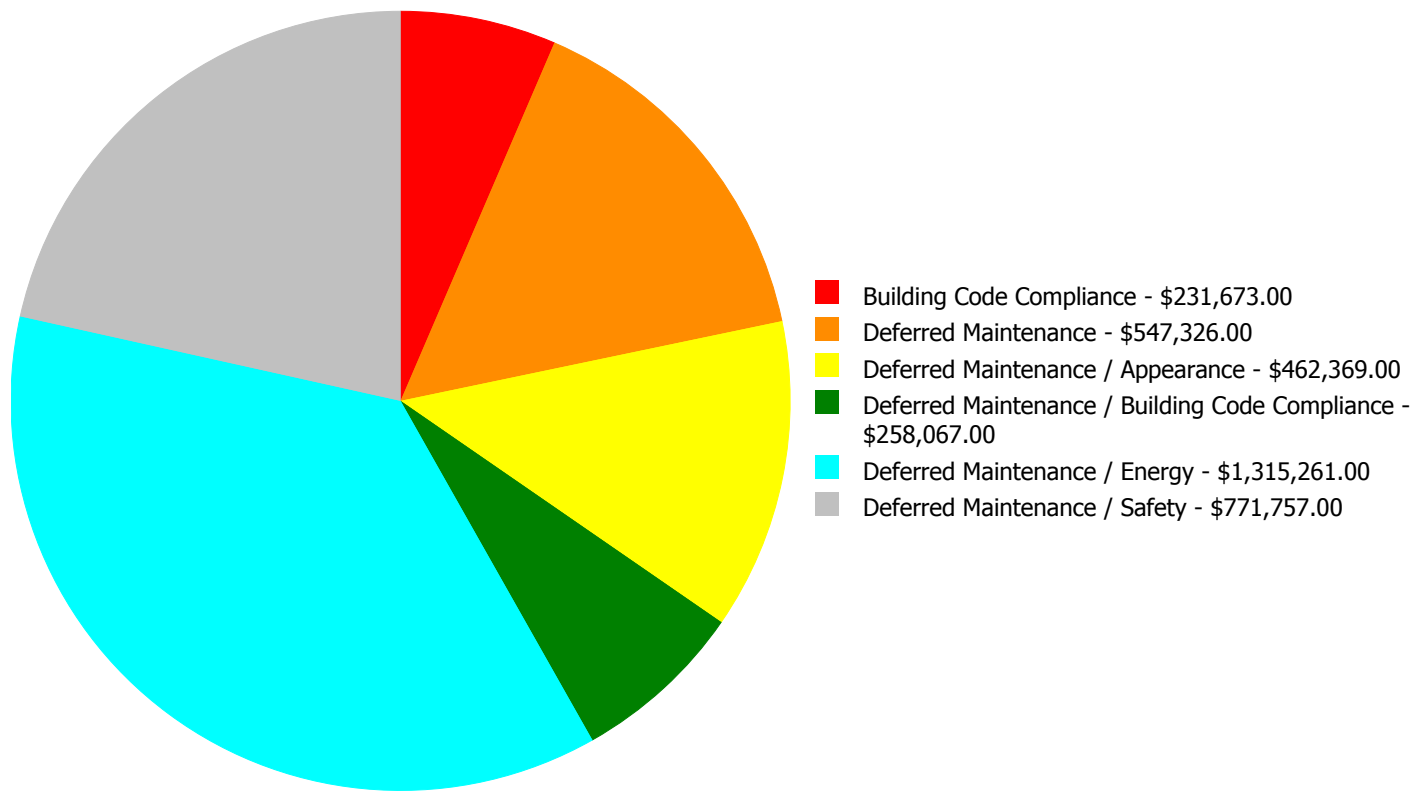
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$529,819.00	\$0.00	\$0.00	\$529,819.00
B2030	Exterior Doors	\$0.00	\$0.00	\$50,831.00	\$0.00	\$0.00	\$50,831.00
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$465,214.00	\$0.00	\$0.00	\$465,214.00
C3020	Floor Finishes	\$0.00	\$0.00	\$0.00	\$524,443.00	\$0.00	\$524,443.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$51,809.00	\$0.00	\$0.00	\$51,809.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$82,112.00	\$0.00	\$0.00	\$82,112.00
D3040	Distribution Systems	\$0.00	\$536,173.00	\$0.00	\$0.00	\$0.00	\$536,173.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$166,668.00	\$0.00	\$0.00	\$166,668.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$197,460.00	\$0.00	\$197,460.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$34,213.00	\$0.00	\$34,213.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$82,601.00	\$0.00	\$0.00	\$82,601.00
D5020	Branch Wiring	\$0.00	\$247,314.00	\$0.00	\$0.00	\$0.00	\$247,314.00
D5030910	Fire Alarm Systems	\$0.00	\$206,258.00	\$0.00	\$0.00	\$0.00	\$206,258.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$0.00	\$137,342.00	\$0.00	\$137,342.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$0.00	\$274,196.00	\$0.00	\$274,196.00
	<b>Total:</b>	\$0.00	\$989,745.00	\$1,429,054.00	\$1,167,654.00	\$0.00	\$3,586,453.00

### Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$3,586,453.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 2 - Potentially Critical (Year 1):

#### System: D3040 - Distribution Systems



**Location:** Throughout  
**Distress:** Failing  
**Category:** Deferred Maintenance / Energy  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$536,173.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** The air distribution system is aged, becoming logistically unsupportable, and should be replaced.

#### System: D5020 - Branch Wiring



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Safety  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$247,314.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.



**System: D5030910 - Fire Alarm Systems**



**Location:** Office  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Building Code Compliance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$206,258.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** Fire alarm system is aged and should be upgraded to conform with current building code.

---

**Priority 3 - Necessary/Not Yet Critical (Years 2-5):**

**System: B2020 - Exterior Windows**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$529,819.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** The aluminum frame, operable, windows are aged, rusted, not energy efficient, and should be replaced.

---

**System: B2030 - Exterior Doors**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$50,831.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** The original exterior doors are aged, rusted, and should be replaced.

---

**System: B3010120 - Single Ply Membrane**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$465,214.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** The EPDM adhered roof coverings are aging, showing signs of failure and should be replaced.

---

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Building Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$51,809.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** The domestic water distribution system is aged, does not include a back-flow preventer, and should be replaced.

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$82,112.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** The sanitary waste system is aged, has reported periodic failures, and should be replaced.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$166,668.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** The HVAC controls system is aged, becoming logistically unsupportable, and should be replaced.

---

**System: D5010 - Electrical Service/Distribution**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$82,601.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** The original electrical distribution system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

---

**Priority 4 - Recommended (Years 6-10):**

**System: C3020 - Floor Finishes**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Safety  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$524,443.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** The VCT flooring is aged, cracked, worn, and should be replaced and ACM tile removed.

---

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$197,460.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

---

**System: D4020 - Standpipes**

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$34,213.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

---

**System: E1020 - Institutional Equipment**



**Location:** Stage  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$137,342.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** Theater and stage equipment is aged and should be replaced.

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$274,196.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** The fixed furnishings are aged, in marginal condition, and should be replaced.

---



## Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	600
Year Built:	1958
Last Renovation:	
Replacement Value:	\$100,110
Repair Cost:	\$37,133.00
Total FCI:	37.09 %
Total RSLI:	25.53 %
FCA Score:	62.91



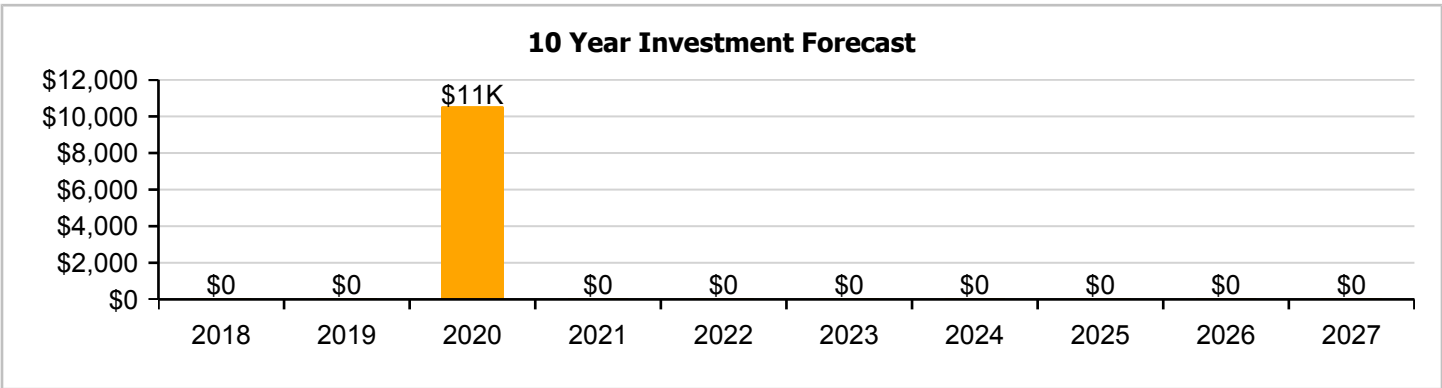
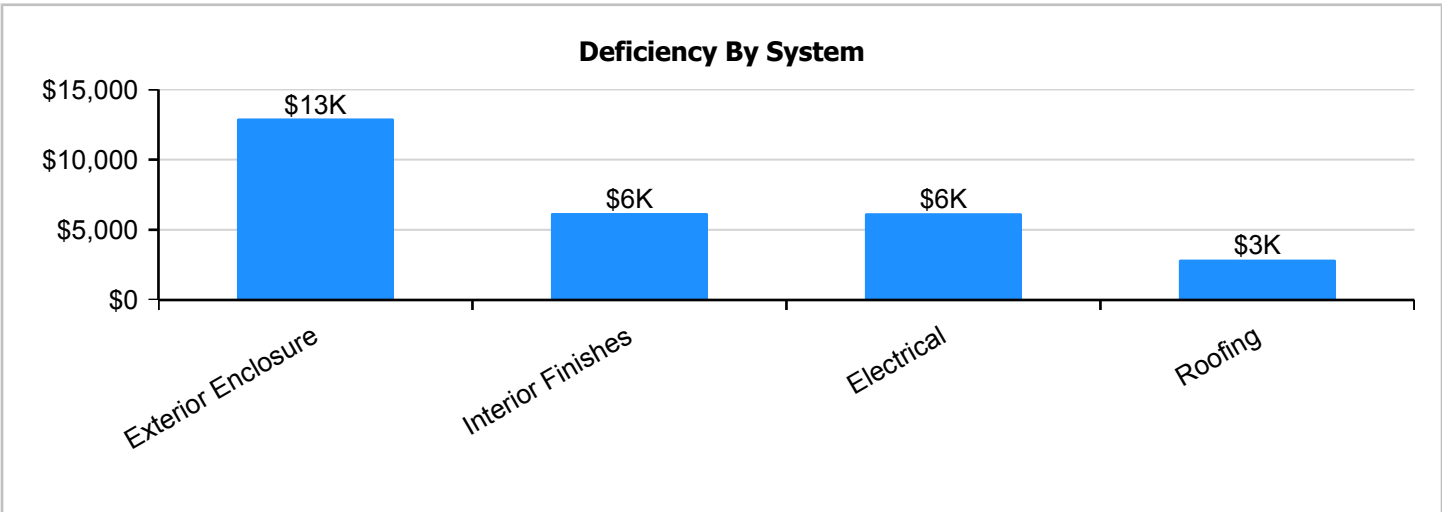
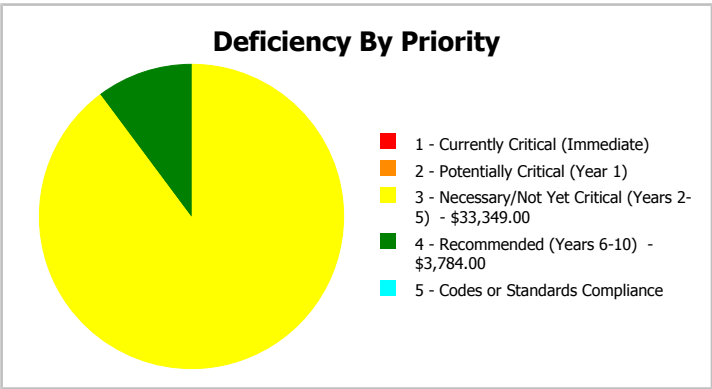
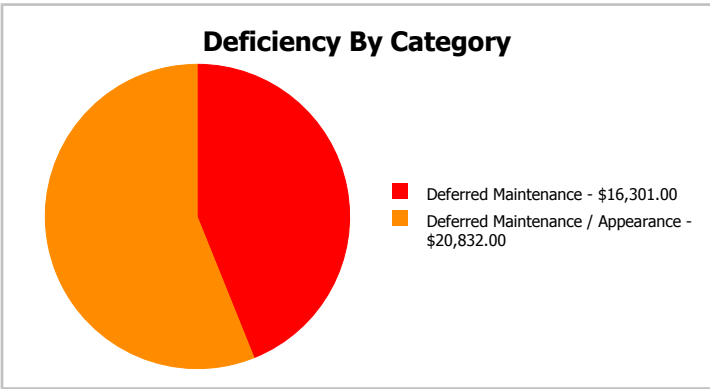
### Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	MS -Middle School	Gross Area:	600
Year Built:	1958	Last Renovation:	
Repair Cost:	\$37,133	Replacement Value:	\$100,110
FCI:	37.09 %	RSLI%:	25.53 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	41.00 %	0.00 %	\$0.00
B10 - Superstructure	41.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	21.96 %	51.08 %	\$17,048.00
B30 - Roofing	0.00 %	145.99 %	\$3,784.00
C30 - Interior Finishes	9.91 %	50.40 %	\$8,164.00
D50 - Electrical	0.00 %	109.99 %	\$8,137.00
<b>Totals:</b>	<b>25.53 %</b>	<b>37.09 %</b>	<b>\$37,133.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). Northwest Elevation - Feb 02, 2017



2). Southeast Elevation - Feb 02, 2017



3). South Elevation - Feb 02, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	600	100	1958	2058		41.00 %	0.00 %	41			\$12,078
A1030	Slab on Grade	\$19.75	S.F.	600	100	1958	2058		41.00 %	0.00 %	41			\$11,850
B1010	Floor Construction	\$11.44	S.F.	600	100	1958	2058		41.00 %	0.00 %	41			\$6,864
B1020	Roof Construction	\$16.26	S.F.	600	100	1958	2058		41.00 %	0.00 %	41			\$9,756
B2010	Exterior Walls	\$29.79	S.F.	600	100	1958	2058		41.00 %	0.00 %	41			\$17,874
B2020	Exterior Windows	\$17.17	S.F.	600	30	1958	1988		0.00 %	110.00 %	-29		\$11,332.00	\$10,302
B2030	Exterior Doors	\$8.66	S.F.	600	30	1958	1988		0.00 %	110.01 %	-29		\$5,716.00	\$5,196
B3010140	Asphalt Shingles	\$4.32	S.F.	600	20	1958	1978		0.00 %	145.99 %	-39		\$3,784.00	\$2,592
C3010	Wall Finishes	\$5.11	S.F.	600	10	2010	2020		30.00 %	0.00 %	3			\$3,066
C3020	Floor Finishes	\$12.37	S.F.	600	20	1958	1978		0.00 %	110.00 %	-39		\$8,164.00	\$7,422
C3030	Ceiling Finishes	\$9.52	S.F.	600	25	1995	2020		12.00 %	0.00 %	3			\$5,712
D5010	Electrical Service/Distribution	\$3.09	S.F.	600	40	1958	1998		0.00 %	109.98 %	-19		\$2,039.00	\$1,854
D5020	Branch Wiring	\$9.24	S.F.	600	30	1958	1988		0.00 %	109.99 %	-29		\$6,098.00	\$5,544
<b>Total</b>									<b>25.53 %</b>	<b>37.09 %</b>			<b>\$37,133.00</b>	<b>\$100,110</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

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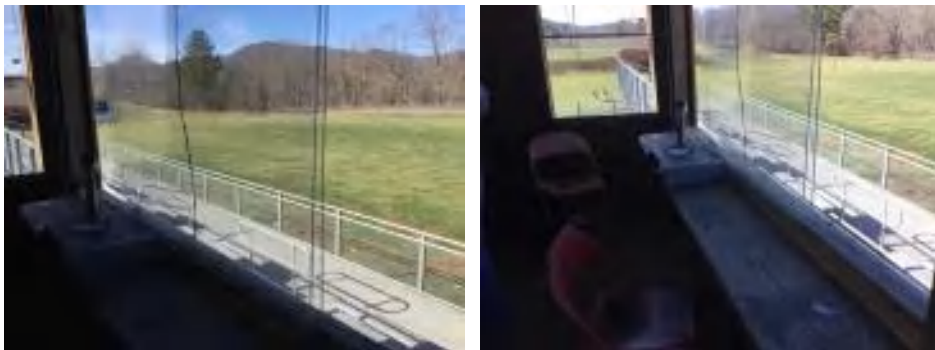
**System:** B2010 - Exterior Walls



**Note:**

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**System:** B2020 - Exterior Windows



**Note:**

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**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 1958 Press Box

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**System:** B3010140 - Asphalt Shingles



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**



## Campus Assessment Report - 1958 Press Box

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**System:** C3030 - Ceiling Finishes



**Note:**

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**System:** D5010 - Electrical Service/Distribution



**Note:**

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**System:** D5020 - Branch Wiring



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

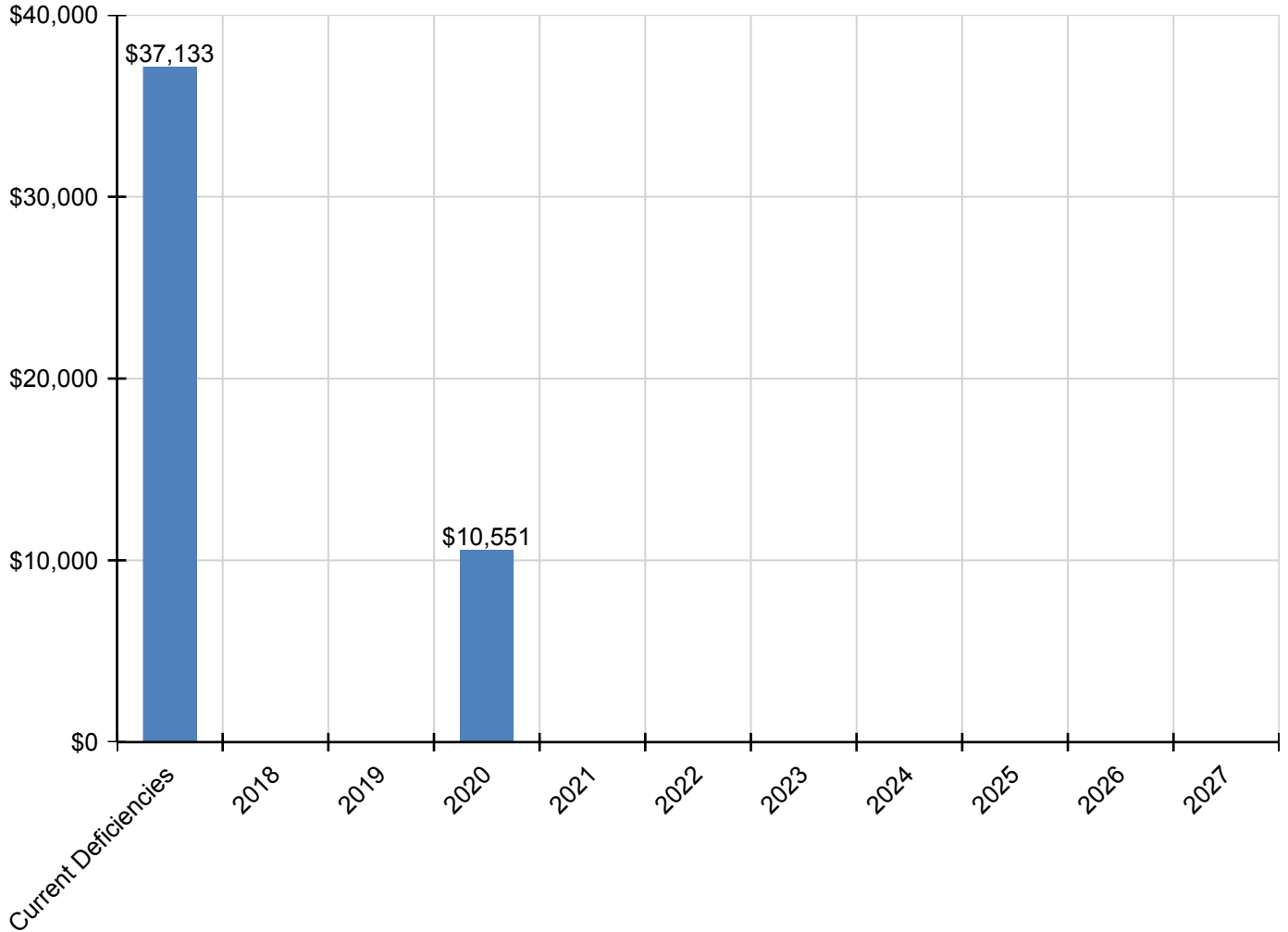
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$37,133</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,551</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$47,684</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$11,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,332
<b>B2030 - Exterior Doors</b>	\$5,716	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,716
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$3,784	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,784
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$3,686	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,686
<b>C3020 - Floor Finishes</b>	\$8,164	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,164
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$6,866	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,866
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D50 - Electrical</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5010 - Electrical Service/Distribution</b>	\$2,039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,039
<b>D5020 - Branch Wiring</b>	\$6,098	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,098

*\* Indicates non-renewable system*

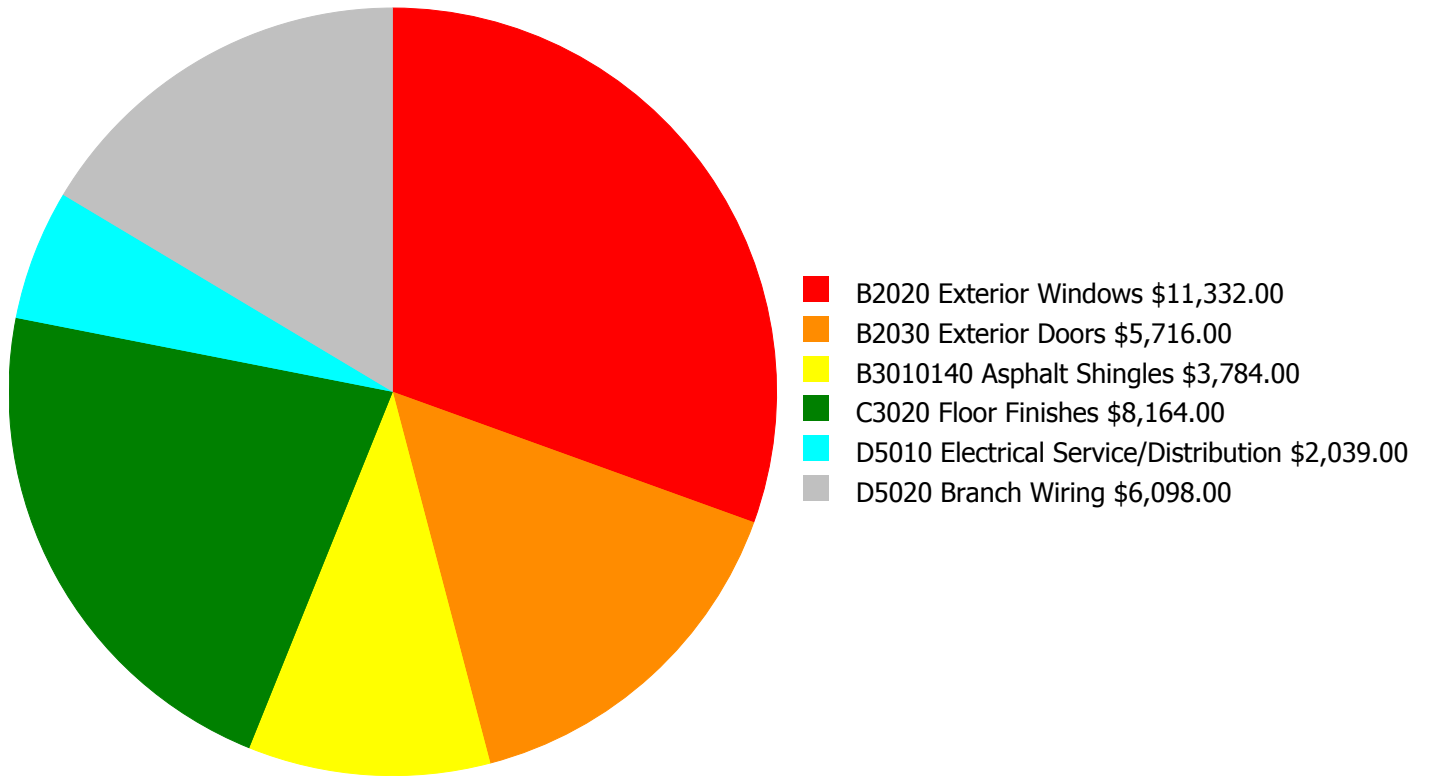
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



## Deficiency Summary by System

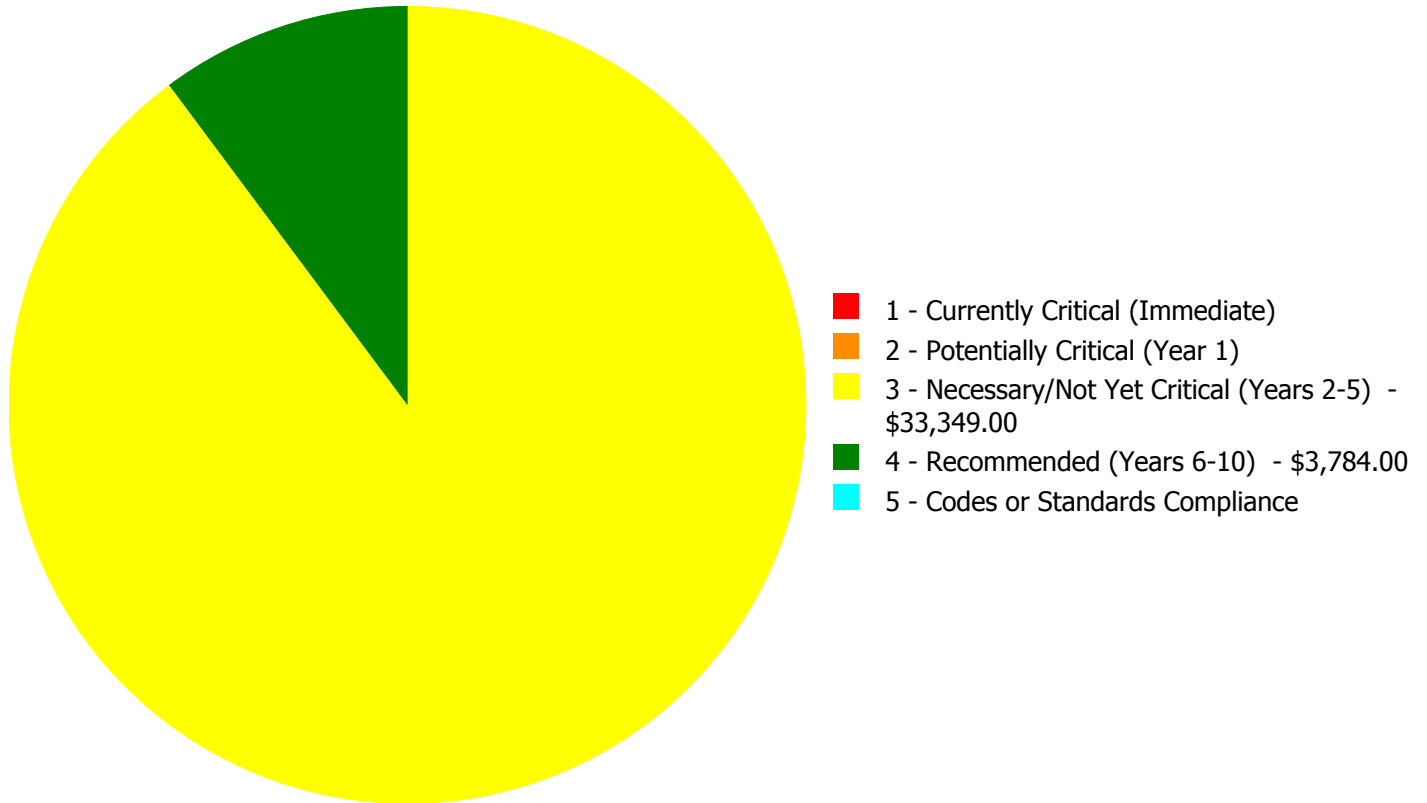
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$37,133.00**

## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$37,133.00**

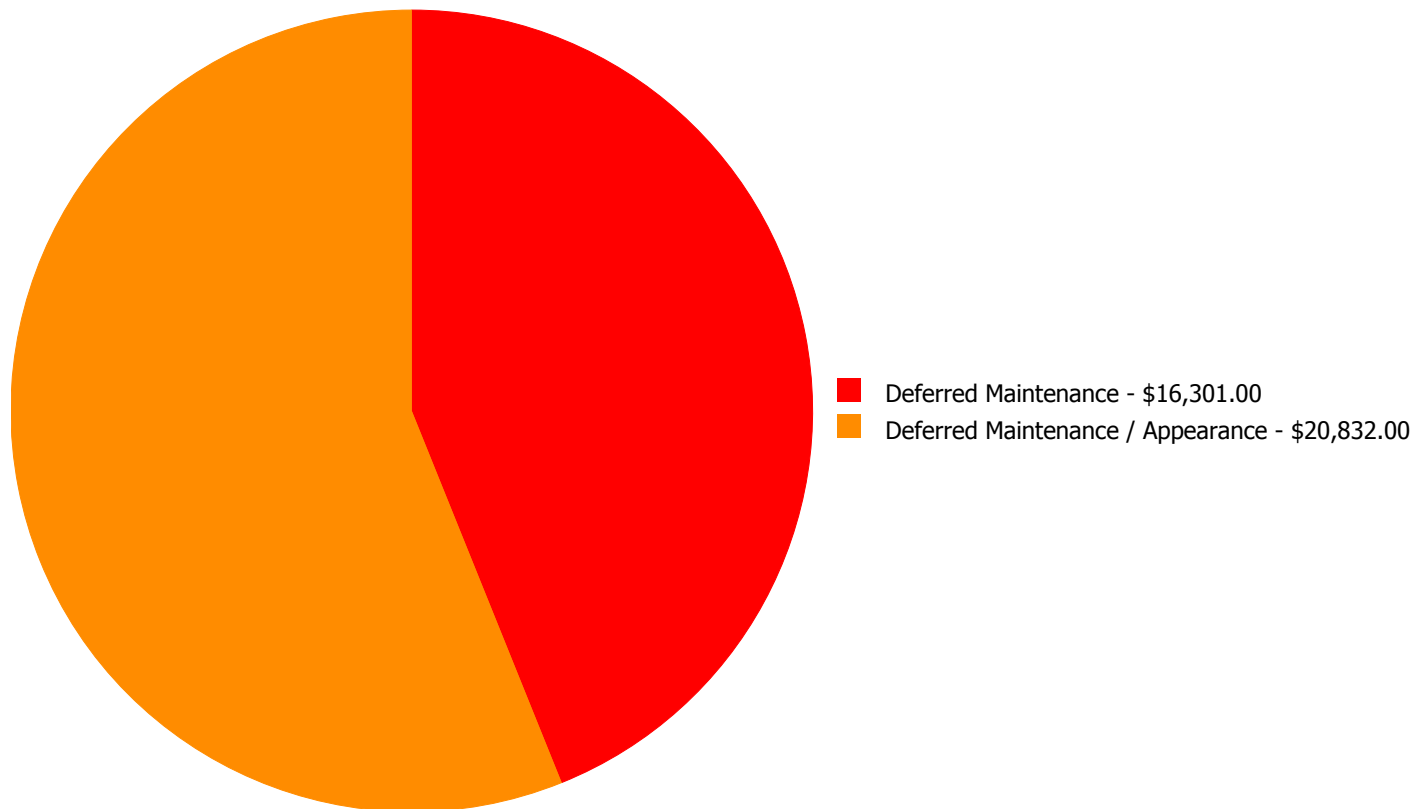
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$11,332.00	\$0.00	\$0.00	\$11,332.00
B2030	Exterior Doors	\$0.00	\$0.00	\$5,716.00	\$0.00	\$0.00	\$5,716.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$0.00	\$3,784.00	\$0.00	\$3,784.00
C3020	Floor Finishes	\$0.00	\$0.00	\$8,164.00	\$0.00	\$0.00	\$8,164.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$2,039.00	\$0.00	\$0.00	\$2,039.00
D5020	Branch Wiring	\$0.00	\$0.00	\$6,098.00	\$0.00	\$0.00	\$6,098.00
	<b>Total:</b>	\$0.00	\$0.00	\$33,349.00	\$3,784.00	\$0.00	\$37,133.00

### Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$37,133.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 3 - Necessary/Not Yet Critical (Years 2-5):

#### System: B2020 - Exterior Windows



**Location:** Throughout  
**Distress:** Failing  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 600.00  
**Unit of Measure:** S.F.  
**Estimate:** \$11,332.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The plexi-glass, single pane windows are aged, warped, not energy efficient, and should be replaced.

---

#### System: B2030 - Exterior Doors



**Location:** Entrance  
**Distress:** Damaged  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 600.00  
**Unit of Measure:** S.F.  
**Estimate:** \$5,716.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The original exterior doors are aged, damaged, and should be replaced.

---



**System: C3020 - Floor Finishes**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 600.00  
**Unit of Measure:** S.F.  
**Estimate:** \$8,164.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** Flooring requires painting or sealing to protect building material.

---

**System: D5010 - Electrical Service/Distribution**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 600.00  
**Unit of Measure:** S.F.  
**Estimate:** \$2,039.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The original electrical service is operating but is in poor condition and should be replaced.

---

**System: D5020 - Branch Wiring**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 600.00  
**Unit of Measure:** S.F.  
**Estimate:** \$6,098.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.

---

**Priority 4 - Recommended (Years 6-10):**

**System: B3010140 - Asphalt Shingles**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 600.00  
**Unit of Measure:** S.F.  
**Estimate:** \$3,784.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The asphalt shingle roofing is aged, damaged and should be replaced.

---

**Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	400
Year Built:	1958
Last Renovation:	
Replacement Value:	\$45,780
Repair Cost:	\$7,314.00
Total FCI:	15.98 %
Total RSLI:	15.65 %
FCA Score:	84.02



**Description:**

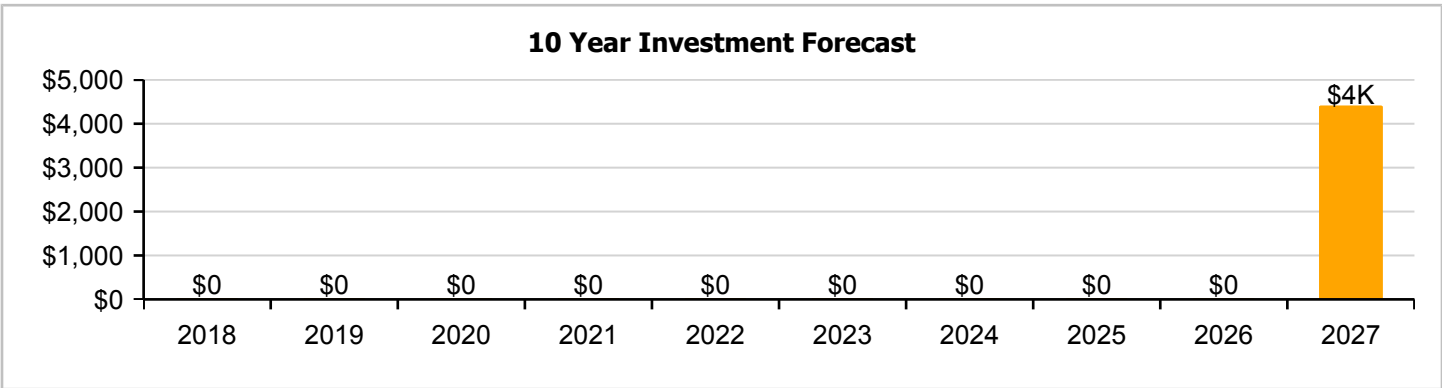
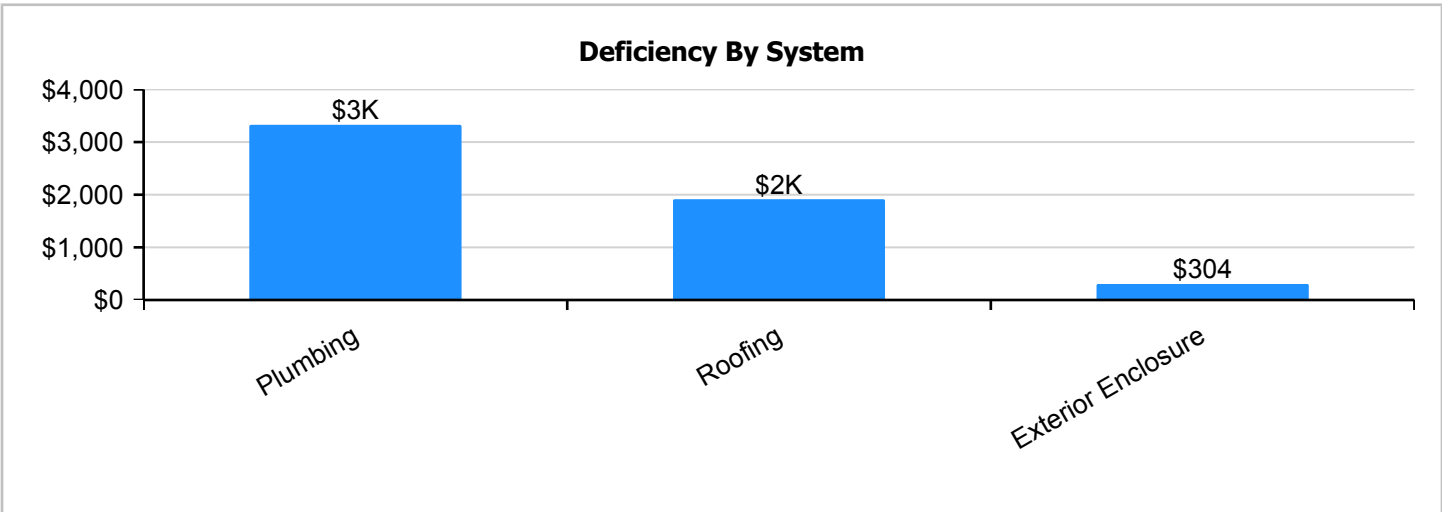
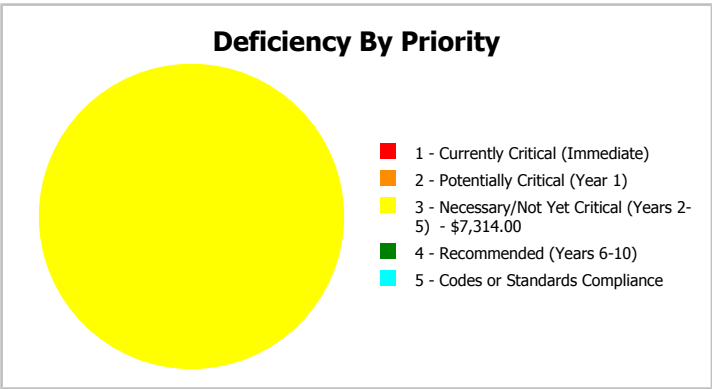
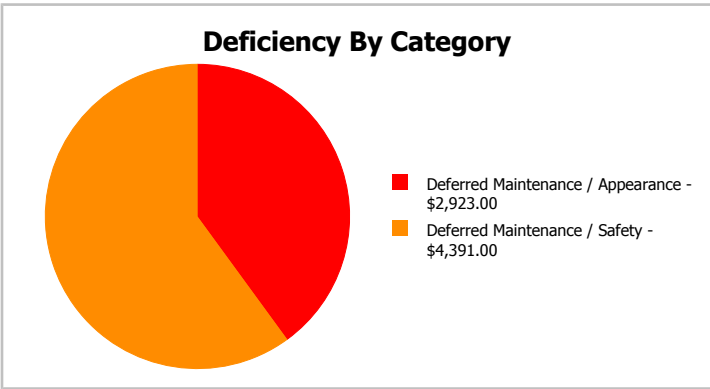
School use only for baseball season. Used for County activities all other times. No access to inside.

Deficiencies listed are only those visible or evident from the exterior.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	MS -Middle School	Gross Area:	400
Year Built:	1958	Last Renovation:	
Repair Cost:	\$7,314	Replacement Value:	\$45,780
FCI:	15.98 %	RSLI%:	15.65 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	41.00 %	0.00 %	\$0.00
B10 - Superstructure	41.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	29.10 %	3.93 %	\$400.00
B30 - Roofing	0.00 %	146.01 %	\$2,523.00
C10 - Interior Construction	21.33 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	65.50 %	\$4,391.00
D50 - Electrical	0.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>15.65 %</b>	<b>15.98 %</b>	<b>\$7,314.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). North Elevation - Feb 02, 2017



2). East Elevation - Feb 02, 2017



3). South Elevation - Feb 02, 2017



4). West Elevation - Feb 02, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.



## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	400	100	1958	2058		41.00 %	0.00 %	41			\$2,772
A1030	Slab on Grade	\$7.37	S.F.	400	100	1958	2058		41.00 %	0.00 %	41			\$2,948
B1020	Roof Construction	\$5.98	S.F.	400	100	1958	2058		41.00 %	0.00 %	41			\$2,392
B2010	Exterior Walls	\$18.04	S.F.	400	100	1958	2058		41.00 %	0.00 %	41			\$7,216
B2020	Exterior Windows	\$6.47	S.F.	400	30	1958	1988		0.00 %	0.00 %	-29			\$2,588
B2030	Exterior Doors	\$0.91	S.F.	400	30	1958	1988		0.00 %	109.89 %	-29		\$400.00	\$364
B3010140	Asphalt Shingles	\$4.32	S.F.	400	20	1958	1978		0.00 %	146.01 %	-39		\$2,523.00	\$1,728
C1010	Partitions	\$10.34	S.F.	400	75	1958	2033		21.33 %	0.00 %	16			\$4,136
C3010	Wall Finishes	\$7.46	S.F.	400	10	1958	1968		0.00 %	0.00 %	-49			\$2,984
C3020	Floor Finishes	\$12.74	S.F.	400	20	1958	1978		0.00 %	0.00 %	-39			\$5,096
C3030	Ceiling Finishes	\$9.53	S.F.	400	25	1958	1983		0.00 %	0.00 %	-34			\$3,812
D2010	Plumbing Fixtures	\$9.98	S.F.	400	30	1958	1988		0.00 %	109.99 %	-29		\$4,391.00	\$3,992
D2020	Domestic Water Distribution	\$0.84	S.F.	400	30	1958	1988		0.00 %	0.00 %	-29			\$336
D2030	Sanitary Waste	\$5.94	S.F.	400	30	1958	1988		0.00 %	0.00 %	-29			\$2,376
D5010	Electrical Service/Distribution	\$1.47	S.F.	400	40	1958	1998		0.00 %	0.00 %	-19			\$588
D5020	Branch Wiring	\$2.55	S.F.	400	30	1958	1988		0.00 %	0.00 %	-29			\$1,020
D5020	Lighting	\$3.58	S.F.	400	30	1958	1988		0.00 %	0.00 %	-29			\$1,432
<b>Total</b>									<b>15.65 %</b>	<b>15.98 %</b>			<b>\$7,314.00</b>	<b>\$45,780</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

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**System:** B1020 - Roof Construction



**Note:**

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**System:** B2010 - Exterior Walls



**Note:**

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**System:** B2020 - Exterior Windows



**Note:**

## Campus Assessment Report - 1958 Softball Fieldhouse

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**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010140 - Asphalt Shingles



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

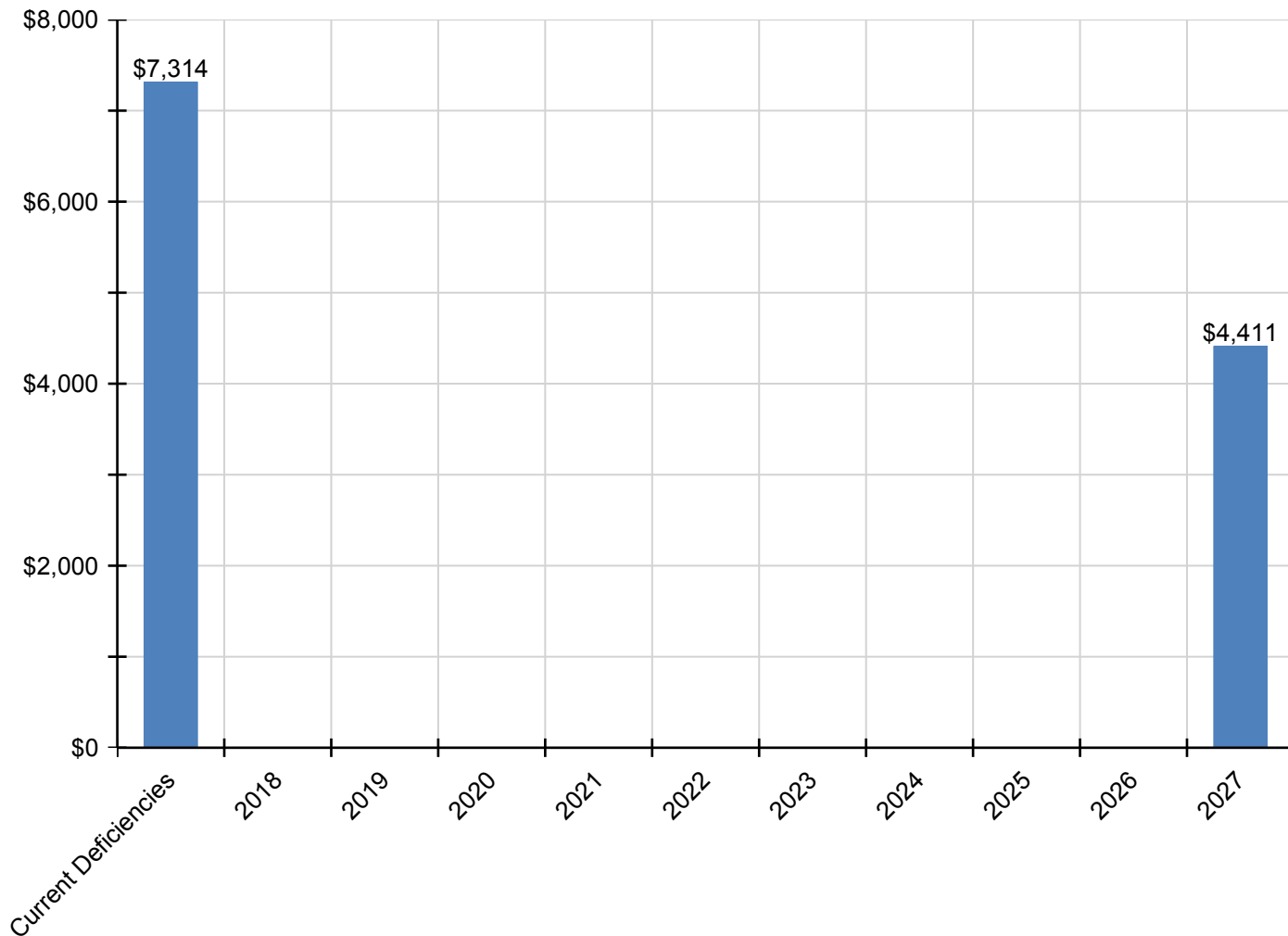
# Campus Assessment Report - 1958 Softball Fieldhouse

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$7,314</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,411</b>	<b>\$11,725</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$2,523	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,523
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,411	\$4,411
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D2010 - Plumbing Fixtures</b>	\$4,391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,391
<b>D2020 - Domestic Water Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D2030 - Sanitary Waste</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D50 - Electrical</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5010 - Electrical Service/Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5020 - Branch Wiring</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5020 - Lighting</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

*\* Indicates non-renewable system*

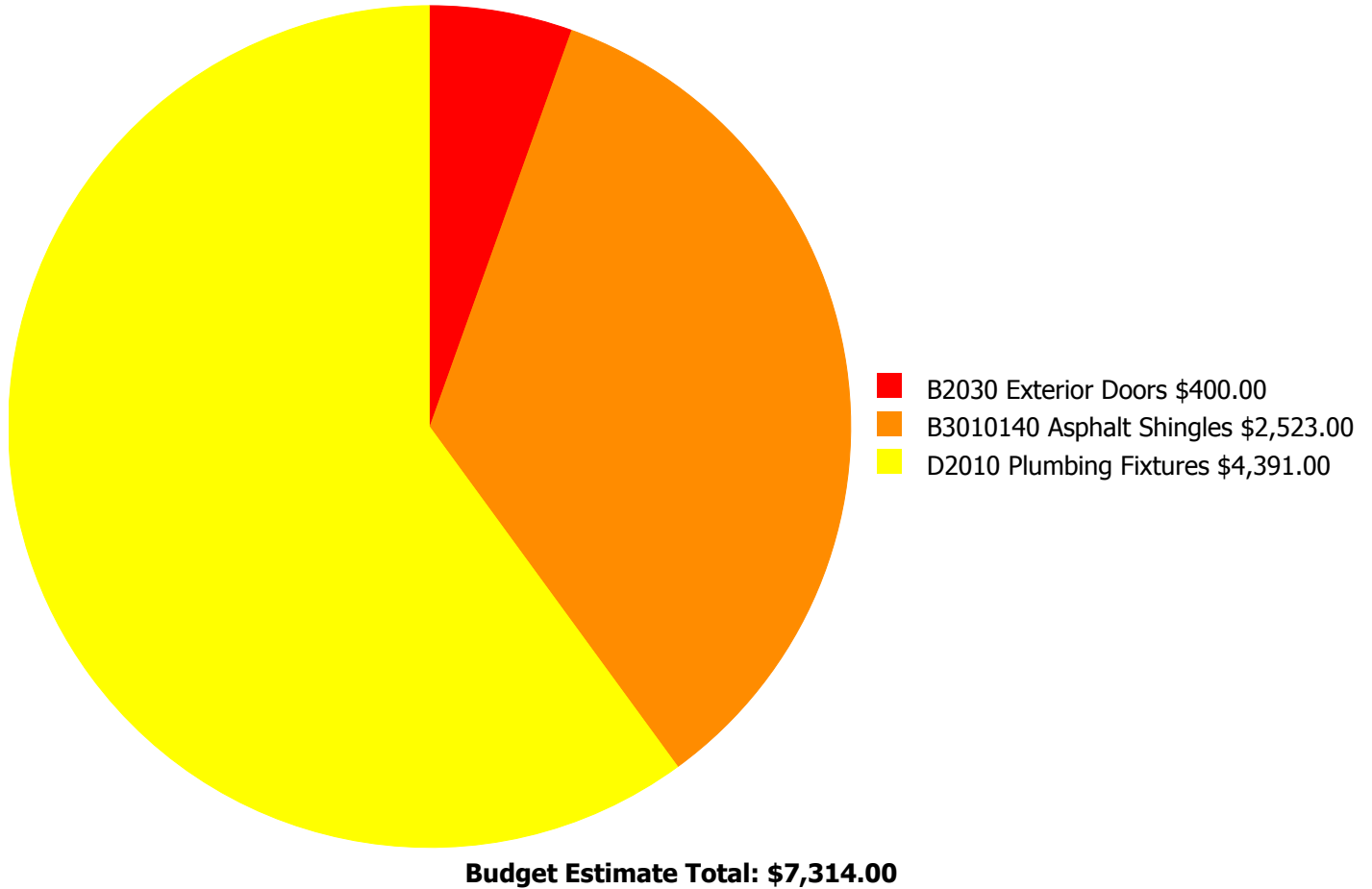
### Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



## Deficiency Summary by System

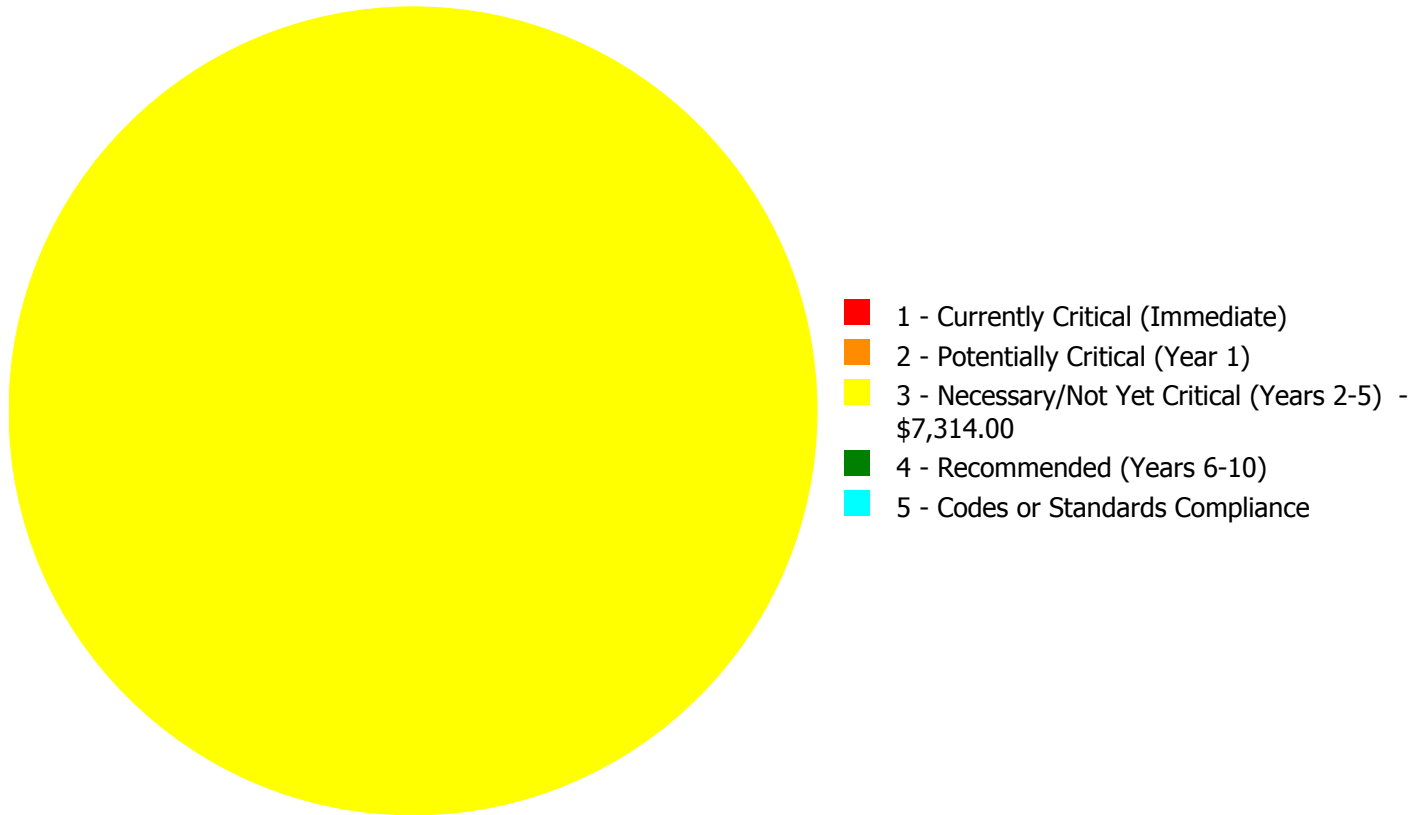
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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





## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$7,314.00**

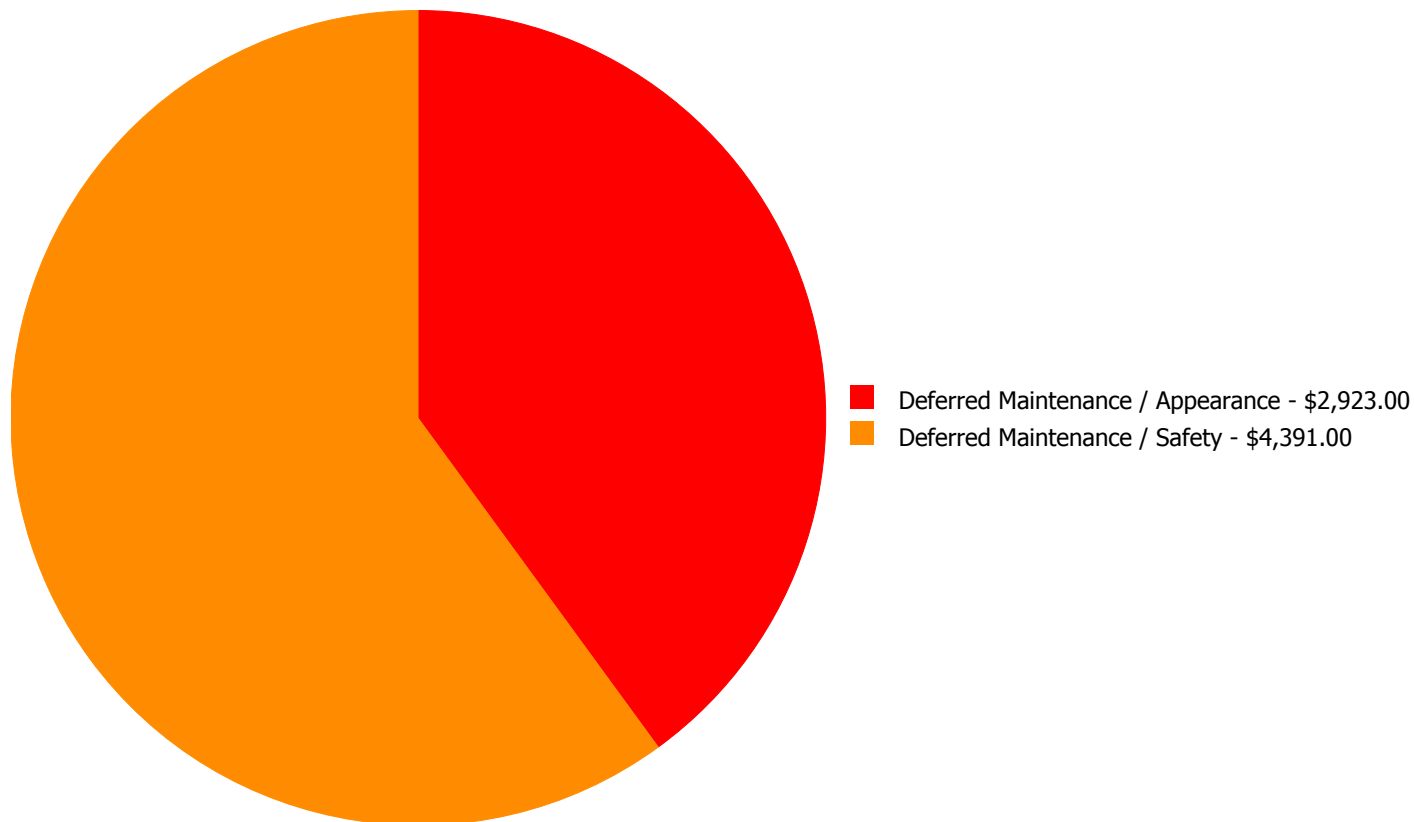
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$400.00	\$0.00	\$0.00	\$400.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$2,523.00	\$0.00	\$0.00	\$2,523.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$4,391.00	\$0.00	\$0.00	\$4,391.00
	<b>Total:</b>	\$0.00	\$0.00	\$7,314.00	\$0.00	\$0.00	\$7,314.00

### Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$7,314.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 3 - Necessary/Not Yet Critical (Years 2-5):

#### **System: B2030 - Exterior Doors**



**Location:** Throughout  
**Distress:** Damaged  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 400.00  
**Unit of Measure:** S.F.  
**Estimate:** \$400.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The original exterior doors are aged, damaged, and should be replaced.

---

#### **System: B3010140 - Asphalt Shingles**



**Location:** Roof  
**Distress:** Failing  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 400.00  
**Unit of Measure:** S.F.  
**Estimate:** \$2,523.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The asphalt shingle roofing is aged, damaged and should be replaced.

---

**System: D2010 - Plumbing Fixtures**



**Location:** Exterior  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 400.00  
**Unit of Measure:** S.F.  
**Estimate:** \$4,391.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

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**Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index ( FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	250
Year Built:	1963
Last Renovation:	
Replacement Value:	\$21,841
Repair Cost:	\$12,094.00
Total FCI:	55.37 %
Total RSLI:	22.65 %
FCA Score:	44.63



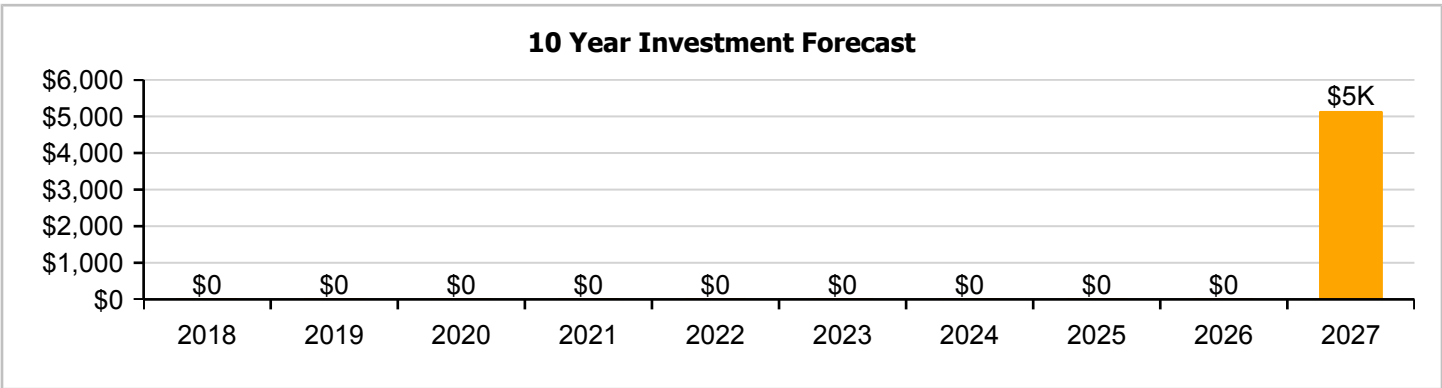
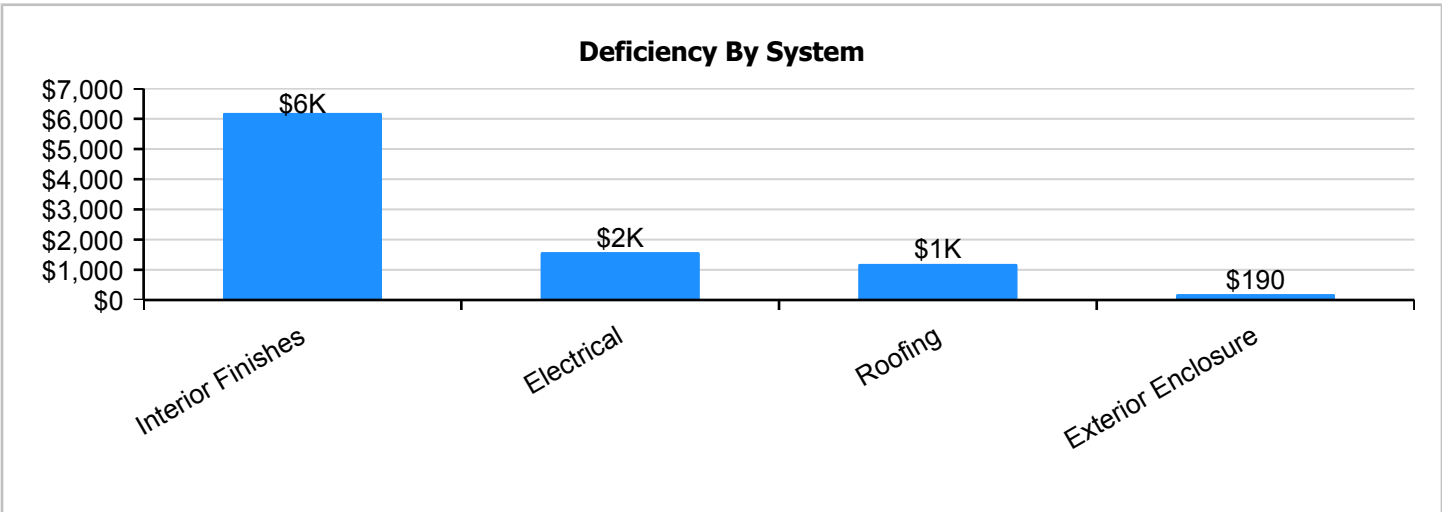
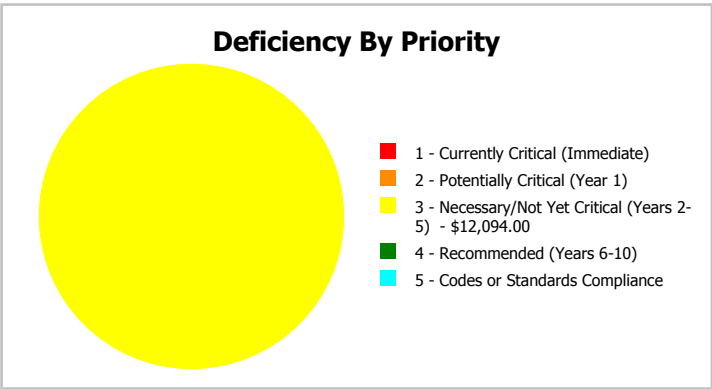
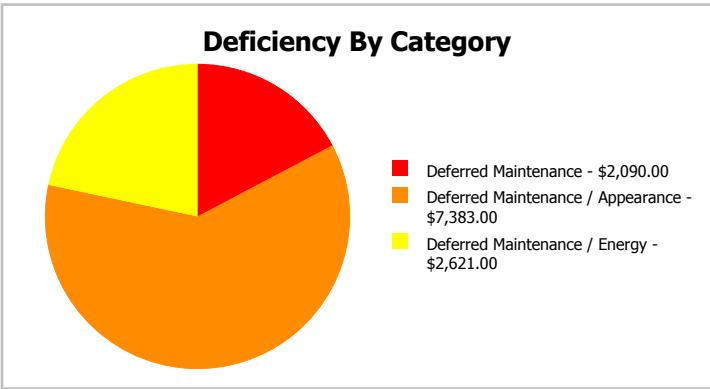
**Description:**

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	MS -Middle School	Gross Area:	250
Year Built:	1963	Last Renovation:	
Repair Cost:	\$12,094	Replacement Value:	\$21,841
FCI:	55.37 %	RSLI%:	22.65 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	46.00 %	0.00 %	\$0.00
B10 - Superstructure	46.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	41.13 %	3.93 %	\$250.00
B30 - Roofing	0.00 %	146.02 %	\$1,577.00
C30 - Interior Finishes	0.00 %	110.01 %	\$8,177.00
D50 - Electrical	0.00 %	109.94 %	\$2,090.00
<b>Totals:</b>	<b>22.65 %</b>	<b>55.37 %</b>	<b>\$12,094.00</b>



## Photo Album

The photo album consists of the various cardinal directions of the building..

1). North Elevation - Feb 02, 2017



2). East Elevation - Feb 02, 2017



3). West Elevation - Feb 02, 2017



4). South Elevation - Feb 02, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	250	100	1963	2063		46.00 %	0.00 %	46			\$1,733
A1030	Slab on Grade	\$7.37	S.F.	250	100	1963	2063		46.00 %	0.00 %	46			\$1,843
B1020	Roof Construction	\$5.98	S.F.	250	100	1963	2063		46.00 %	0.00 %	46			\$1,495
B2010	Exterior Walls	\$18.04	S.F.	250	100	1963	2063		46.00 %	0.00 %	46			\$4,510
B2020	Exterior Windows	\$6.47	S.F.	250	30	1997	2027		33.33 %	0.00 %	10			\$1,618
B2030	Exterior Doors	\$0.91	S.F.	250	30	1963	1993		0.00 %	109.65 %	-24		\$250.00	\$228
B3010140	Asphalt Shingles	\$4.32	S.F.	250	20	1963	1983		0.00 %	146.02 %	-34		\$1,577.00	\$1,080
C3010	Wall Finishes	\$7.46	S.F.	250	10	1963	1973		0.00 %	110.03 %	-44		\$2,052.00	\$1,865
C3020	Floor Finishes	\$12.74	S.F.	250	20	1963	1983		0.00 %	110.02 %	-34		\$3,504.00	\$3,185
C3030	Ceiling Finishes	\$9.53	S.F.	250	25	1963	1988		0.00 %	109.99 %	-29		\$2,621.00	\$2,383
D5010	Electrical Service/Distribution	\$1.47	S.F.	250	40	1963	2003		0.00 %	109.78 %	-14		\$404.00	\$368
D5020	Branch Wiring	\$2.55	S.F.	250	30	1963	1993		0.00 %	109.87 %	-24		\$701.00	\$638
D5020	Lighting	\$3.58	S.F.	250	30	1963	1993		0.00 %	110.06 %	-24		\$985.00	\$895
<b>Total</b>									<b>22.65 %</b>	<b>55.37 %</b>			<b>\$12,094.00</b>	<b>\$21,841</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

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**System:** B1020 - Roof Construction



**Note:**

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**System:** B2010 - Exterior Walls



**Note:**

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**System:** B2020 - Exterior Windows

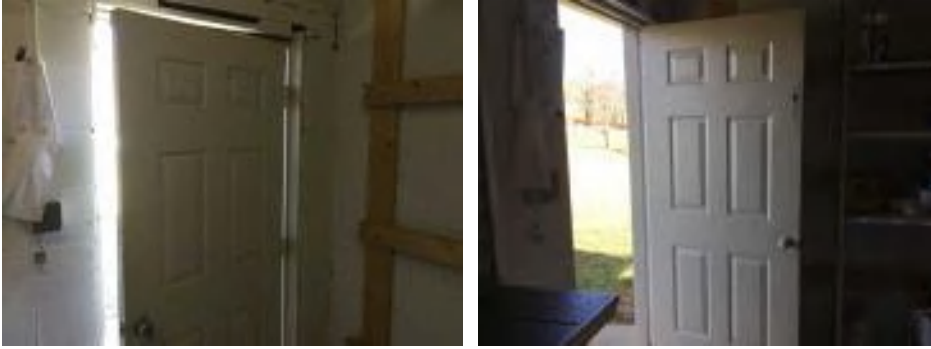


**Note:**

## Campus Assessment Report - 1963 Concession

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**System:** B2030 - Exterior Doors



**Note:**

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**System:** B3010140 - Asphalt Shingles



**Note:**

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**System:** C3010 - Wall Finishes

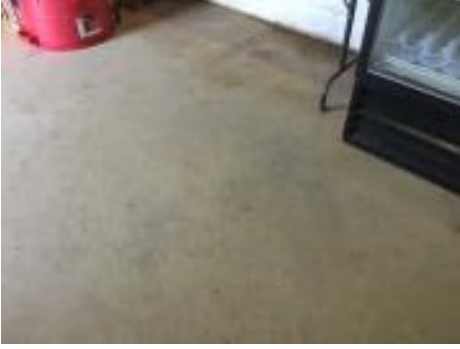


**Note:**

## Campus Assessment Report - 1963 Concession

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**System:** C3020 - Floor Finishes



**Note:**

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**System:** C3030 - Ceiling Finishes



**Note:**

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**System:** D5010 - Electrical Service/Distribution



**Note:**

## Campus Assessment Report - 1963 Concession

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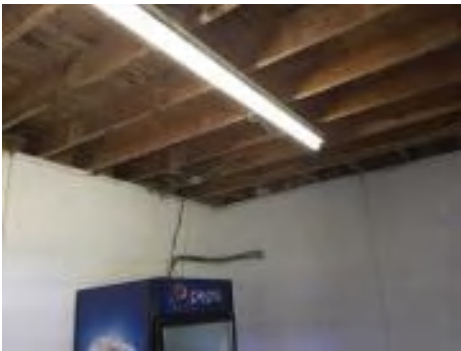
**System:** D5020 - Branch Wiring



**Note:**

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**System:** D5020 - Lighting



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

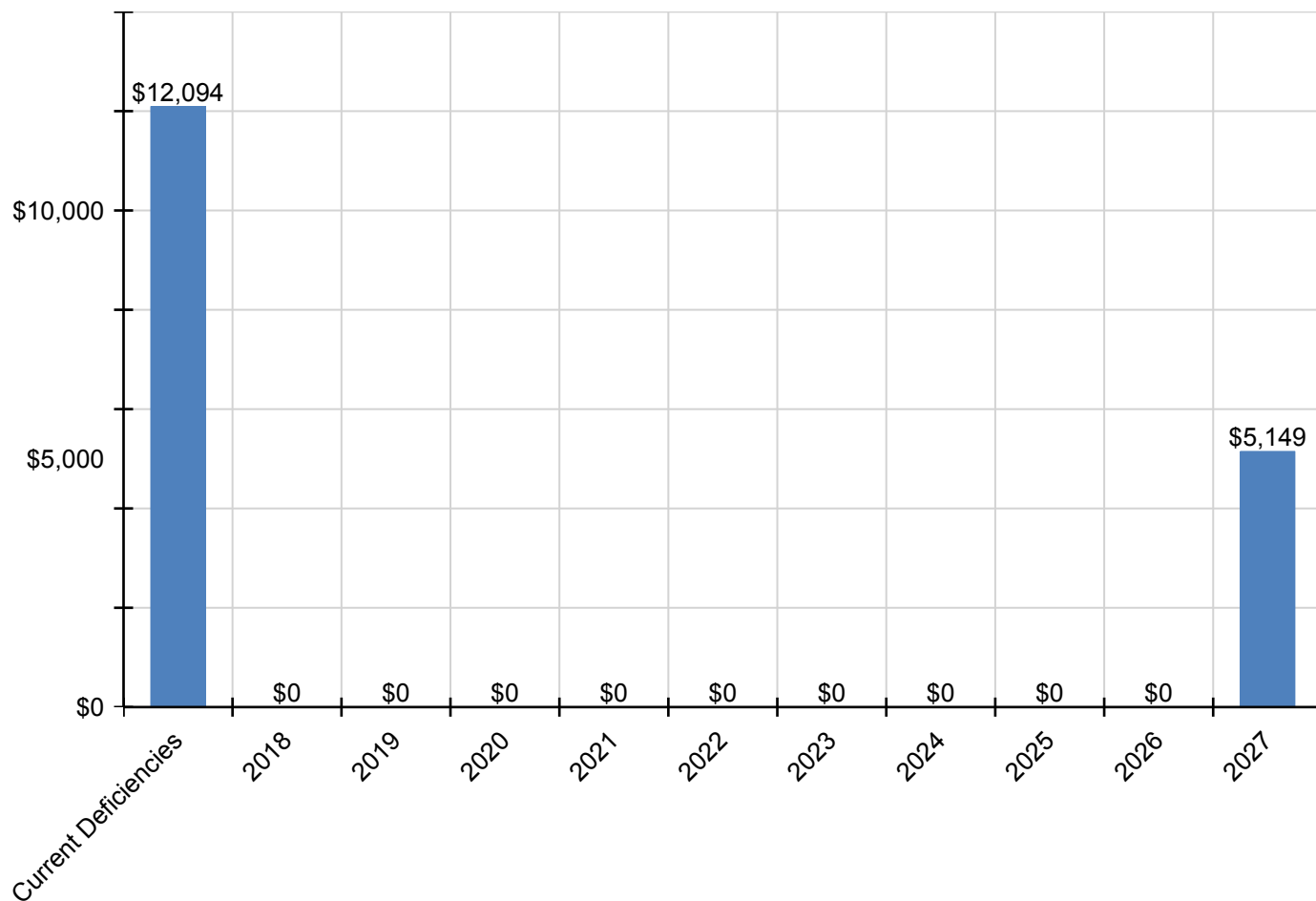
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$12,094</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,149</b>	<b>\$17,243</b>
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,391	\$2,391
B2030 - Exterior Doors	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$1,577	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,577
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$2,052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,758	\$4,810
C3020 - Floor Finishes	\$3,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,504
C3030 - Ceiling Finishes	\$2,621	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,621
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$404
D5020 - Branch Wiring	\$701	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$701
D5020 - Lighting	\$985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$985

\* Indicates non-renewable system



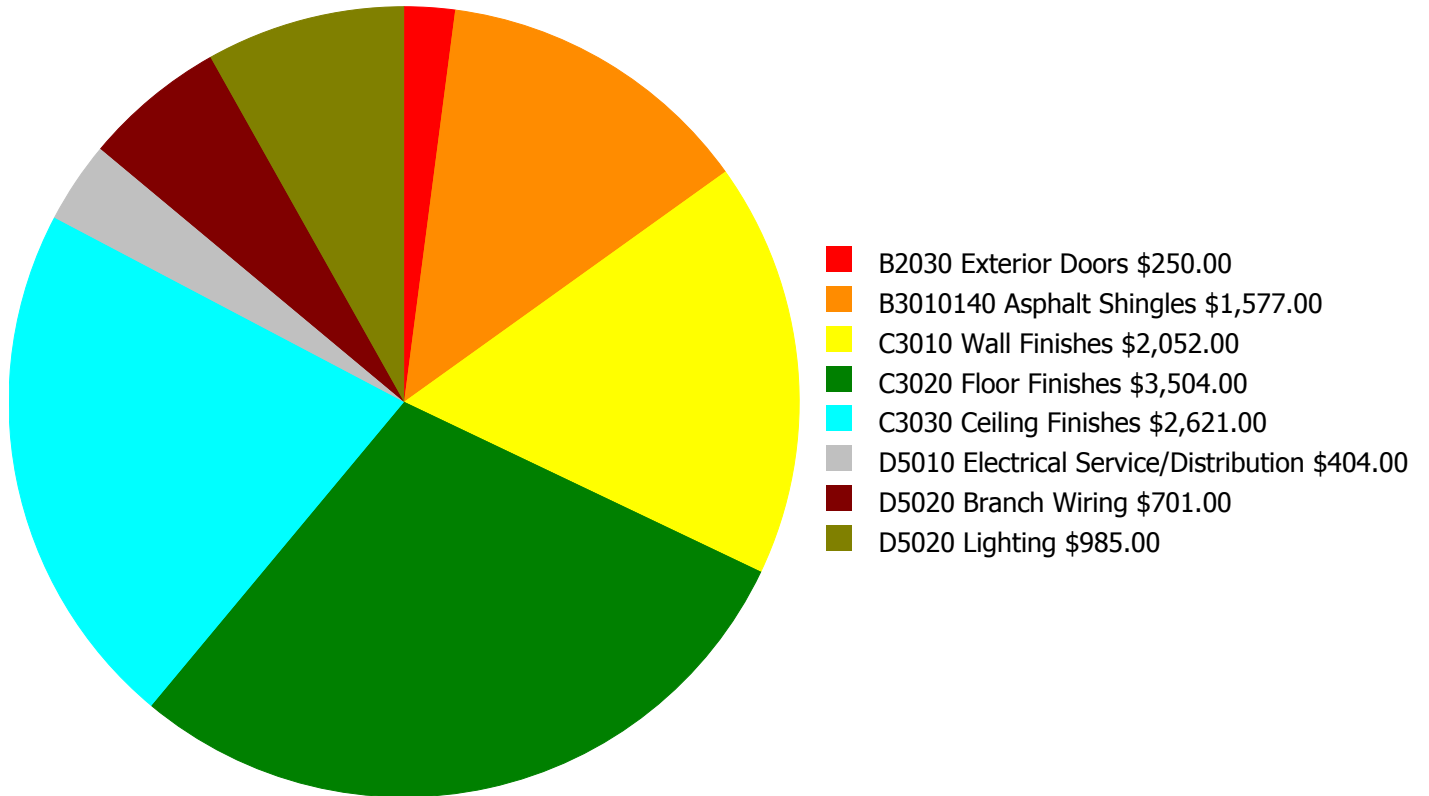
### Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



## Deficiency Summary by System

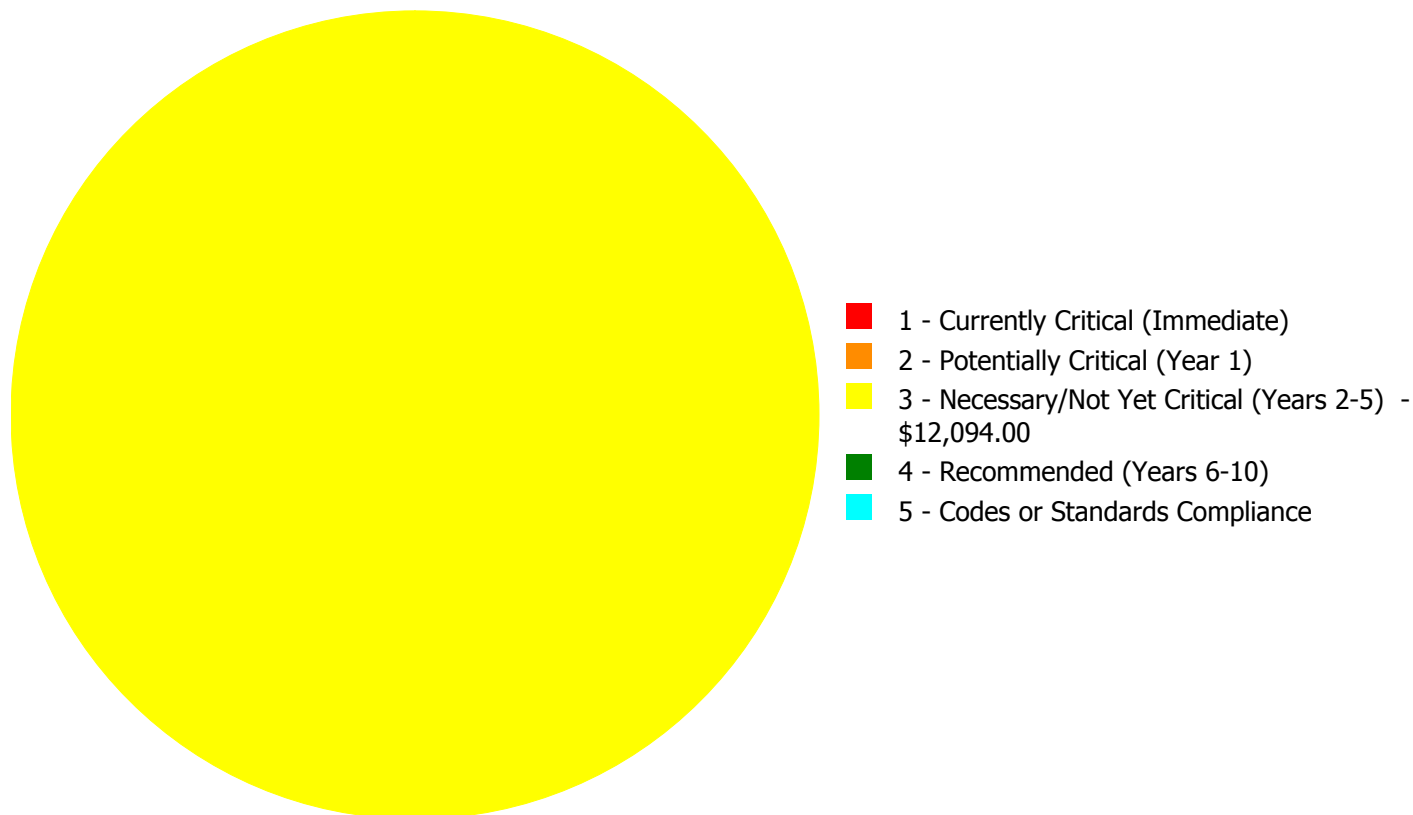
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$12,094.00**

## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$12,094.00**

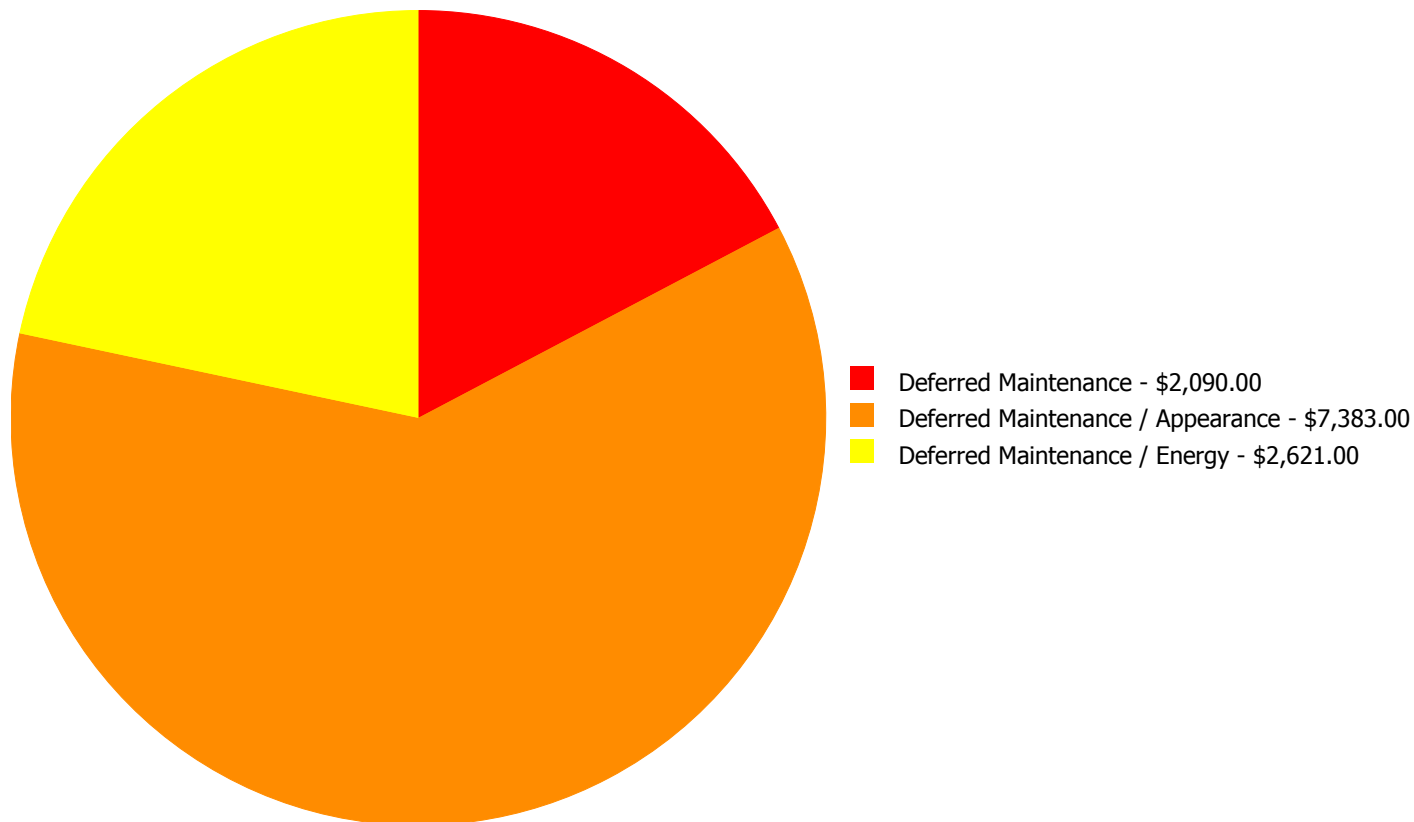
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$250.00	\$0.00	\$0.00	\$250.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$1,577.00	\$0.00	\$0.00	\$1,577.00
C3010	Wall Finishes	\$0.00	\$0.00	\$2,052.00	\$0.00	\$0.00	\$2,052.00
C3020	Floor Finishes	\$0.00	\$0.00	\$3,504.00	\$0.00	\$0.00	\$3,504.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$2,621.00	\$0.00	\$0.00	\$2,621.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$404.00	\$0.00	\$0.00	\$404.00
D5020	Branch Wiring	\$0.00	\$0.00	\$701.00	\$0.00	\$0.00	\$701.00
D5020	Lighting	\$0.00	\$0.00	\$985.00	\$0.00	\$0.00	\$985.00
	<b>Total:</b>	\$0.00	\$0.00	\$12,094.00	\$0.00	\$0.00	\$12,094.00

### Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$12,094.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 3 - Necessary/Not Yet Critical (Years 2-5):

#### System: B2030 - Exterior Doors



**Location:** Entrances  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 250.00  
**Unit of Measure:** S.F.  
**Estimate:** \$250.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The original exterior doors are aged, damaged, and should be replaced.

#### System: B3010140 - Asphalt Shingles



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 250.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,577.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The asphalt shingle roofing is aged, damaged and should be replaced.

**System: C3010 - Wall Finishes**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 250.00  
**Unit of Measure:** S.F.  
**Estimate:** \$2,052.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The wall paint is damaged, fading, stained, and should be re-painted.

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**System: C3020 - Floor Finishes**

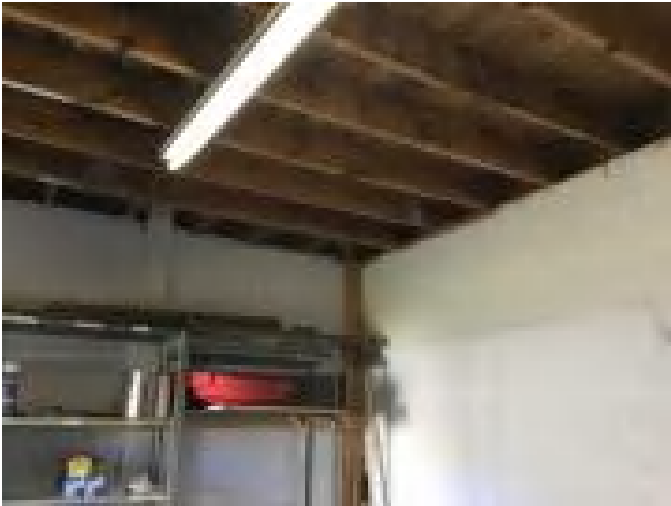


**Location:** Throughout  
**Distress:** Failing  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 250.00  
**Unit of Measure:** S.F.  
**Estimate:** \$3,504.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The original floor finish is worn and no longer effective for protection and should be replaced.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout  
**Distress:** Missing  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 250.00  
**Unit of Measure:** S.F.  
**Estimate:** \$2,621.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** Ceiling cavities should be insulated for thermal protection and covering installed.

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**System: D5010 - Electrical Service/Distribution**



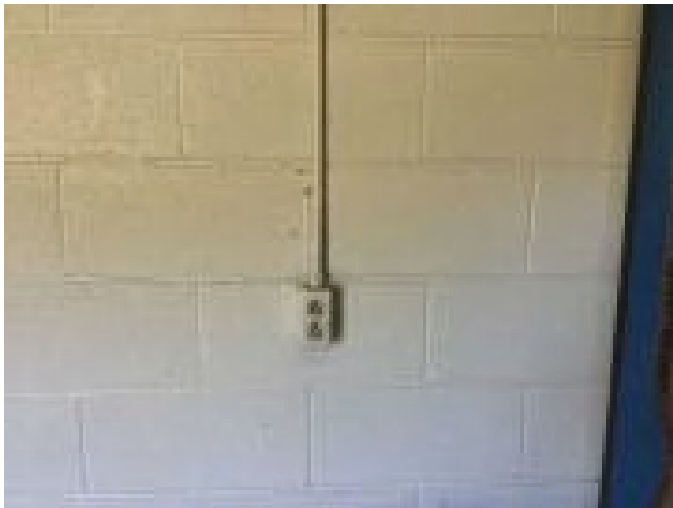
**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 250.00  
**Unit of Measure:** S.F.  
**Estimate:** \$404.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The original electrical service is operating but is in poor condition and should be replaced.

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**System: D5020 - Branch Wiring**

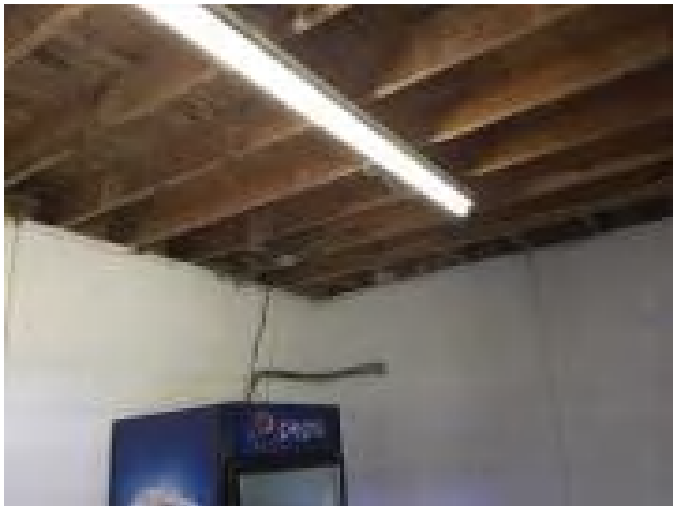


**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 250.00  
**Unit of Measure:** S.F.  
**Estimate:** \$701.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.

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**System: D5020 - Lighting**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 250.00  
**Unit of Measure:** S.F.  
**Estimate:** \$985.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The original lighting system is operating, but is aged, in poor condition, and should be replaced.

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**Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	8,894
Year Built:	1999
Last Renovation:	
Replacement Value:	\$1,591,049
Repair Cost:	\$46,373.00
Total FCI:	2.91 %
Total RSLI:	45.63 %
FCA Score:	97.09



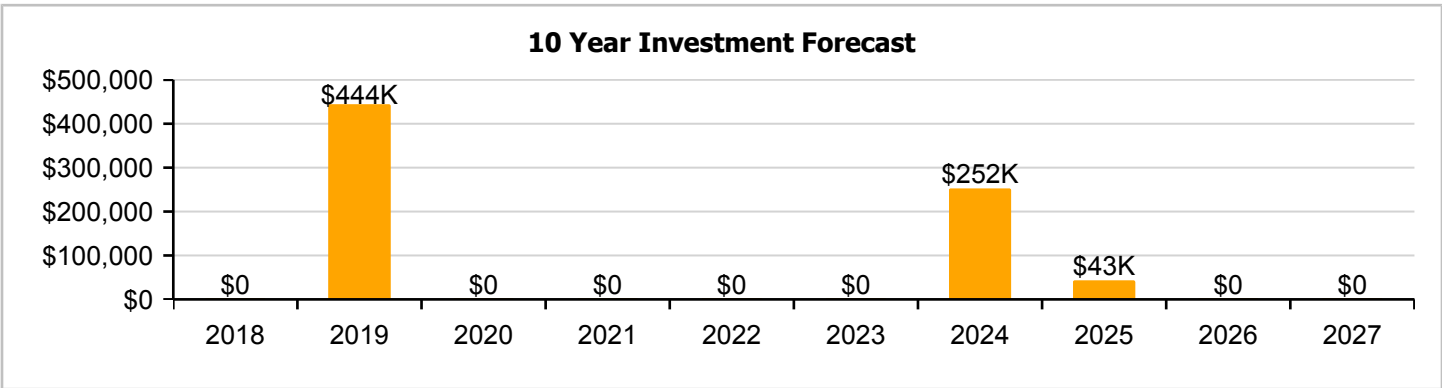
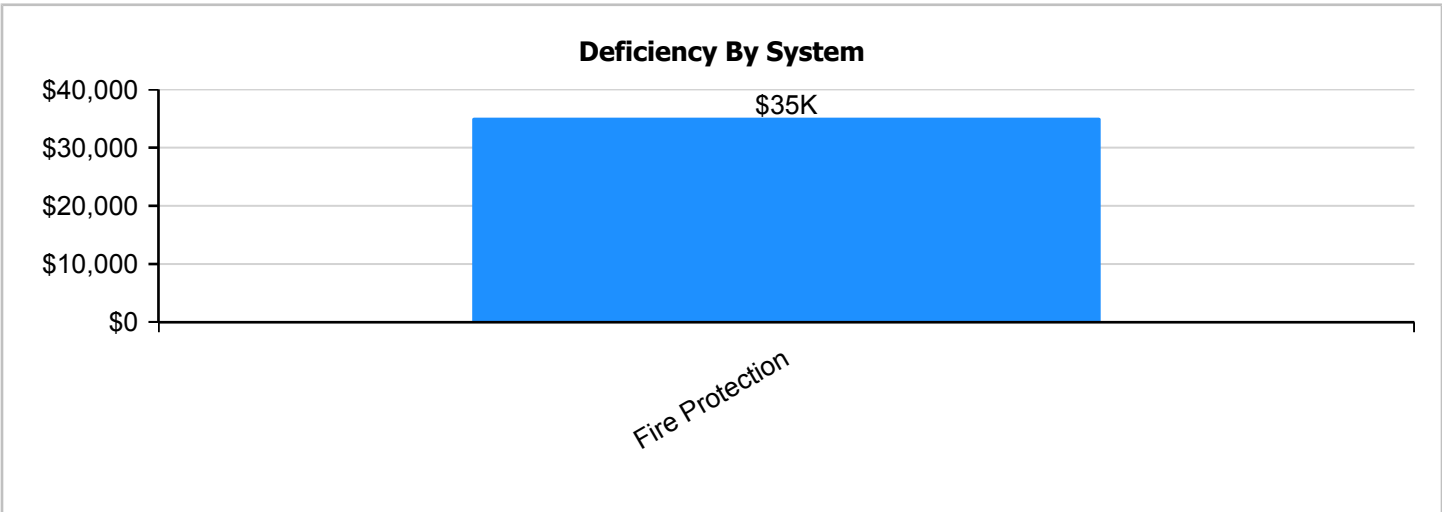
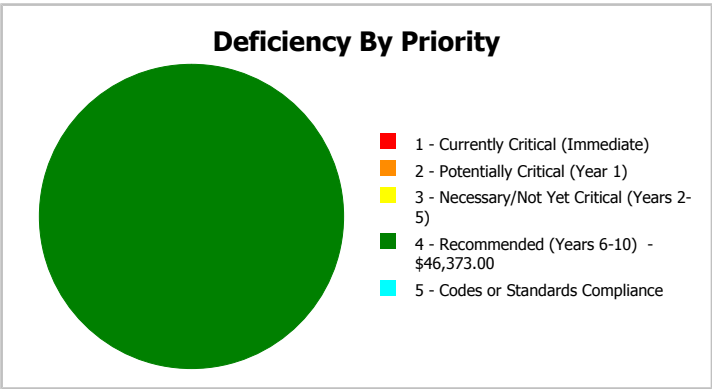
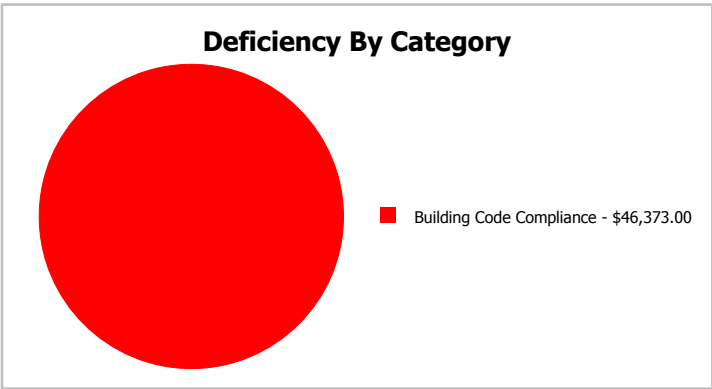
**Description:**

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	MS -Middle School	Gross Area:	8,894
Year Built:	1999	Last Renovation:	
Repair Cost:	\$46,373	Replacement Value:	\$1,591,049
FCI:	2.91 %	RSLI%:	45.63 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	82.00 %	0.00 %	\$0.00
B10 - Superstructure	82.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	58.42 %	0.00 %	\$0.00
B30 - Roofing	10.00 %	0.00 %	\$0.00
C10 - Interior Construction	31.94 %	0.00 %	\$0.00
C30 - Interior Finishes	27.49 %	0.00 %	\$0.00
D20 - Plumbing	40.00 %	0.00 %	\$0.00
D30 - HVAC	28.34 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$46,373.00
D50 - Electrical	59.73 %	0.00 %	\$0.00
E10 - Equipment	90.00 %	0.00 %	\$0.00
E20 - Furnishings	10.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>45.63 %</b>	<b>2.91 %</b>	<b>\$46,373.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). North Elevation - Feb 02, 2017



2). South Elevation - Feb 02, 2017



3). West Elevation - Feb 02, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$1.56	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			\$13,875
A1030	Slab on Grade	\$4.53	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			\$40,290
B1010	Floor Construction	\$12.80	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			\$113,843
B1020	Roof Construction	\$8.43	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			\$74,976
B2010	Exterior Walls	\$9.28	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			\$82,536
B2020	Exterior Windows	\$10.84	S.F.	8,894	30	1999	2029		40.00 %	0.00 %	12			\$96,411
B2030	Exterior Doors	\$1.04	S.F.	8,894	30	1999	2029		40.00 %	0.00 %	12			\$9,250
B3010120	Single Ply Membrane	\$6.98	S.F.	8,894	20	1999	2019		10.00 %	0.00 %	2			\$62,080
C1010	Partitions	\$6.26	S.F.	8,894	75	1999	2074		76.00 %	0.00 %	57			\$55,676
C1020	Interior Doors	\$2.53	S.F.	8,894	30	1999	2029		40.00 %	0.00 %	12			\$22,502
C1030	Fittings	\$13.50	S.F.	8,894	20	1999	2019		10.00 %	0.00 %	2			\$120,069
C3010	Wall Finishes	\$3.46	S.F.	8,894	10	2015	2025		80.00 %	0.00 %	8			\$30,773
C3020	Floor Finishes	\$10.73	S.F.	8,894	20	1999	2019		10.00 %	0.00 %	2			\$95,433
C3030	Ceiling Finishes	\$11.71	S.F.	8,894	25	1999	2024		28.00 %	0.00 %	7			\$104,149
D2010	Plumbing Fixtures	\$9.93	S.F.	8,894	30	1999	2029		40.00 %	0.00 %	12			\$88,317
D2020	Domestic Water Distribution	\$1.06	S.F.	8,894	30	1999	2029		40.00 %	0.00 %	12			\$9,428
D2030	Sanitary Waste	\$1.68	S.F.	8,894	30	1999	2029		40.00 %	0.00 %	12			\$14,942
D3030	Cooling Generating Systems	\$9.25	S.F.	8,894	25	1999	2024		28.00 %	0.00 %	7			\$82,270
D3040	Distribution Systems	\$5.64	S.F.	8,894	30	1999	2029		40.00 %	0.00 %	12			\$50,162
D3060	Controls & Instrumentation	\$3.41	S.F.	8,894	20	1999	2019		10.00 %	0.00 %	2			\$30,329
D4010	Sprinklers	\$4.04	S.F.	8,894	30			2017	0.00 %	110.00 %	0		\$39,525.00	\$35,932
D4020	Standpipes	\$0.70	S.F.	8,894	30			2017	0.00 %	109.99 %	0		\$6,848.00	\$6,226
D5010	Electrical Service/Distribution	\$1.69	S.F.	8,894	40	1999	2039		55.00 %	0.00 %	22			\$15,031
D5020	Branch Wiring	\$5.06	S.F.	8,894	30	1999	2029		40.00 %	0.00 %	12			\$45,004
D5020	Lighting	\$11.79	S.F.	8,894	30	1999	2029		40.00 %	0.00 %	12			\$104,860
D5030810	Security & Detection Systems	\$2.34	S.F.	8,894	15	2015	2030		86.67 %	0.00 %	13			\$20,812
D5030910	Fire Alarm Systems	\$4.22	S.F.	8,894	15	2015	2030		86.67 %	0.00 %	13			\$37,533
D5030920	Data Communication	\$5.48	S.F.	8,894	15	2015	2030		86.67 %	0.00 %	13			\$48,739
D5090	Other Electrical Systems	\$0.53	S.F.	8,894	20	2015	2035		90.00 %	0.00 %	18			\$4,714
E1020	Institutional Equipment	\$2.81	S.F.	8,894	20	2015	2035		90.00 %	0.00 %	18			\$24,992
E2010	Fixed Furnishings	\$5.61	S.F.	8,894	20	1999	2019		10.00 %	0.00 %	2			\$49,895
<b>Total</b>									<b>45.63 %</b>	<b>2.91 %</b>			<b>\$46,373.00</b>	<b>\$1,591,049</b>

## System Notes

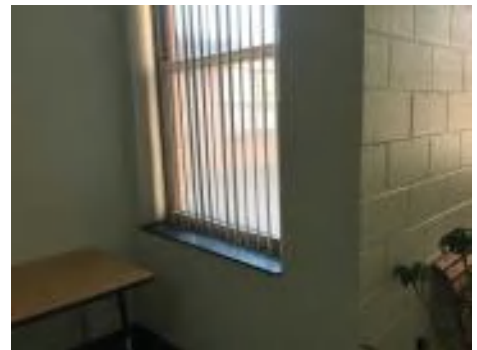
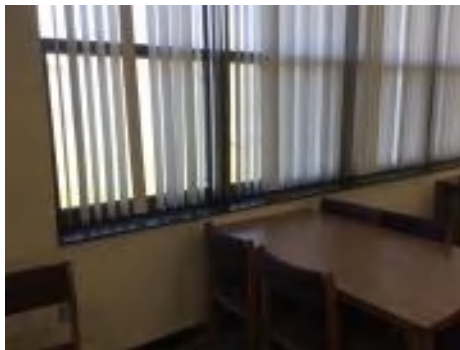
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** B2010 - Exterior Walls



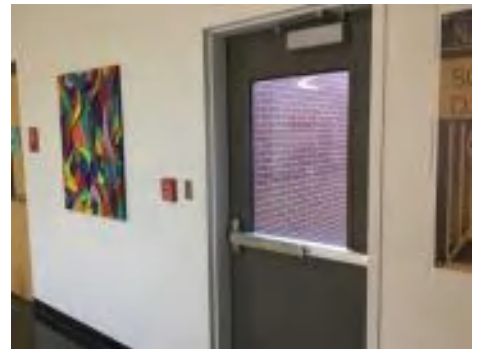
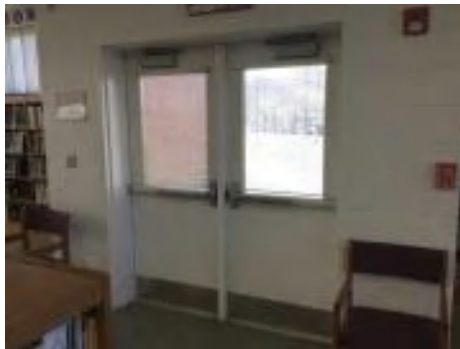
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**



## Campus Assessment Report - 1999 Media-Health

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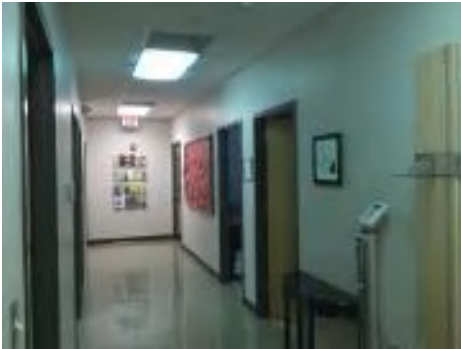
**System:** B3010120 - Single Ply Membrane



**Note:**

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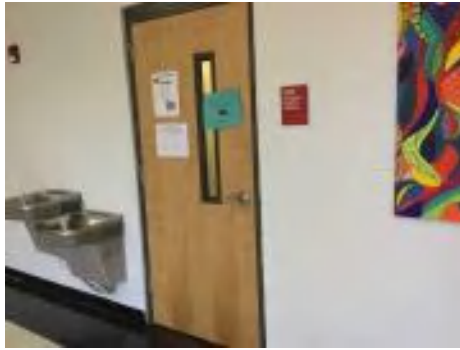
**System:** C1010 - Partitions



**Note:**

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**System:** C1020 - Interior Doors

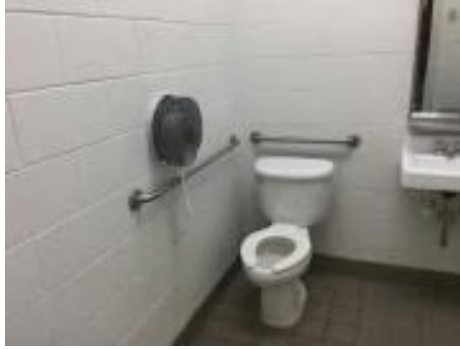


**Note:**

## Campus Assessment Report - 1999 Media-Health

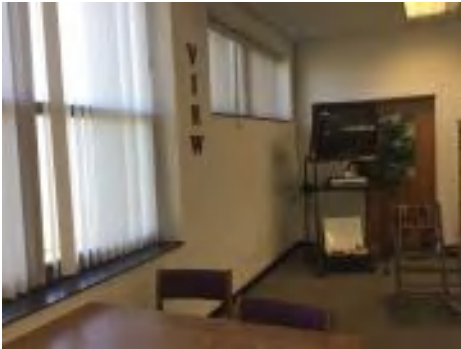
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**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes

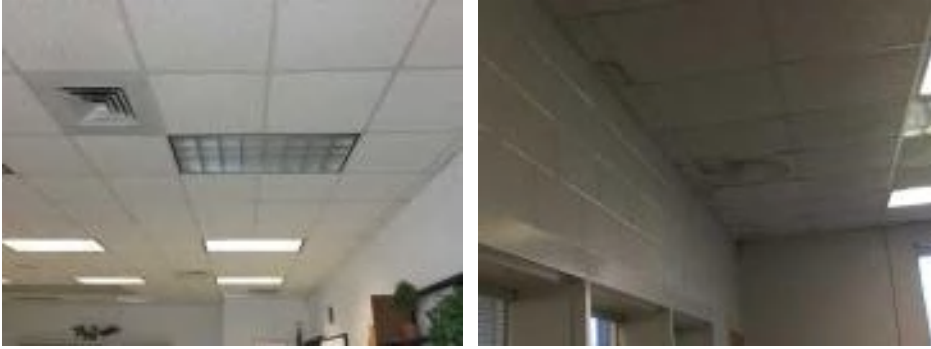


**Note:**

## Campus Assessment Report - 1999 Media-Health

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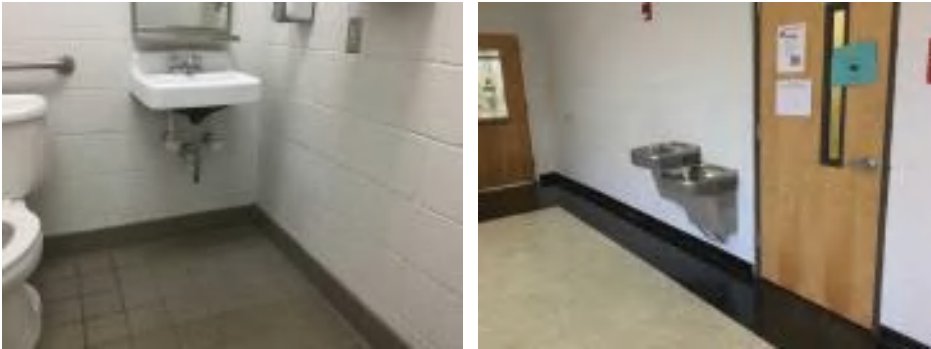
**System:** C3030 - Ceiling Finishes



**Note:**

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**System:** D2010 - Plumbing Fixtures



**Note:**

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**System:** D2030 - Sanitary Waste



**Note:**

## Campus Assessment Report - 1999 Media-Health

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**System:** D3030 - Cooling Generating Systems



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

## Campus Assessment Report - 1999 Media-Health

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**System:** D5010 - Electrical Service/Distribution



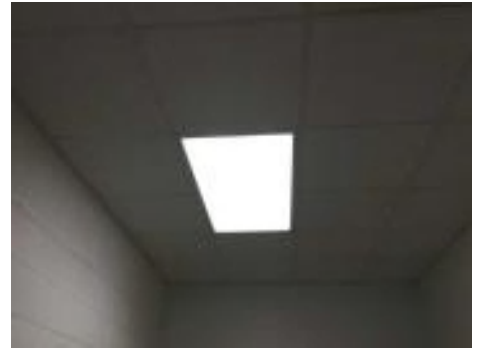
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting

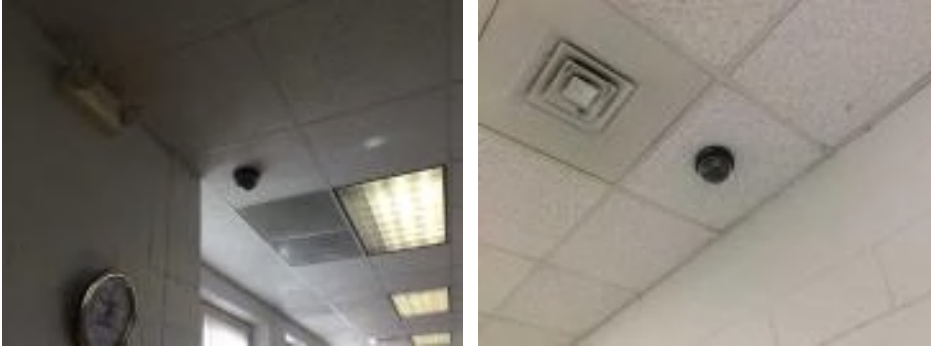


**Note:**

## Campus Assessment Report - 1999 Media-Health

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**System:** D5030810 - Security & Detection Systems



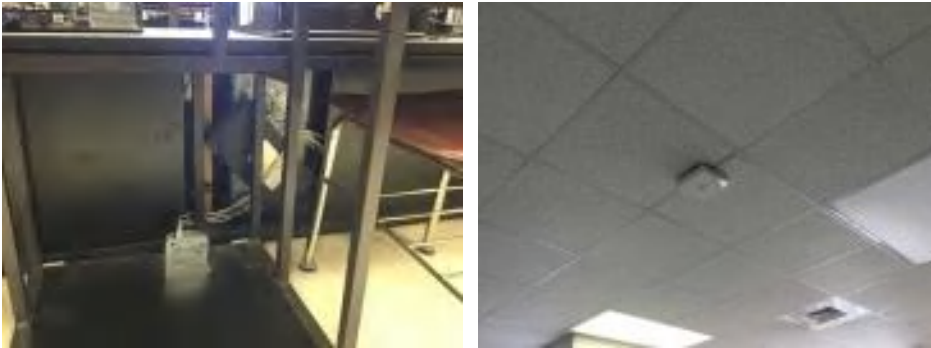
**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**



## Campus Assessment Report - 1999 Media-Health

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**System:** D5090 - Other Electrical Systems



**Note:**

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**System:** E1020 - Institutional Equipment



**Note:**

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**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$46,373</b>	<b>\$0</b>	<b>\$443,900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$252,198</b>	<b>\$42,881</b>	<b>\$0</b>	<b>\$0</b>	<b>\$785,352</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010120 - Single Ply Membrane</b>	\$0	\$0	\$98,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,791
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$140,119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,119
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,881	\$0	\$0	\$42,881
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$111,369	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,369
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,899	\$0	\$0	\$0	\$140,899
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



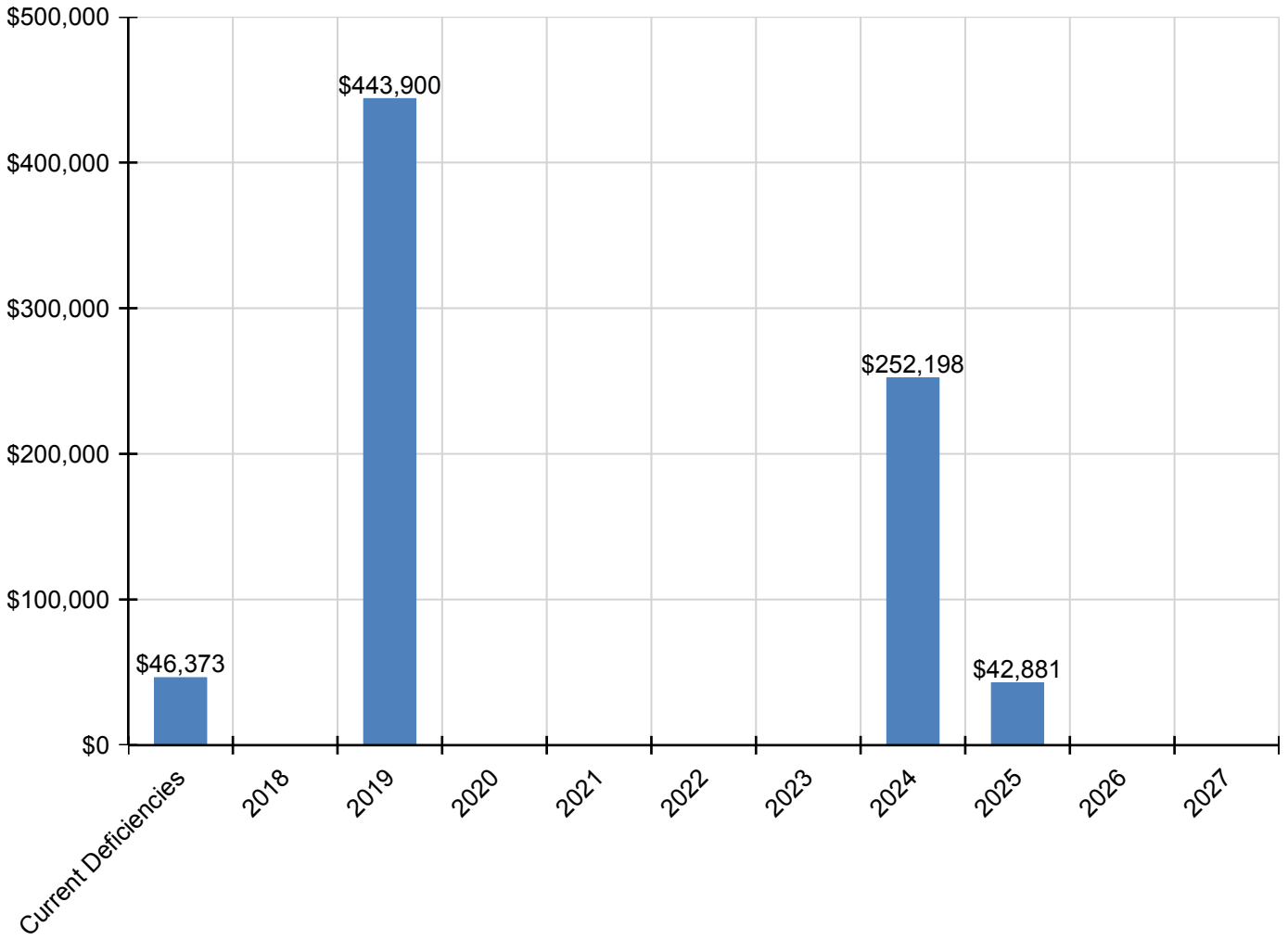
## Campus Assessment Report - 1999 Media-Health

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,299	\$0	\$0	\$0	\$111,299
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$35,393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,393
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$39,525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,525
D4020 - Standpipes	\$6,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,848
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$58,227	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,227

\* Indicates non-renewable system

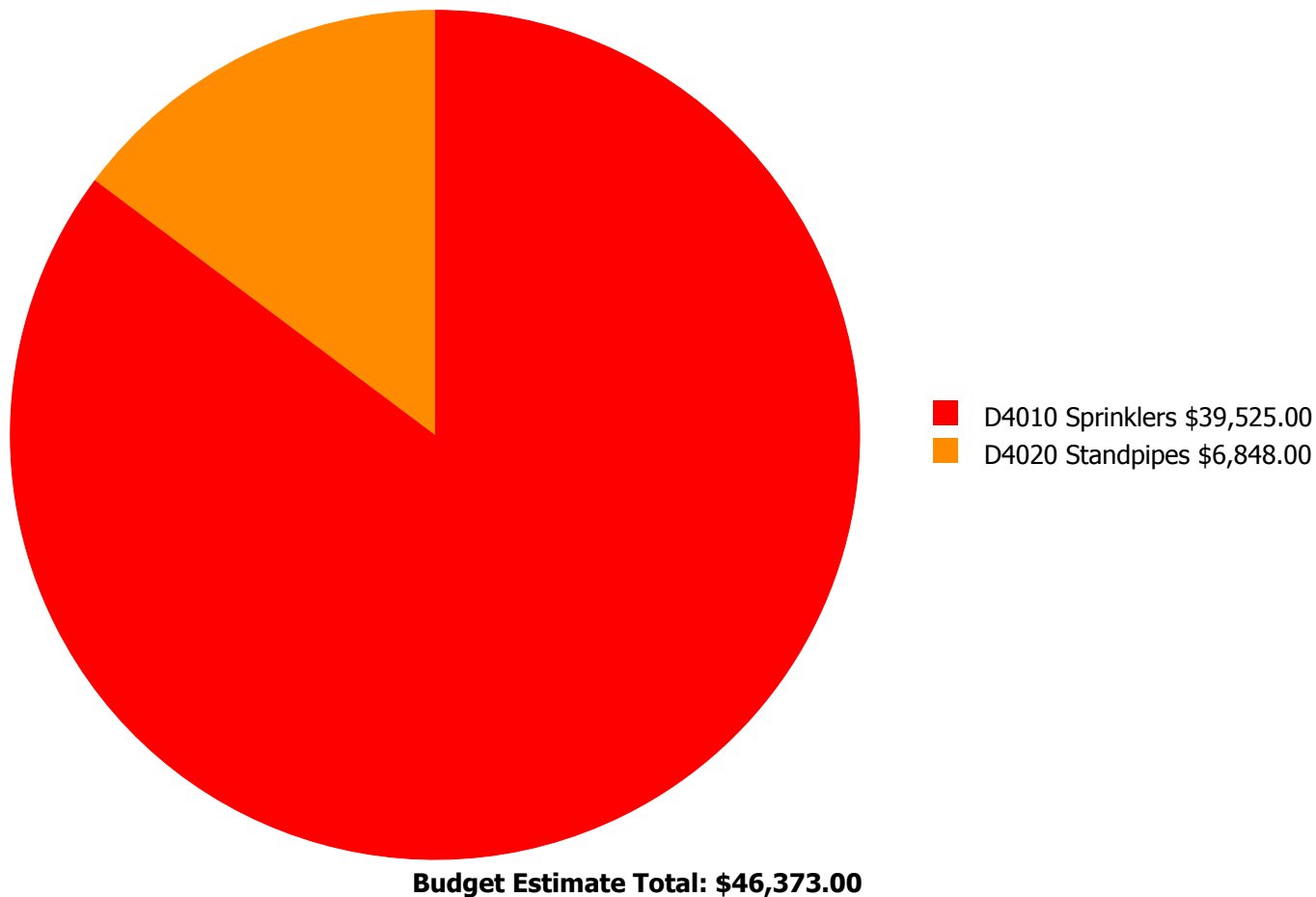
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



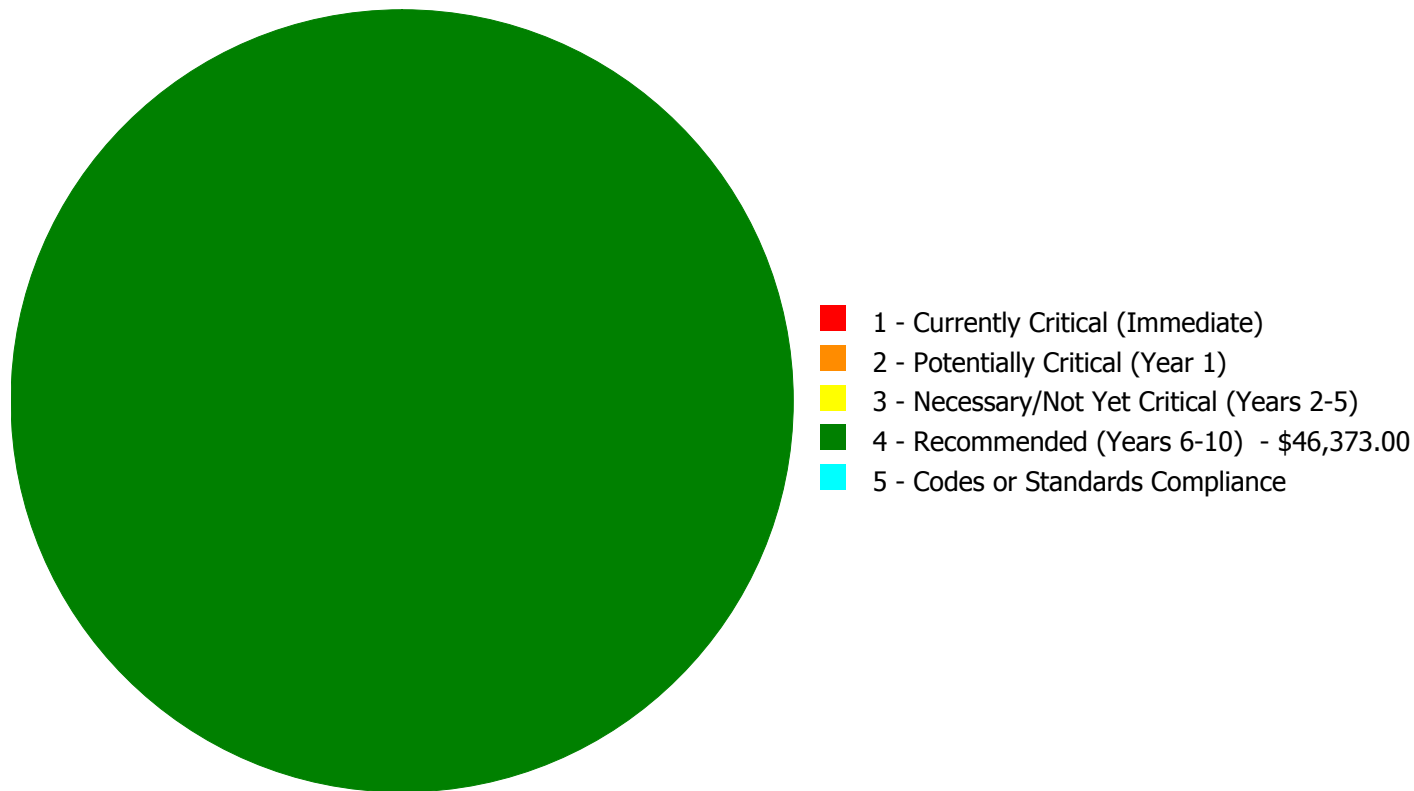
### Deficiency Summary by System

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



## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$46,373.00**

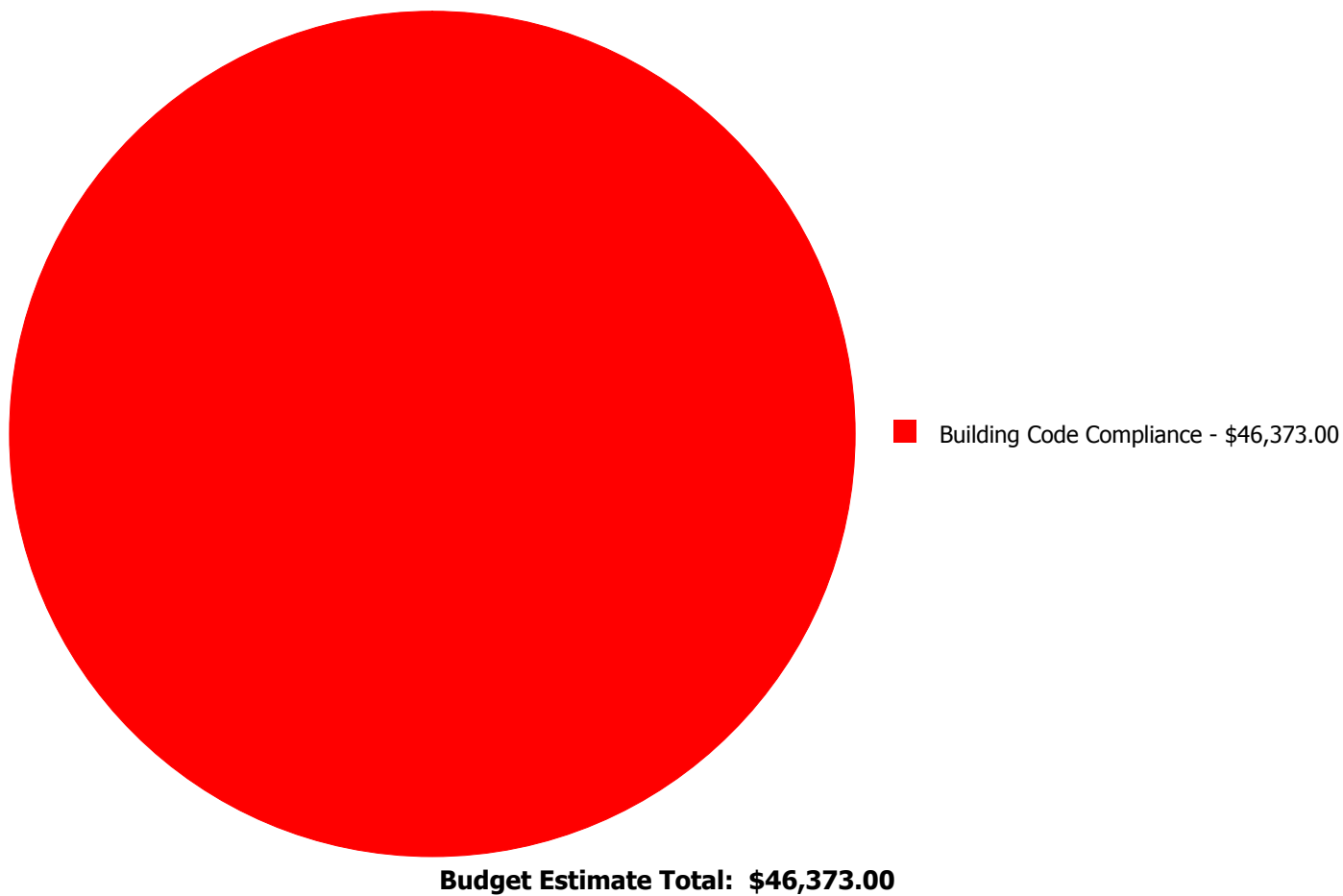
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$39,525.00	\$0.00	\$39,525.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$6,848.00	\$0.00	\$6,848.00
	<b>Total:</b>	\$0.00	\$0.00	\$0.00	\$46,373.00	\$0.00	\$46,373.00

## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 4 - Recommended (Years 6-10):

#### System: D4010 - Sprinklers

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 8,894.00  
**Unit of Measure:** S.F.  
**Estimate:** \$39,525.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

---

#### System: D4020 - Standpipes

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 8,894.00  
**Unit of Measure:** S.F.  
**Estimate:** \$6,848.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

---

**Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index ( FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	54,577
Year Built:	1958
Last Renovation:	
Replacement Value:	\$1,919,471
Repair Cost:	\$780,451.00
Total FCI:	40.66 %
Total RSLI:	18.04 %
FCA Score:	59.34



**Description:**

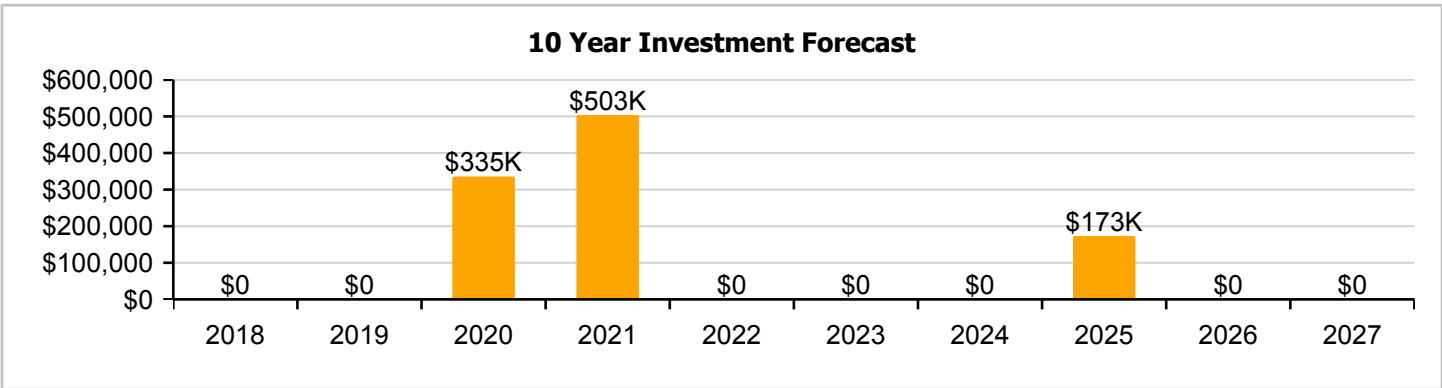
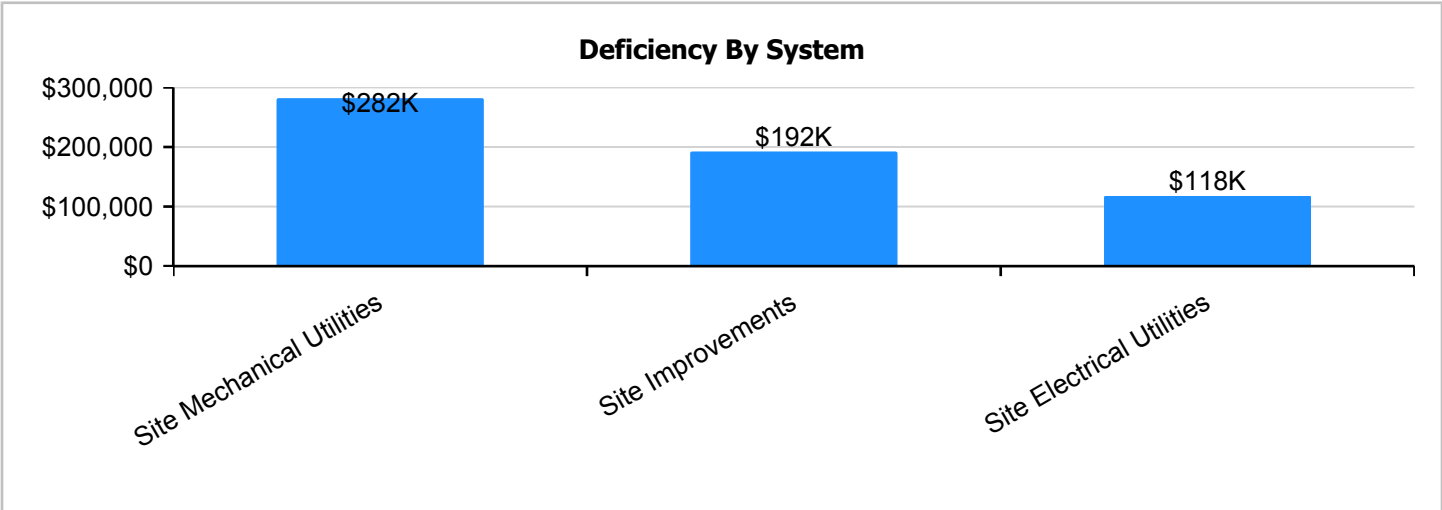
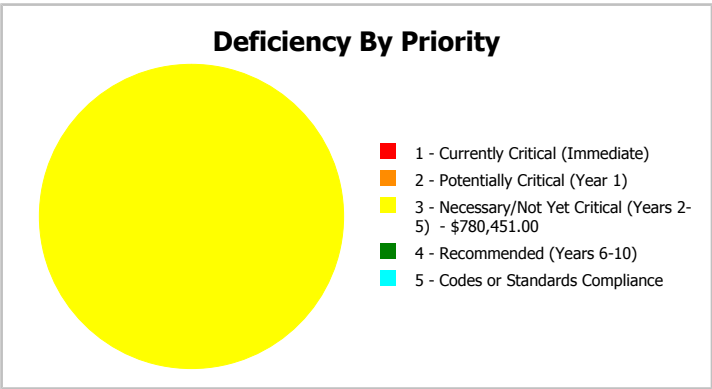
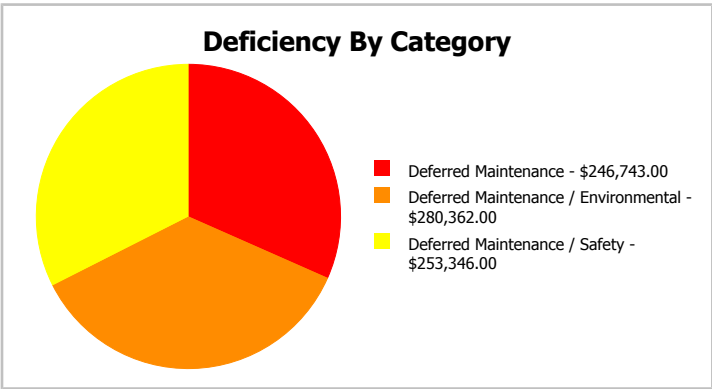
The narrative for this site is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.



**Dashboard Summary**

Function:	MS -Middle School	Gross Area:	54,577
Year Built:	1958	Last Renovation:	
Repair Cost:	\$780,451	Replacement Value:	\$1,919,471
FCI:	40.66 %	RSLI%:	18.04 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	15.46 %	22.60 %	\$253,346.00
G30 - Site Mechanical Utilities	25.92 %	70.63 %	\$371,615.00
G40 - Site Electrical Utilities	13.47 %	57.09 %	\$155,490.00
<b>Totals:</b>	<b>18.04 %</b>	<b>40.66 %</b>	<b>\$780,451.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

- 1). Aerial Image of Cane River Middle School  
- Feb 24, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$4.22	S.F.	54,577	25	1983	2008		0.00 %	110.00 %	-9		\$253,346.00	\$230,315
G2020	Parking Lots	\$1.39	S.F.	54,577	25	2000	2025		32.00 %	0.00 %	8			\$75,862
G2030	Pedestrian Paving	\$1.98	S.F.	54,577	30	2000	2030		43.33 %	0.00 %	13			\$108,062
G2040105	Fence & Guardrails	\$1.20	S.F.	54,577	30	1991	2021		13.33 %	0.00 %	4			\$65,492
G2040950	Football Field	\$4.73	S.F.	54,577	20	1991	2011	2021	20.00 %	0.00 %	4			\$258,149
G2040950	Softball Field	\$5.11	S.F.	54,577	20	2000	2020		15.00 %	0.00 %	3			\$278,888
G2050	Landscaping	\$1.91	S.F.	54,577	15	2000	2015		0.00 %	0.00 %	-2			\$104,242
G3010	Water Supply	\$2.42	S.F.	54,577	50	2000	2050		66.00 %	0.00 %	33			\$132,076
G3020	Sanitary Sewer	\$1.52	S.F.	54,577	50	1958	2008		0.00 %	110.00 %	-9		\$91,253.00	\$82,957
G3030	Storm Sewer	\$4.67	S.F.	54,577	50	1958	2008		0.00 %	110.00 %	-9		\$280,362.00	\$254,875
G3060	Fuel Distribution	\$1.03	S.F.	54,577	40	2012	2052		87.50 %	0.00 %	35			\$56,214
G4010	Electrical Distribution	\$2.59	S.F.	54,577	50	1958	2008		0.00 %	110.00 %	-9		\$155,490.00	\$141,354
G4020	Site Lighting	\$1.52	S.F.	54,577	30	1991	2021		13.33 %	0.00 %	4			\$82,957
G4030	Site Communications & Security	\$0.88	S.F.	54,577	15	2010	2025		53.33 %	0.00 %	8			\$48,028
<b>Total</b>									<b>18.04 %</b>	<b>40.66 %</b>			<b>\$780,451.00</b>	<b>\$1,919,471</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** G2010 - Roadways



**Note:**

**System:** G2020 - Parking Lots



**Note:**

**System:** G2030 - Pedestrian Paving



**Note:**

## Campus Assessment Report - Site

---

**System:** G2040105 - Fence & Guardrails



**Note:**

---

**System:** G2040950 - Football Field



**Note:**

---

**System:** G2040950 - Softball Field



**Note:**



## Campus Assessment Report - Site

---

**System:** G2050 - Landscaping



**Note:**

---

**System:** G3010 - Water Supply



**Note:**

---

**System:** G3020 - Sanitary Sewer



**Note:**



## Campus Assessment Report - Site

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**System:** G3030 - Storm Sewer



**Note:**

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**System:** G3060 - Fuel Distribution



**Note:**

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**System:** G4010 - Electrical Distribution

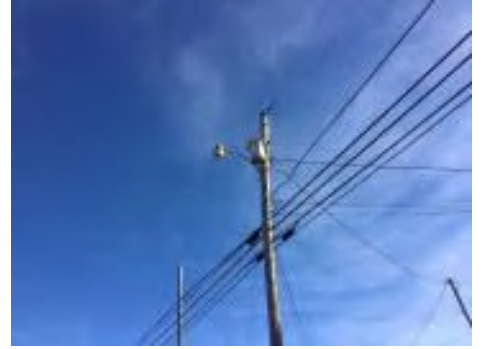
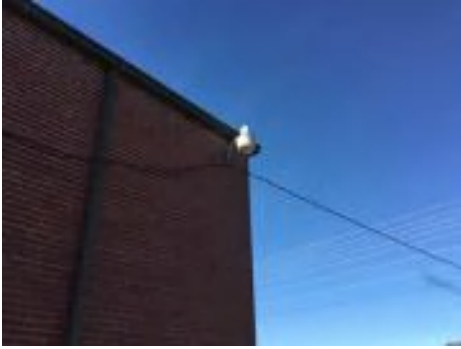


**Note:**

## Campus Assessment Report - Site

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**System:** G4020 - Site Lighting



**Note:**

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**System:** G4030 - Site Communications & Security



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

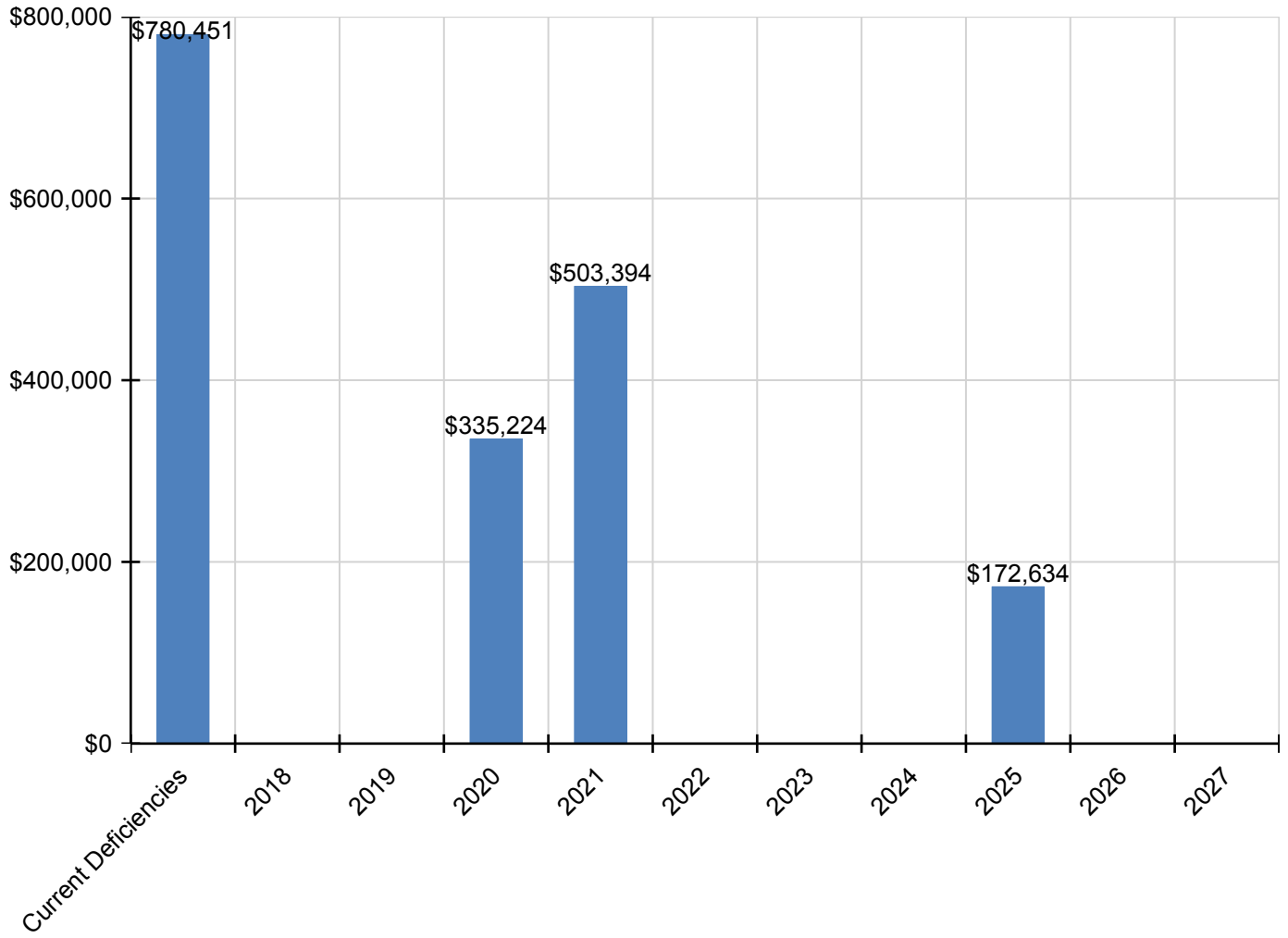
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$780,451</b>	<b>\$0</b>	<b>\$0</b>	<b>\$335,224</b>	<b>\$503,394</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$172,634</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,791,703</b>
<b>G - Building Sitework</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G20 - Site Improvements</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2010 - Roadways</b>	\$253,346	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$253,346
<b>G2020 - Parking Lots</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,709	\$0	\$0	\$105,709
<b>G2030 - Pedestrian Paving</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040 - Site Development</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040105 - Fence &amp; Guardrails</b>	\$0	\$0	\$0	\$0	\$81,084	\$0	\$0	\$0	\$0	\$0	\$0	\$81,084
<b>G2040950 - Football Field</b>	\$0	\$0	\$0	\$0	\$319,604	\$0	\$0	\$0	\$0	\$0	\$0	\$319,604
<b>G2040950 - Softball Field</b>	\$0	\$0	\$0	\$335,224	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$335,224
<b>* G2050 - Landscaping</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G30 - Site Mechanical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3010 - Water Supply</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3020 - Sanitary Sewer</b>	\$91,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,253
<b>G3030 - Storm Sewer</b>	\$280,362	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$280,362
<b>G3060 - Fuel Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G40 - Site Electrical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G4010 - Electrical Distribution</b>	\$155,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155,490
<b>G4020 - Site Lighting</b>	\$0	\$0	\$0	\$0	\$102,706	\$0	\$0	\$0	\$0	\$0	\$0	\$102,706
<b>G4030 - Site Communications &amp; Security</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,925	\$0	\$0	\$66,925

\* Indicates non-renewable system

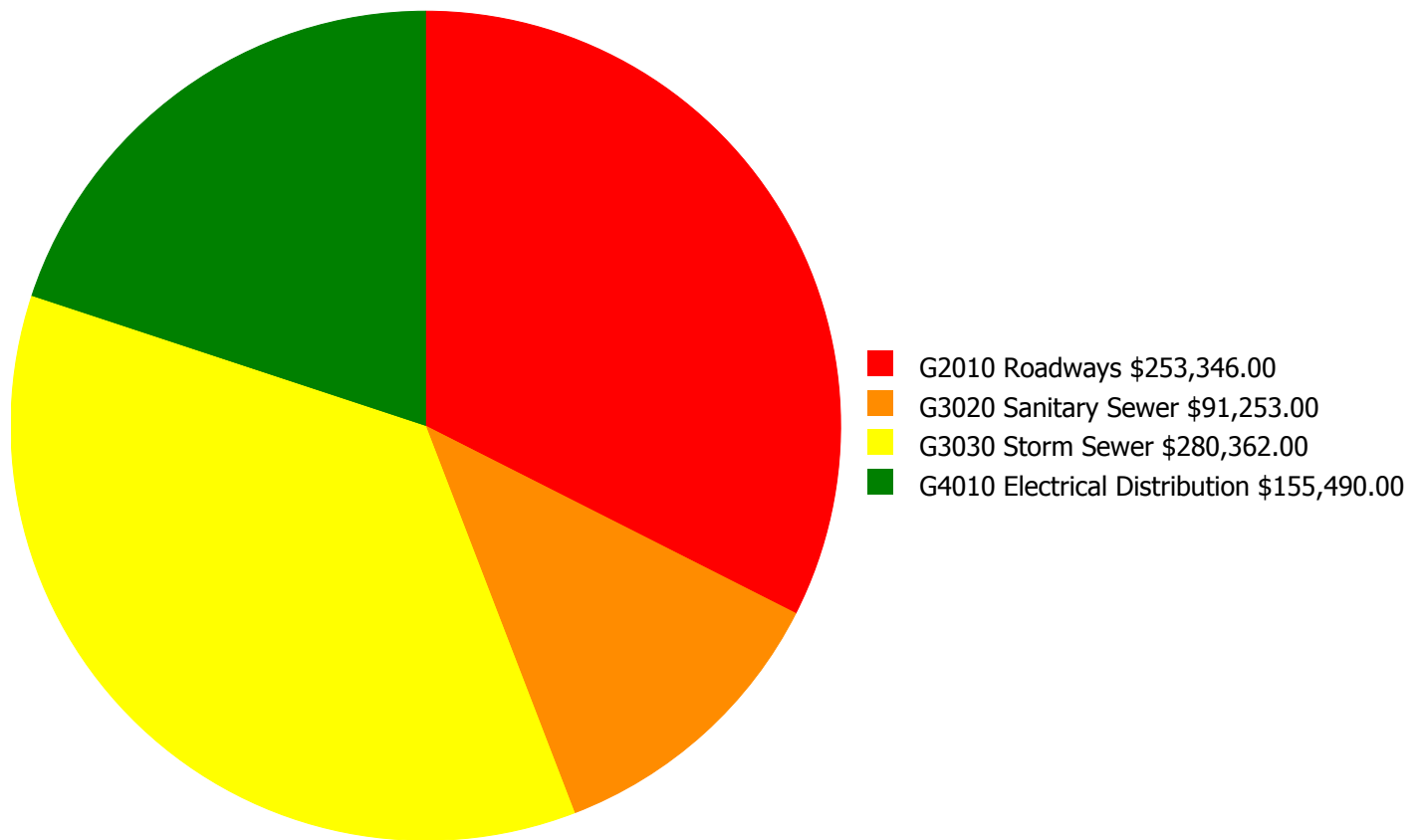
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



## Deficiency Summary by System

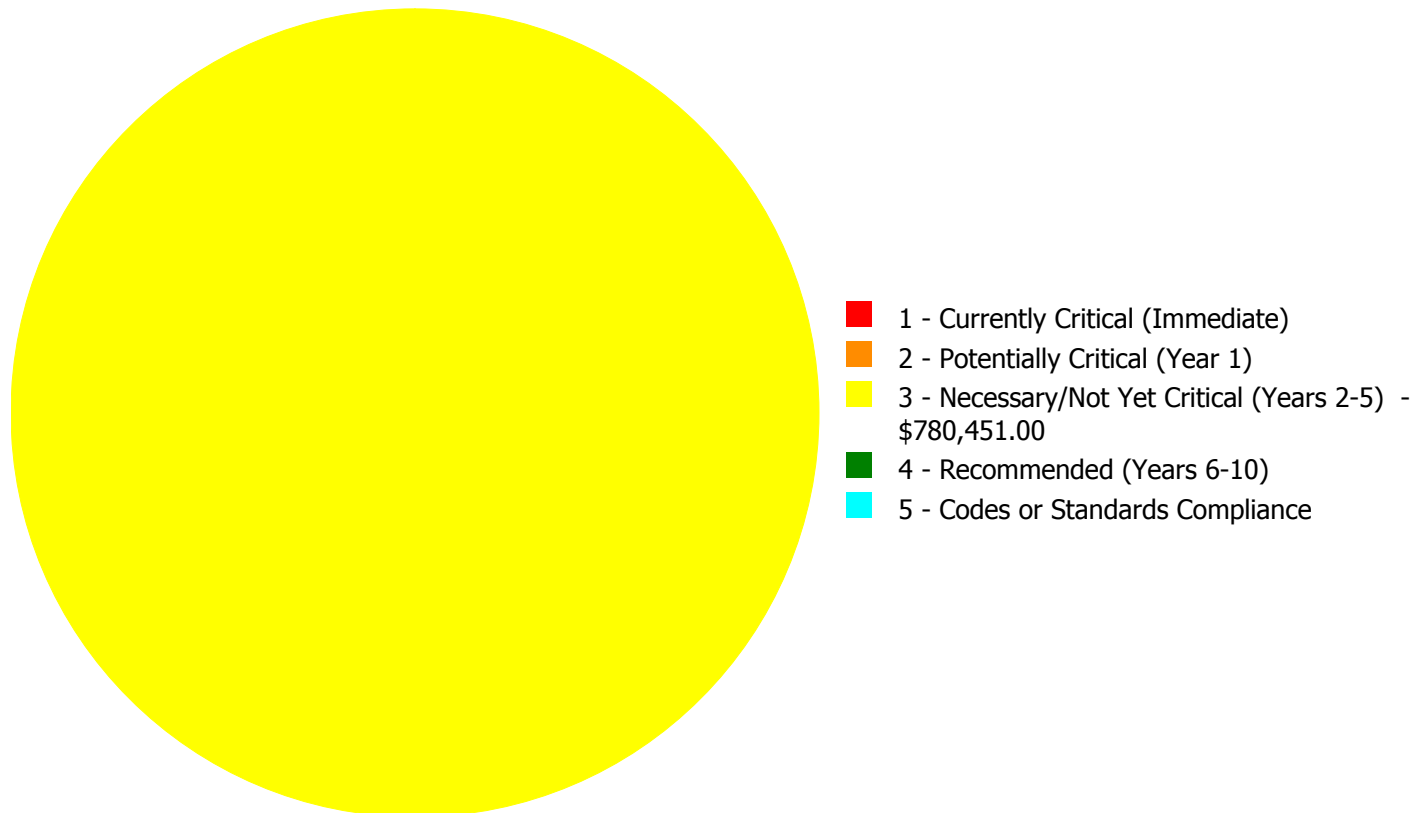
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$780,451.00**

## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$780,451.00**

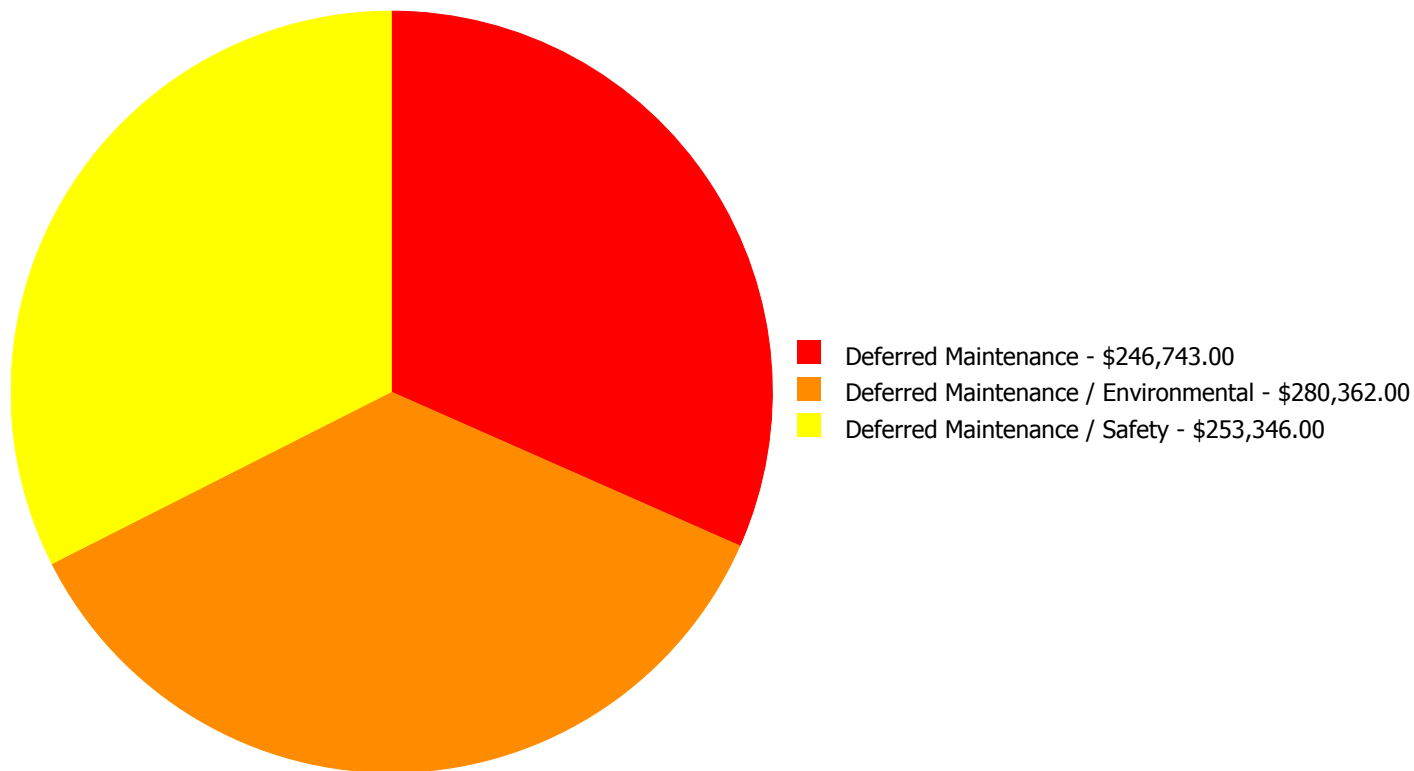
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	\$0.00	\$0.00	\$253,346.00	\$0.00	\$0.00	\$253,346.00
G3020	Sanitary Sewer	\$0.00	\$0.00	\$91,253.00	\$0.00	\$0.00	\$91,253.00
G3030	Storm Sewer	\$0.00	\$0.00	\$280,362.00	\$0.00	\$0.00	\$280,362.00
G4010	Electrical Distribution	\$0.00	\$0.00	\$155,490.00	\$0.00	\$0.00	\$155,490.00
	<b>Total:</b>	\$0.00	\$0.00	\$780,451.00	\$0.00	\$0.00	\$780,451.00

## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$780,451.00**



## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 3 - Necessary/Not Yet Critical (Years 2-5):

#### **System: G2010 - Roadways**



**Location:** Roadway  
**Distress:** Failing  
**Category:** Deferred Maintenance / Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 54,577.00  
**Unit of Measure:** S.F.  
**Estimate:** \$253,346.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 02/01/2017

**Notes:** The asphaltic roadway is aged, has many road cuts and repairs, and should be re-surfaced.

---

#### **System: G3020 - Sanitary Sewer**



**Location:** Septic  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 54,577.00  
**Unit of Measure:** S.F.  
**Estimate:** \$91,253.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 02/01/2017

**Notes:** The sanitary sewer system is aged, has reported periodic failures, and should be replaced.

---

**System: G3030 - Storm Sewer**



**Location:** Throughout  
**Distress:** Inadequate  
**Category:** Deferred Maintenance / Environmental  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 54,577.00  
**Unit of Measure:** S.F.  
**Estimate:** \$280,362.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 02/01/2017

**Notes:** The storm sewer system does not adequately relieve site of storm water and should be improved or replaced.

---

**System: G4010 - Electrical Distribution**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 54,577.00  
**Unit of Measure:** S.F.  
**Estimate:** \$155,490.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 02/01/2017

**Notes:** The original electrical distribution system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

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NC School District/995 Yancey County/Middle School

# East Yancey Middle

Draft

## Campus Assessment Report

March 7, 2017



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**Campus Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Gross Area (SF):	53,827
Year Built:	1958
Last Renovation:	
Replacement Value:	\$12,539,790
Repair Cost:	\$4,016,887.00
Total FCI:	32.03 %
Total RSLI:	31.00 %
FCA Score:	67.97



**Description:**

GENERAL:

East Yancey Middle School is located at 285 Georges Fork Rd in Burnsville, North Carolina. The 1 story, 53,827 square foot building was originally constructed in 1958 There have been 2 additions. In addition to the main building, the campus contains a 1999 media/health center addition and a 1958 press box.

This report contains condition and adequacy data collected during the 2017 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement .



## Campus Assessment Report - East Yancey Middle

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### B. SUPERSTRUCTURE

Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane. There are no roof openings. Most building entrances appear to comply with ADA requirements.

### C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically vinyl composition tile. Some ACM tile areas still exist. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically plaster.

### CONVEYING:

The building does not include conveying equipment. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

### D. SERVICES

#### PLUMBING:

Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with gas hot water heating. Sanitary waste system is cast iron and plastic. Rain water drainage system is external with gutters..

#### HVAC:

Heating is provided by 1 gas fired boiler. Cooling is supplied by 1 air cooled chiller. The heating/cooling distribution system is a 4 pipe system utilizing ceiling mounted unit ventilators. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are manual and are not centrally controlled by an energy management system. This building does not have a locally controlled Building Automation System.

#### FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

#### ELECTRICAL:

The main electrical service is fed from a pole mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in, recessed and surface type, fluorescent and LED light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

#### COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is not centrally monitored; this building has a public address and paging system separate from the telephone system.

#### OTHER ELECTRICAL SYSTEMS:

This building does not have a separately derived emergency power system.

### E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, vehicle equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

### G.

#### SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, and site lighting.



## Campus Assessment Report - East Yancey Middle

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### Attributes:

#### General Attributes:

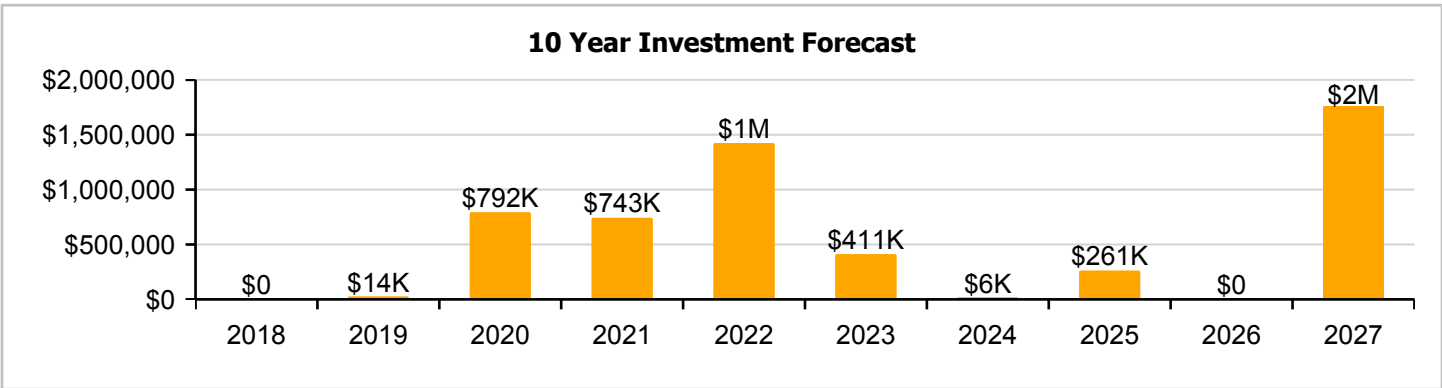
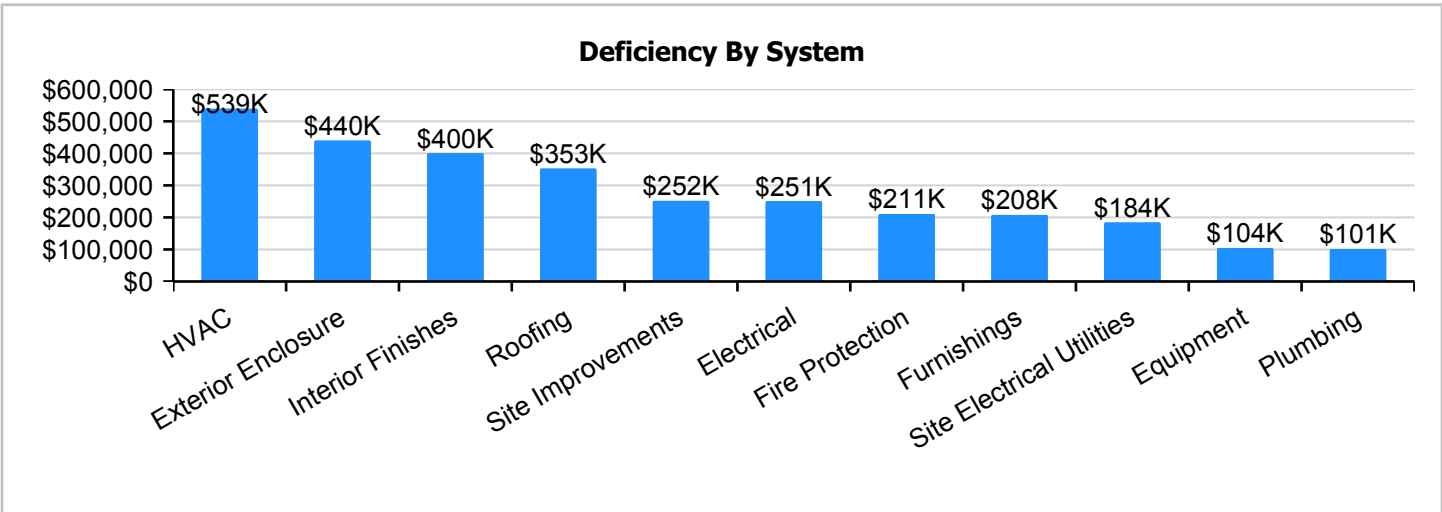
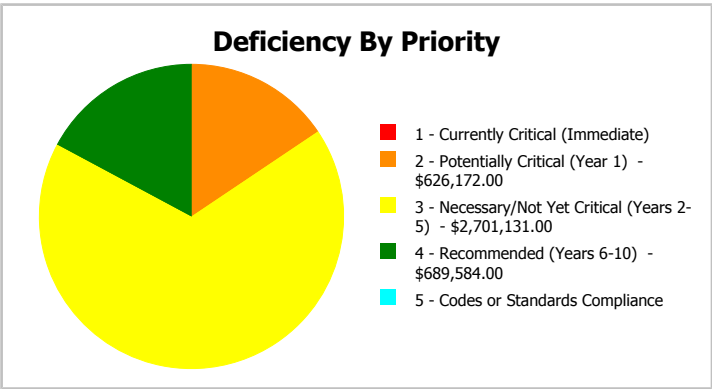
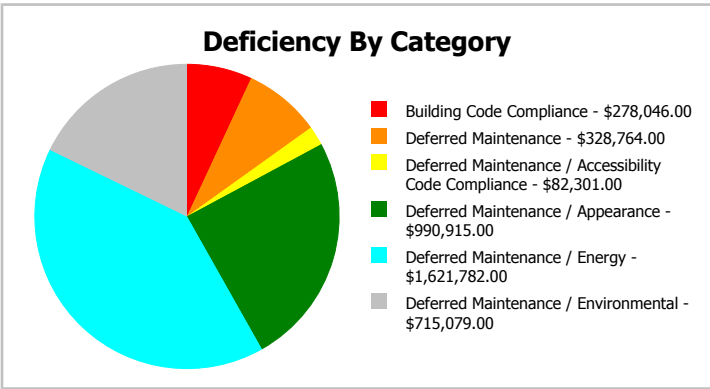
Condition Assessor: Matt Mahaffey                      Assessment Date:  
Suitability Assessor:

#### School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	2
SF of Mobile Units:		Status:	
School Grades:	14.8	Site Acreage:	14.8

**Campus Dashboard Summary**

Gross Area:	53,827	Last Renovation:	
Year Built:	1958	Replacement Value:	\$12,539,790
Repair Cost:	\$4,016,887	RSLI%:	31.00 %
FCI:	32.03 %		



## Campus Condition Summary

The Table below shows the RSLI and FCI for each major system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

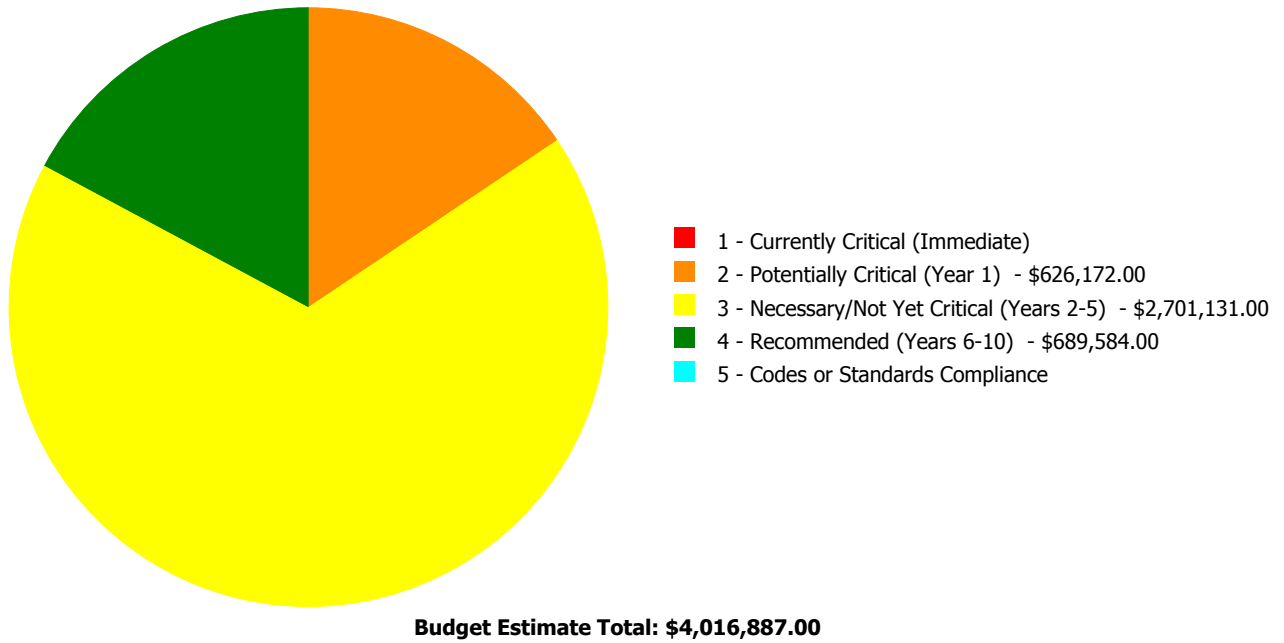
### Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	48.57 %	0.00 %	\$0.00
B10 - Superstructure	47.93 %	0.00 %	\$0.00
B20 - Exterior Enclosure	29.24 %	50.88 %	\$580,650.00
B30 - Roofing	12.49 %	124.26 %	\$465,214.00
C10 - Interior Construction	30.95 %	0.00 %	\$0.00
C30 - Interior Finishes	25.30 %	37.86 %	\$528,546.00
D20 - Plumbing	42.67 %	19.61 %	\$133,921.00
D30 - HVAC	23.07 %	42.77 %	\$712,169.00
D40 - Fire Protection	0.00 %	110.00 %	\$278,046.00
D50 - Electrical	44.92 %	19.91 %	\$331,285.00
E10 - Equipment	24.33 %	29.69 %	\$137,342.00
E20 - Furnishings	12.49 %	90.88 %	\$274,196.00
G20 - Site Improvements	13.99 %	27.41 %	\$332,166.00
G30 - Site Mechanical Utilities	66.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	11.76 %	90.60 %	\$243,352.00
<b>Totals:</b>	<b>31.00 %</b>	<b>32.03 %</b>	<b>\$4,016,887.00</b>

### Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1958 Main	44,433	37.97	\$0.00	\$536,173.00	\$2,200,811.00	\$643,211.00	\$0.00
1958 Press Box	500	26.46	\$0.00	\$0.00	\$14,801.00	\$0.00	\$0.00
1999 Media-Health	8,894	2.83	\$0.00	\$0.00	\$0.00	\$46,373.00	\$0.00
Site	53,827	29.61	\$0.00	\$89,999.00	\$485,519.00	\$0.00	\$0.00
<b>Total:</b>		<b>32.03</b>	<b>\$0.00</b>	<b>\$626,172.00</b>	<b>\$2,701,131.00</b>	<b>\$689,584.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



## Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	44,433
Year Built:	1958
Last Renovation:	
Replacement Value:	\$8,901,703
Repair Cost:	\$3,380,195.00
Total FCI:	37.97 %
Total RSLI:	23.62 %
FCA Score:	62.03



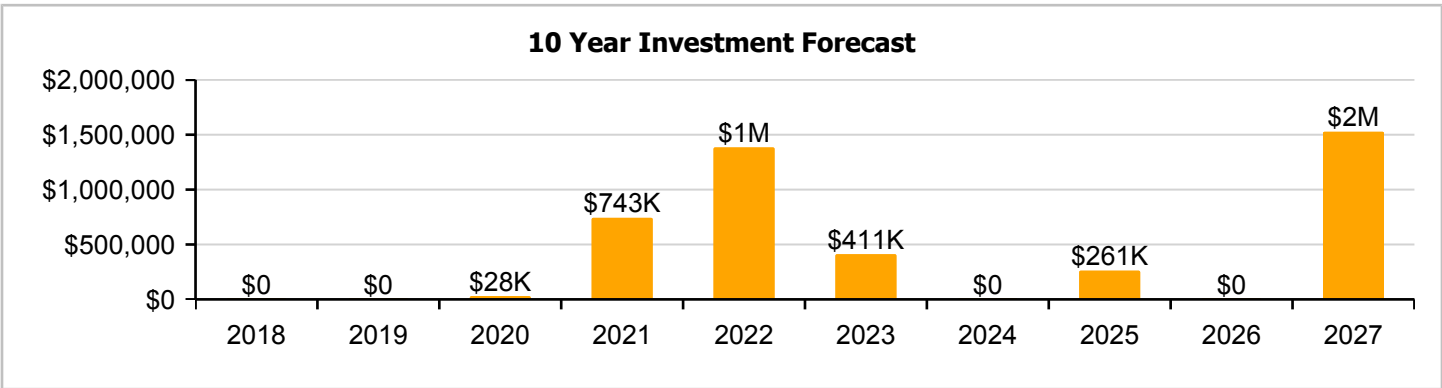
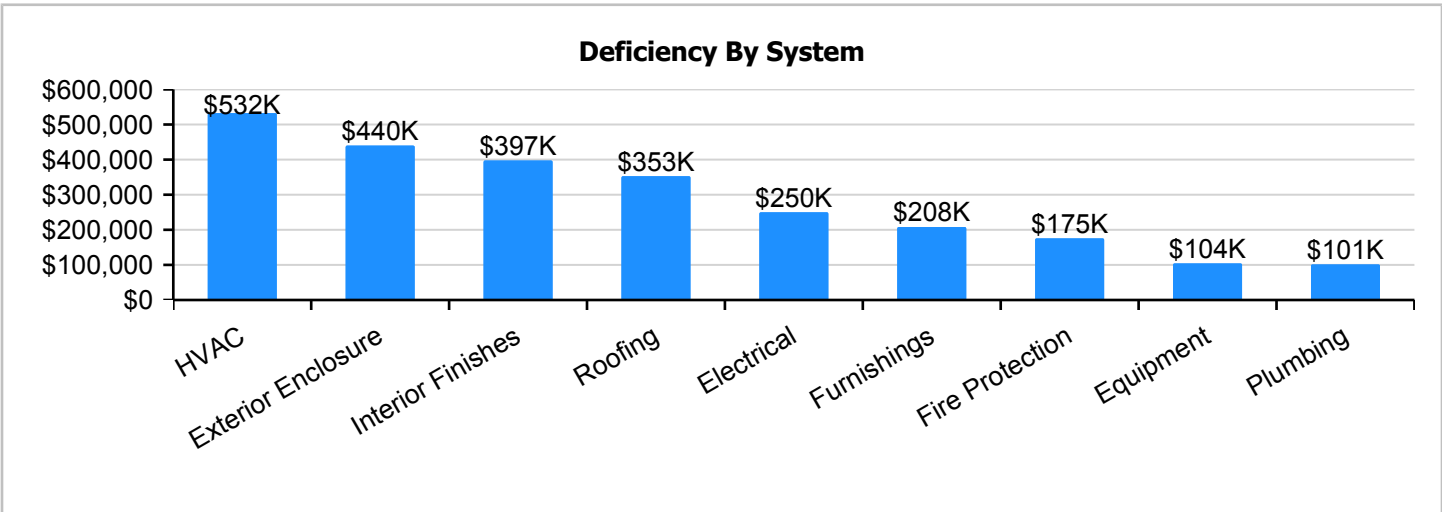
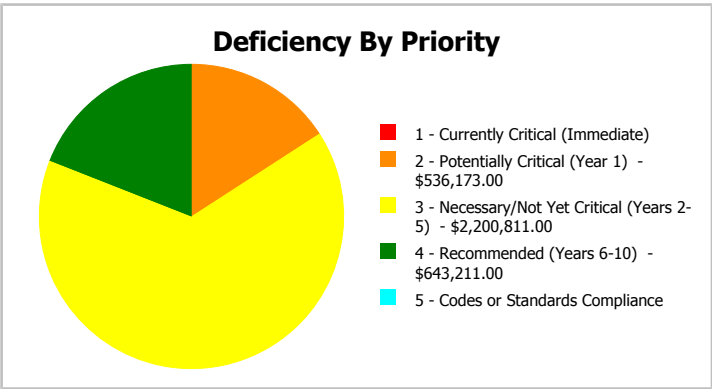
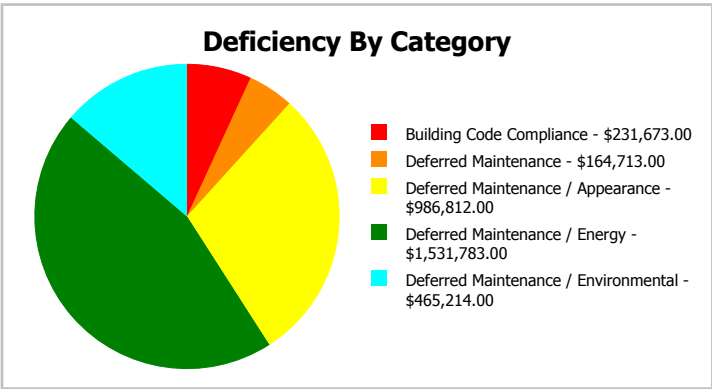
### Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	MS -Middle School	Gross Area:	44,433
Year Built:	1958	Last Renovation:	
Repair Cost:	\$3,380,195	Replacement Value:	\$8,901,703
FCI:	37.97 %	RSLI%:	23.62 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	41.00 %	0.00 %	\$0.00
B10 - Superstructure	41.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	17.98 %	61.76 %	\$580,650.00
B30 - Roofing	0.00 %	150.00 %	\$465,214.00
C10 - Interior Construction	21.89 %	0.00 %	\$0.00
C30 - Interior Finishes	15.72 %	45.57 %	\$524,443.00
D20 - Plumbing	34.63 %	23.49 %	\$133,921.00
D30 - HVAC	14.82 %	48.60 %	\$702,841.00
D40 - Fire Protection	0.00 %	110.00 %	\$231,673.00
D50 - Electrical	38.56 %	23.87 %	\$329,915.00
E10 - Equipment	21.44 %	31.38 %	\$137,342.00
E20 - Furnishings	0.00 %	110.00 %	\$274,196.00
<b>Totals:</b>	<b>23.62 %</b>	<b>37.97 %</b>	<b>\$3,380,195.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). South Elevation - Feb 02, 2017



2). West Elevation - Feb 02, 2017



3). North Elevation - Feb 02, 2017



4). East Elevation - Feb 02, 2017





### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

## Campus Assessment Report - 1958 Main

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$1.56	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			\$69,315
A1030	Slab on Grade	\$4.53	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			\$201,281
B1010	Floor Construction	\$12.80	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			\$568,742
B1020	Roof Construction	\$8.43	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			\$374,570
B2010	Exterior Walls	\$9.28	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			\$412,338
B2020	Exterior Windows	\$10.84	S.F.	44,433	30	1958	1988		0.00 %	110.00 %	-29		\$529,819.00	\$481,654
B2030	Exterior Doors	\$1.04	S.F.	44,433	30	1958	1988		0.00 %	110.00 %	-29		\$50,831.00	\$46,210
B3010120	Single Ply Membrane	\$6.98	S.F.	44,433	20	1997	2017		0.00 %	150.00 %	0		\$465,214.00	\$310,142
C1010	Partitions	\$6.26	S.F.	44,433	75	1958	2033		21.33 %	0.00 %	16			\$278,151
C1020	Interior Doors	\$2.53	S.F.	44,433	30	1997	2027		33.33 %	0.00 %	10			\$112,415
C1030	Fittings	\$13.50	S.F.	44,433	20	1997	2017	2021	20.00 %	0.00 %	4			\$599,846
C3010	Wall Finishes	\$3.46	S.F.	44,433	10	2012	2022		50.00 %	0.00 %	5			\$153,738
C3020	Floor Finishes	\$10.73	S.F.	44,433	20	1991	2011		0.00 %	110.00 %	-6		\$524,443.00	\$476,766
C3030	Ceiling Finishes	\$11.71	S.F.	44,433	25	1997	2022		20.00 %	0.00 %	5			\$520,310
D2010	Plumbing Fixtures	\$9.93	S.F.	44,433	30	2000	2030		43.33 %	0.00 %	13			\$441,220
D2020	Domestic Water Distribution	\$1.06	S.F.	44,433	30	1977	2007		0.00 %	110.00 %	-10		\$51,809.00	\$47,099
D2030	Sanitary Waste	\$1.68	S.F.	44,433	30	1977	2007		0.00 %	110.00 %	-10		\$82,112.00	\$74,647
D2090	Other Plumbing Systems	\$0.16	S.F.	44,433	40	2012	2052		87.50 %	0.00 %	35			\$7,109
D3020	Heat Generating Systems	\$8.92	S.F.	44,433	30	1997	2027		33.33 %	0.00 %	10			\$396,342
D3030	Cooling Generating Systems	\$9.25	S.F.	44,433	25	1997	2022		20.00 %	0.00 %	5			\$411,005
D3040	Distribution Systems	\$10.97	S.F.	44,433	30	1958	1988		0.00 %	110.00 %	-29		\$536,173.00	\$487,430
D3060	Controls & Instrumentation	\$3.41	S.F.	44,433	20	1997	2017		0.00 %	110.00 %	0		\$166,668.00	\$151,517
D4010	Sprinklers	\$4.04	S.F.	44,433	30			2017	0.00 %	110.00 %	0		\$197,460.00	\$179,509
D4020	Standpipes	\$0.70	S.F.	44,433	30			2017	0.00 %	110.00 %	0		\$34,213.00	\$31,103
D5010	Electrical Service/Distribution	\$1.69	S.F.	44,433	40	1958	1998		0.00 %	110.00 %	-19		\$82,601.00	\$75,092
D5020	Branch Wiring	\$5.06	S.F.	44,433	30	1958	1988		0.00 %	110.00 %	-29		\$247,314.00	\$224,831
D5020	Lighting	\$11.79	S.F.	44,433	30	1997	2027		33.33 %	0.00 %	10			\$523,865
D5030810	Security & Detection Systems	\$2.34	S.F.	44,433	15	2013	2028		73.33 %	0.00 %	11			\$103,973
D5030910	Fire Alarm Systems	\$4.22	S.F.	44,433	15	2010	2025		53.33 %	0.00 %	8			\$187,507
D5030920	Data Communication	\$5.48	S.F.	44,433	15	2013	2028		73.33 %	0.00 %	11			\$243,493
D5090	Other Electrical Systems	\$0.53	S.F.	44,433	20	2000	2020		15.00 %	0.00 %	3			\$23,549
E1020	Institutional Equipment	\$2.81	S.F.	44,433	20	1958	1978		0.00 %	110.00 %	-39		\$137,342.00	\$124,857
E1090	Other Equipment	\$7.04	S.F.	44,433	20	2003	2023		30.00 %	0.00 %	6			\$312,808
E2010	Fixed Furnishings	\$5.61	S.F.	44,433	20	1958	1978		0.00 %	110.00 %	-39		\$274,196.00	\$249,269
<b>Total</b>									<b>23.62 %</b>	<b>37.97 %</b>			<b>\$3,380,195.00</b>	<b>\$8,901,703</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** B2010 - Exterior Walls



**Note:**

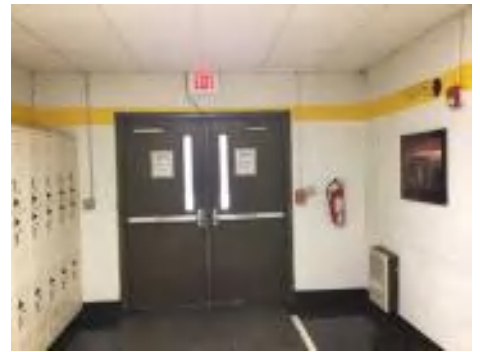
## Campus Assessment Report - 1958 Main

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010120 - Single Ply Membrane

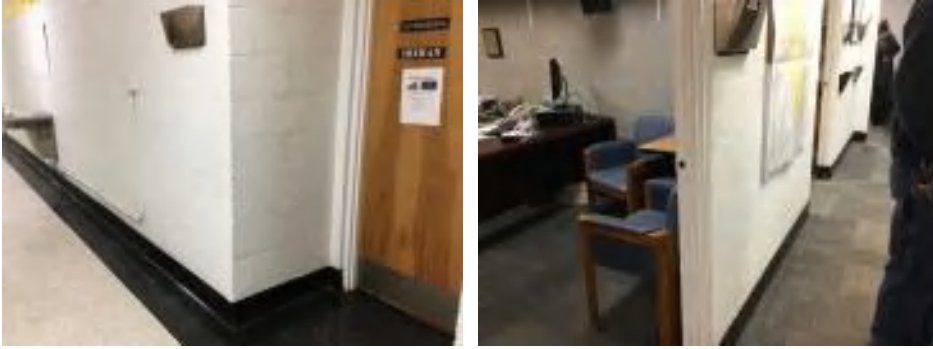


**Note:**

## Campus Assessment Report - 1958 Main

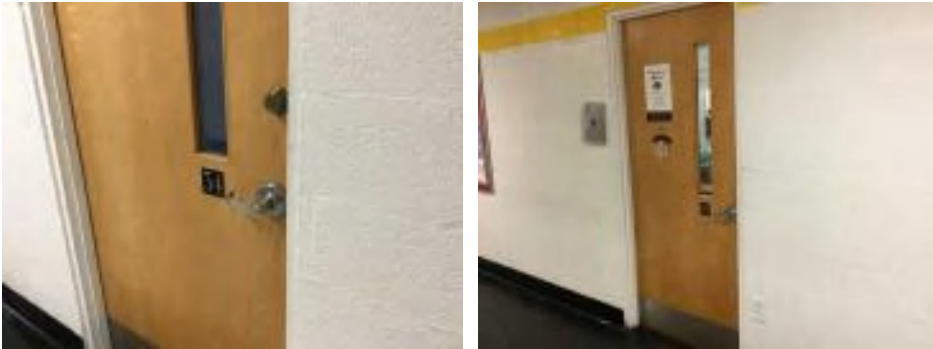
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**System:** C1010 - Partitions



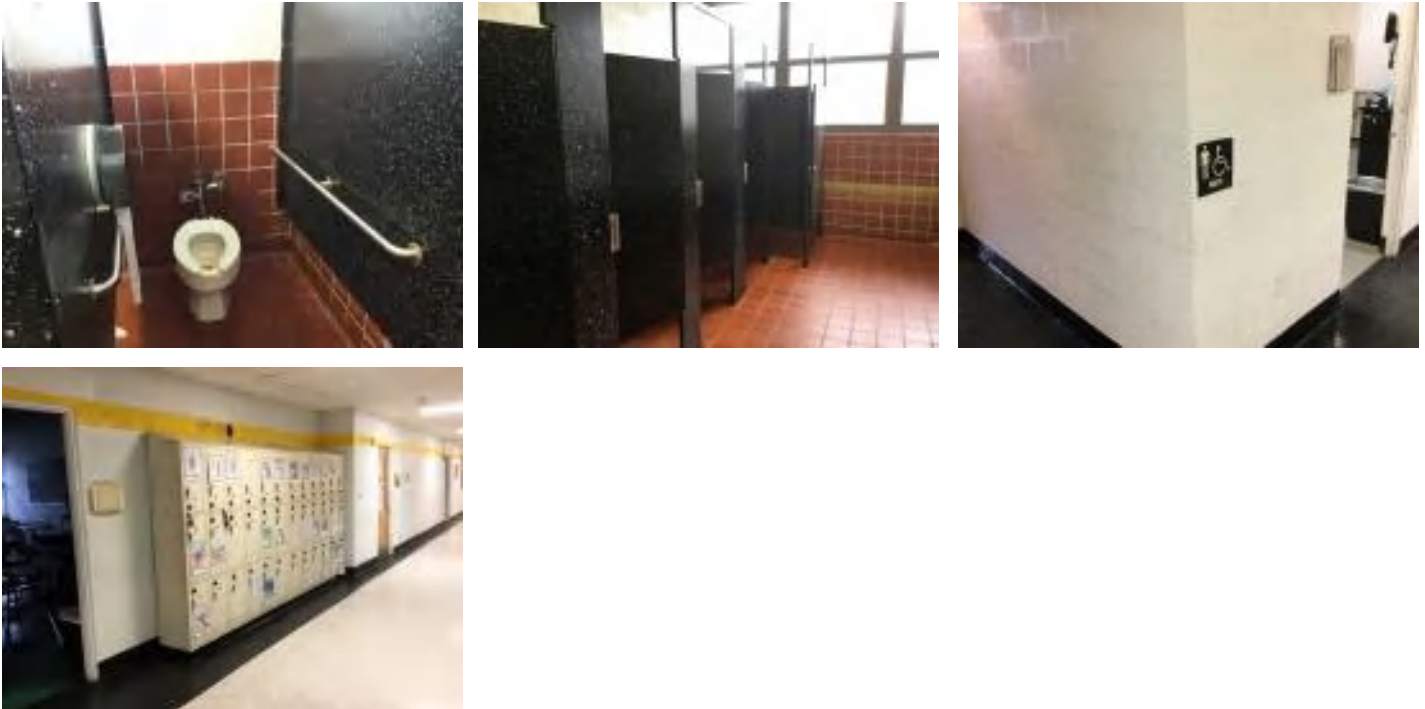
**Note:**

**System:** C1020 - Interior Doors



**Note:**

**System:** C1030 - Fittings

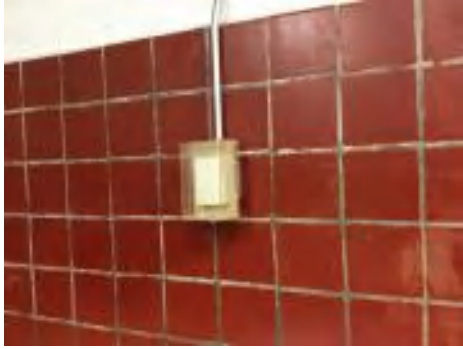


**Note:**



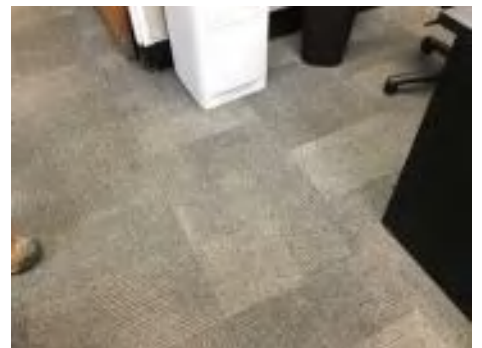
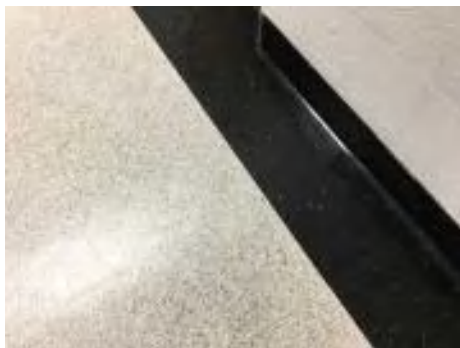
# Campus Assessment Report - 1958 Main

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes

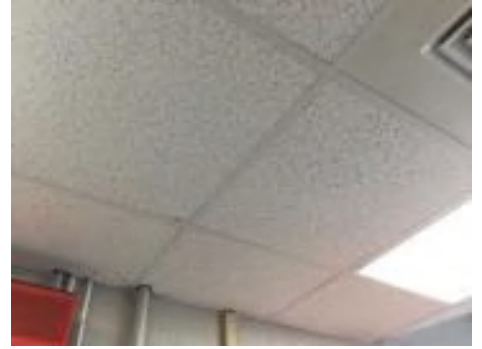


**Note:**

## Campus Assessment Report - 1958 Main

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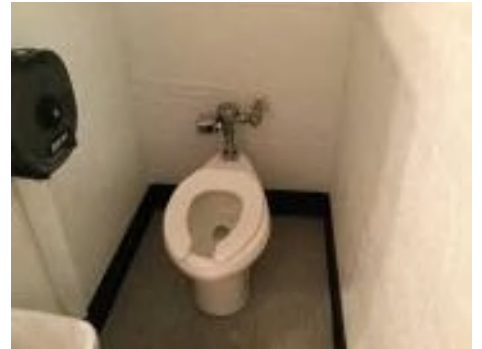
**System:** C3030 - Ceiling Finishes



**Note:**

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**System:** D2010 - Plumbing Fixtures



**Note:**

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**System:** D2020 - Domestic Water Distribution



**Note:**



## Campus Assessment Report - 1958 Main

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2090 - Other Plumbing Systems



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**

## Campus Assessment Report - 1958 Main

**System:** D3030 - Cooling Generating Systems



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

## Campus Assessment Report - 1958 Main

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**System:** D5010 - Electrical Service/Distribution



**Note:**

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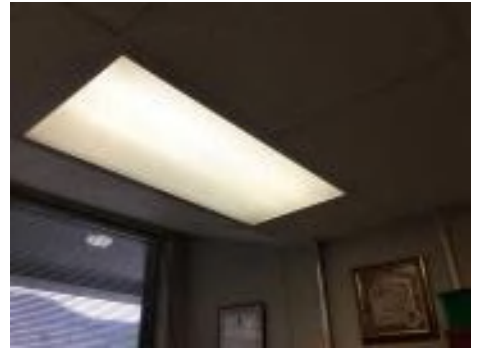
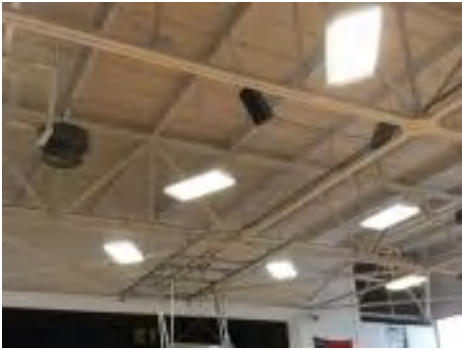
**System:** D5020 - Branch Wiring



**Note:**

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**System:** D5020 - Lighting



**Note:**



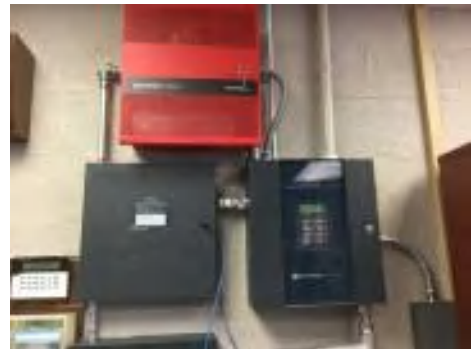
## Campus Assessment Report - 1958 Main

**System:** D5030810 - Security & Detection Systems



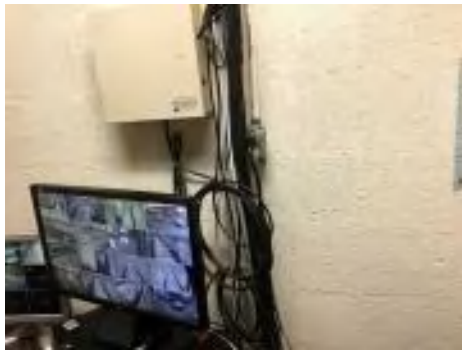
**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

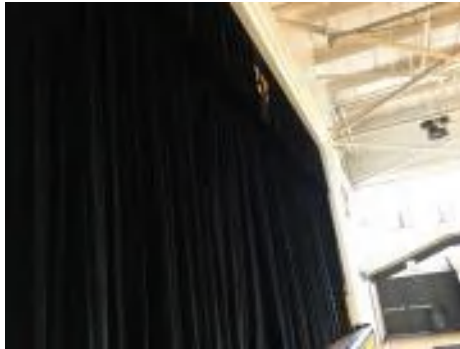
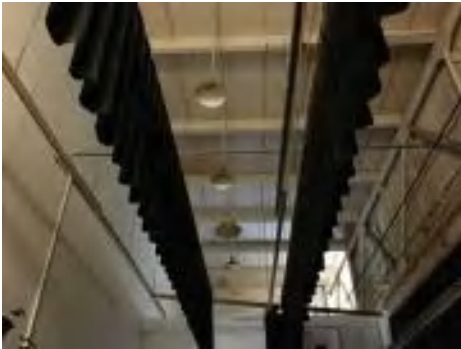
## Campus Assessment Report - 1958 Main

**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

**System:** E1090 - Other Equipment



**Note:**

# Campus Assessment Report - 1958 Main

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$3,380,195</b>	<b>\$0</b>	<b>\$0</b>	<b>\$28,306</b>	<b>\$742,644</b>	<b>\$1,383,662</b>	<b>\$410,860</b>	<b>\$0</b>	<b>\$261,281</b>	<b>\$0</b>	<b>\$1,526,536</b>	<b>\$7,733,485</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$529,819	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$529,819
<b>B2030 - Exterior Doors</b>	\$50,831	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,831
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010120 - Single Ply Membrane</b>	\$465,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$465,214
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,185	\$166,185
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$742,644	\$0	\$0	\$0	\$0	\$0	\$0	\$742,644
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$196,047	\$0	\$0	\$0	\$0	\$0	\$196,047
<b>C3020 - Floor Finishes</b>	\$524,443	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$524,443
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$663,500	\$0	\$0	\$0	\$0	\$0	\$663,500
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

## Campus Assessment Report - 1958 Main

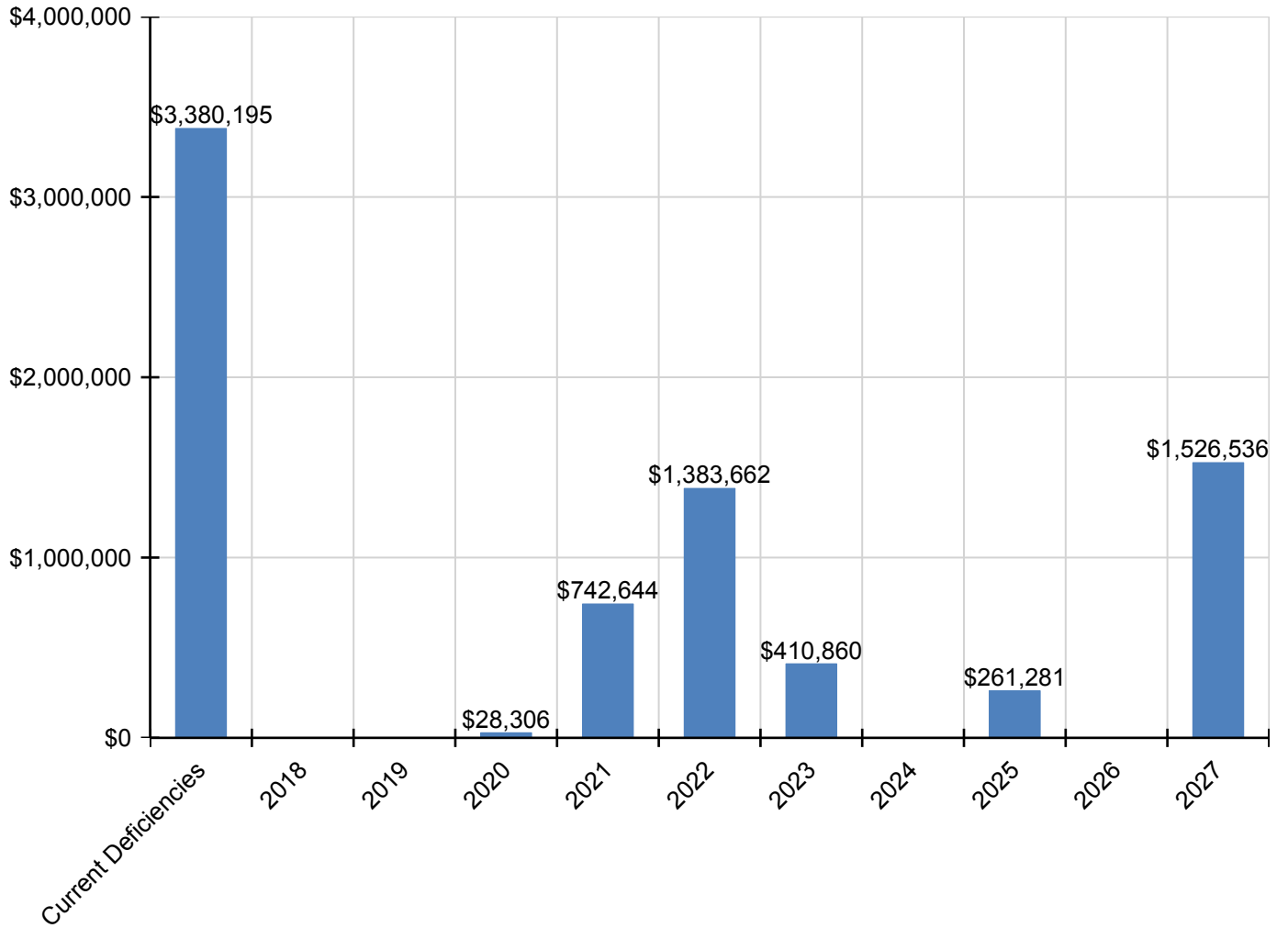
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$51,809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,809
D2030 - Sanitary Waste	\$82,112	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,112
D2090 - Other Plumbing Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$585,917	\$585,917
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$524,115	\$0	\$0	\$0	\$0	\$0	\$0	\$524,115
D3040 - Distribution Systems	\$536,173	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$536,173
D3060 - Controls & Instrumentation	\$166,668	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,668
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$197,460	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$197,460
D4020 - Standpipes	\$34,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,213
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$82,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,601
D5020 - Branch Wiring	\$247,314	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$247,314
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$774,435	\$774,435
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$261,281	\$0	\$0	\$261,281
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$28,306	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,306
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$137,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,342
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$410,860	\$0	\$0	\$0	\$0	\$0	\$410,860
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$274,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$274,196

\* Indicates non-renewable system



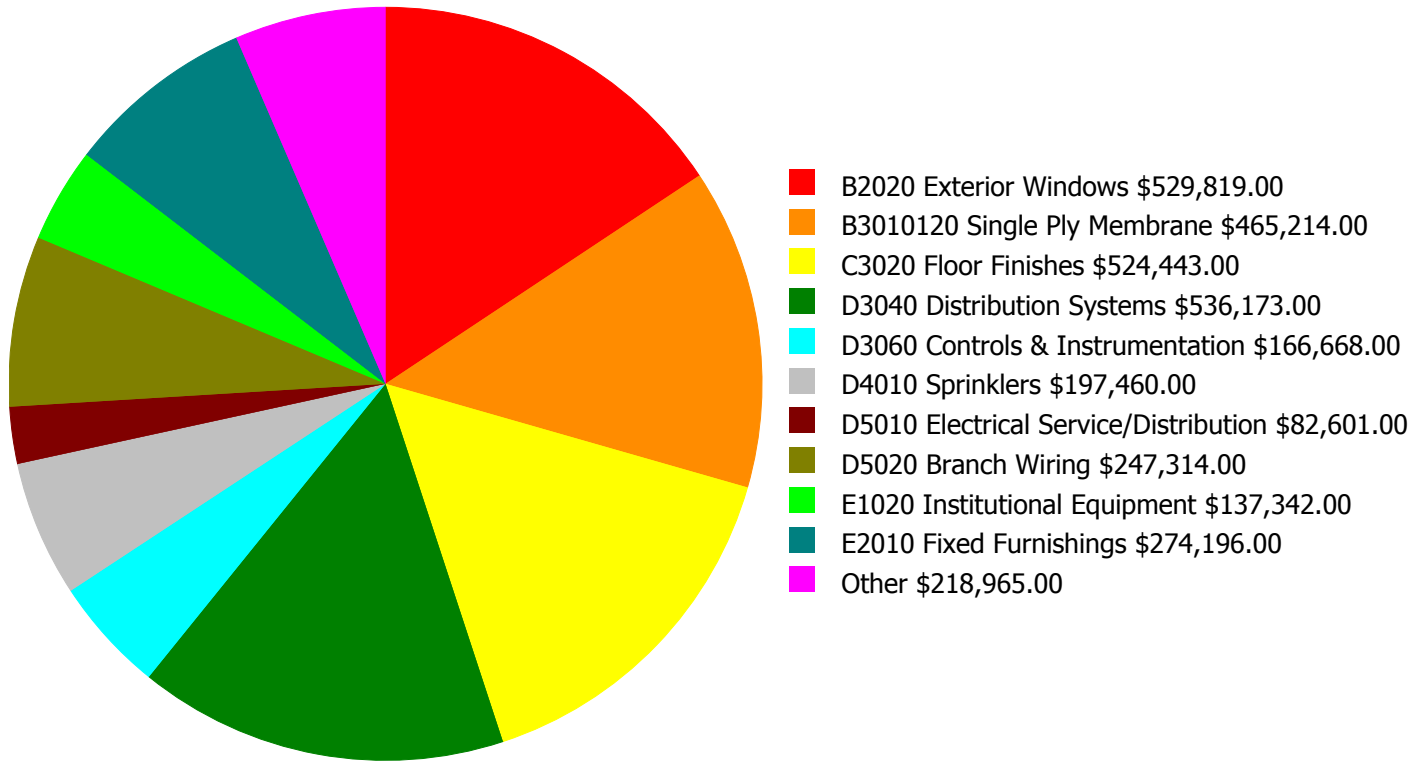
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



### Deficiency Summary by System

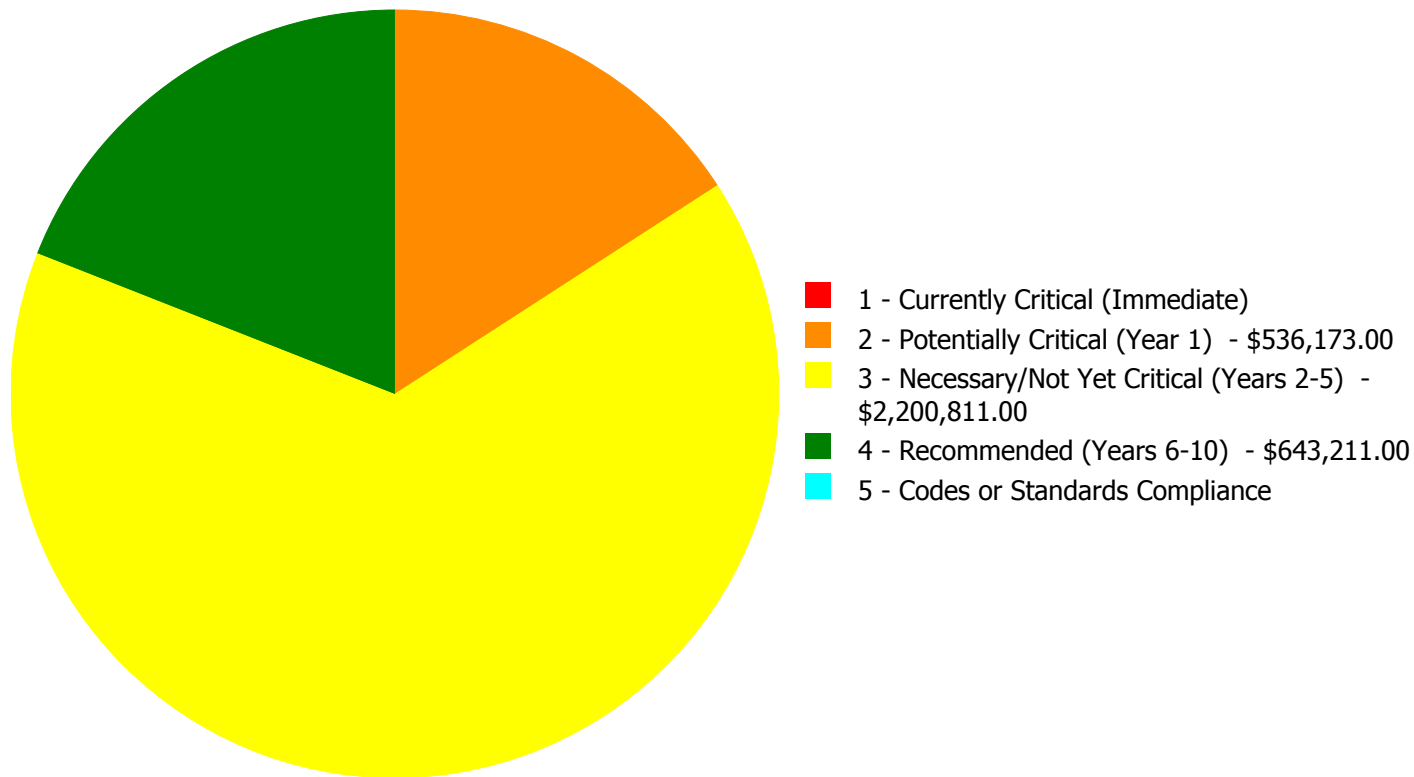
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$3,380,195.00**

## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$3,380,195.00**

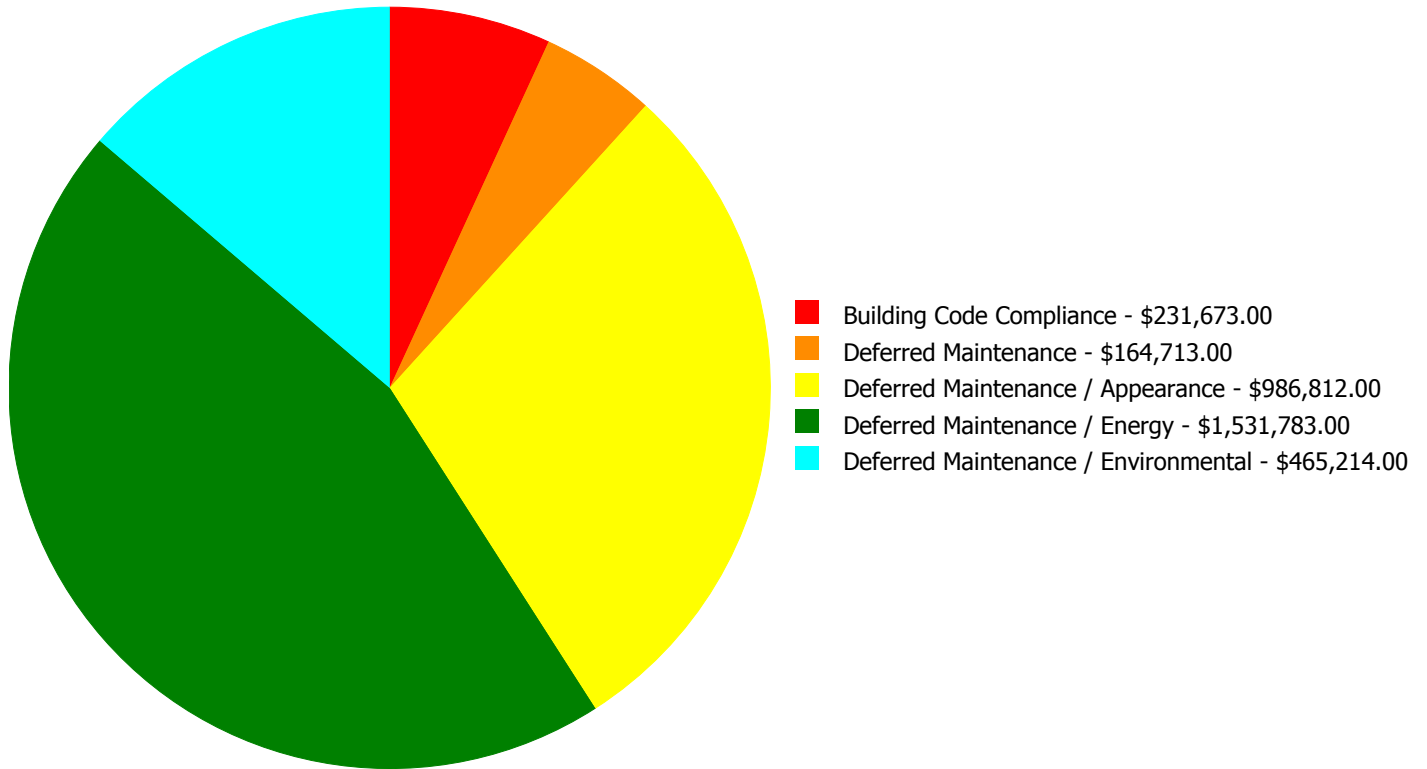
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$529,819.00	\$0.00	\$0.00	\$529,819.00
B2030	Exterior Doors	\$0.00	\$0.00	\$50,831.00	\$0.00	\$0.00	\$50,831.00
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$465,214.00	\$0.00	\$0.00	\$465,214.00
C3020	Floor Finishes	\$0.00	\$0.00	\$524,443.00	\$0.00	\$0.00	\$524,443.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$51,809.00	\$0.00	\$0.00	\$51,809.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$82,112.00	\$0.00	\$0.00	\$82,112.00
D3040	Distribution Systems	\$0.00	\$536,173.00	\$0.00	\$0.00	\$0.00	\$536,173.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$166,668.00	\$0.00	\$0.00	\$166,668.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$197,460.00	\$0.00	\$197,460.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$34,213.00	\$0.00	\$34,213.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$82,601.00	\$0.00	\$0.00	\$82,601.00
D5020	Branch Wiring	\$0.00	\$0.00	\$247,314.00	\$0.00	\$0.00	\$247,314.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$0.00	\$137,342.00	\$0.00	\$137,342.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$0.00	\$274,196.00	\$0.00	\$274,196.00
	<b>Total:</b>	\$0.00	\$536,173.00	\$2,200,811.00	\$643,211.00	\$0.00	\$3,380,195.00

## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$3,380,195.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 2 - Potentially Critical (Year 1):

#### **System: D3040 - Distribution Systems**



**Location:** Throughout  
**Distress:** Failing  
**Category:** Deferred Maintenance / Energy  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$536,173.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 02/01/2017

**Notes:** The air distribution system is aged, becoming logistically unsupportable, and should be replaced.

**Priority 3 - Necessary/Not Yet Critical (Years 2-5):**

**System: B2020 - Exterior Windows**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$529,819.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 02/01/2017

**Notes:** The aluminum frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

---

**System: B2030 - Exterior Doors**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$50,831.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 02/01/2017

**Notes:** The original exterior doors are aged, rusted, and should be replaced.

---

**System: B3010120 - Single Ply Membrane**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Environmental  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$465,214.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 02/01/2017

**Notes:** The EPDM adhered roof coverings are aging, showing signs of failure and should be replaced.

---

**System: C3020 - Floor Finishes**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$524,443.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 02/01/2017

**Notes:** The VCT flooring is aged, cracked, worn, and should be replaced.  
ACM tiles should be replaced where accessible.

---



**System: D2020 - Domestic Water Distribution**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$51,809.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 02/01/2017

**Notes:** The domestic water distribution system is aged and should be replaced.

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$82,112.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 02/01/2017

**Notes:** The sanitary waste system is aged, has reported periodic failures, and should be replaced.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$166,668.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 02/01/2017

**Notes:** The HVAC controls system is aged, becoming logistically unsupportable, and should be replaced.

---

**System: D5010 - Electrical Service/Distribution**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$82,601.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 02/01/2017

**Notes:** The original electrical distribution system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

---

**System: D5020 - Branch Wiring**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$247,314.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 02/01/2017

**Notes:** The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.

---

**Priority 4 - Recommended (Years 6-10):**

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$197,460.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 02/01/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

---

**System: D4020 - Standpipes**

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$34,213.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 02/01/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

---

**System: E1020 - Institutional Equipment**



**Location:** Stage  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$137,342.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 02/01/2017

**Notes:** Theater and stage equipment is aged and should be replaced.

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 44,433.00  
**Unit of Measure:** S.F.  
**Estimate:** \$274,196.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 02/01/2017

**Notes:** The fixed furnishings are aged, in marginal condition, and should be replaced.

---

## Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	500
Year Built:	1999
Last Renovation:	
Replacement Value:	\$55,940
Repair Cost:	\$14,801.00
Total FCI:	26.46 %
Total RSLI:	38.00 %
FCA Score:	73.54



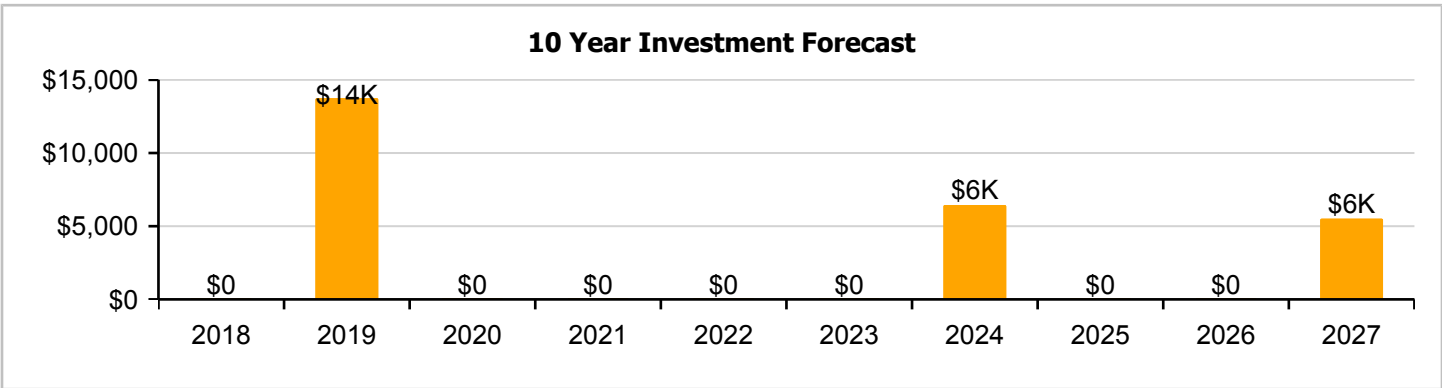
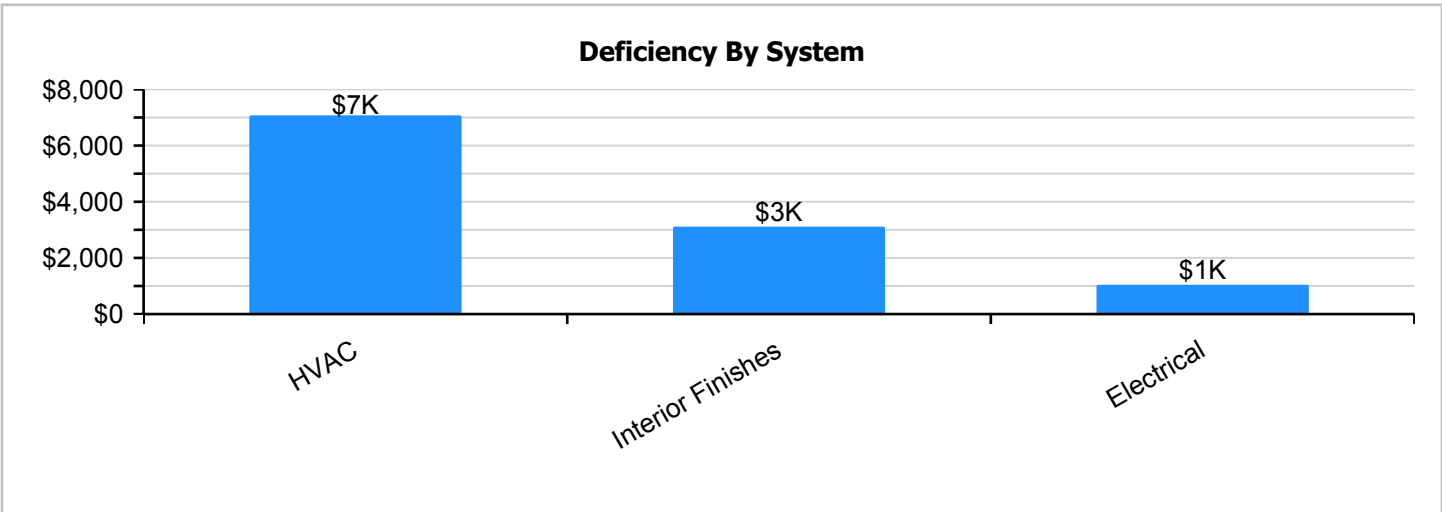
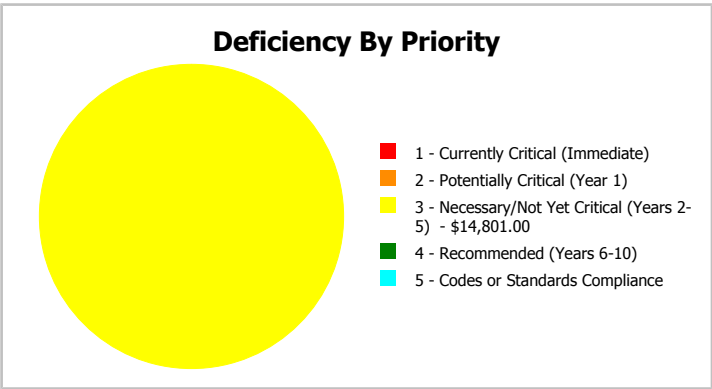
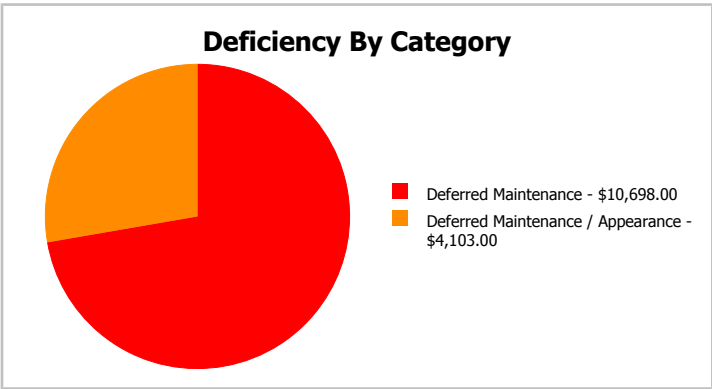
### Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	MS -Middle School	Gross Area:	500
Year Built:	1999	Last Renovation:	
Repair Cost:	\$14,801	Replacement Value:	\$55,940
FCI:	26.46 %	RSLI%:	38.00 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	82.00 %	0.00 %	\$0.00
B10 - Superstructure	82.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	69.81 %	0.00 %	\$0.00
B30 - Roofing	10.00 %	0.00 %	\$0.00
C30 - Interior Finishes	13.26 %	27.60 %	\$4,103.00
D30 - HVAC	0.00 %	110.00 %	\$9,328.00
D50 - Electrical	32.31 %	27.16 %	\$1,370.00
E20 - Furnishings	10.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>38.00 %</b>	<b>26.46 %</b>	<b>\$14,801.00</b>



## Photo Album

The photo album consists of the various cardinal directions of the building..

1). North Elevation - Feb 02, 2017



2). East Elevation - Feb 02, 2017



3). South Elevation - Feb 02, 2017



4). West Elevation - Feb 02, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

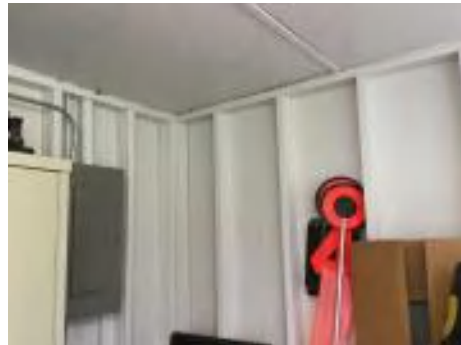
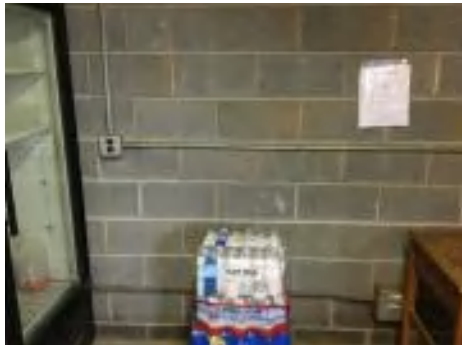
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	500	100	1999	2099		82.00 %	0.00 %	82			\$3,465
A1030	Slab on Grade	\$7.37	S.F.	500	100	1999	2099		82.00 %	0.00 %	82			\$3,685
B1020	Roof Construction	\$5.98	S.F.	500	100	1999	2099		82.00 %	0.00 %	82			\$2,990
B2010	Exterior Walls	\$18.04	S.F.	500	100	1999	2099		82.00 %	0.00 %	82			\$9,020
B2020	Exterior Windows	\$6.47	S.F.	500	30	1999	2029		40.00 %	0.00 %	12			\$3,235
B2030	Exterior Doors	\$0.91	S.F.	500	30	1999	2029		40.00 %	0.00 %	12			\$455
B3010140	Asphalt Shingles	\$4.32	S.F.	500	20	1999	2019		10.00 %	0.00 %	2			\$2,160
C3010	Wall Finishes	\$7.46	S.F.	500	10	1999	2009		0.00 %	110.00 %	-8		\$4,103.00	\$3,730
C3020	Floor Finishes	\$12.74	S.F.	500	20	1999	2019		10.00 %	0.00 %	2			\$6,370
C3030	Ceiling Finishes	\$9.53	S.F.	500	25	1999	2024		28.00 %	0.00 %	7			\$4,765
D3050	Terminal & Package Units	\$16.96	S.F.	500	15	1999	2014		0.00 %	110.00 %	-3		\$9,328.00	\$8,480
D5010	Electrical Service/Distribution	\$1.47	S.F.	500	40	1999	2039		55.00 %	0.00 %	22			\$735
D5020	Branch Wiring	\$2.55	S.F.	500	30	1999	2029		40.00 %	0.00 %	12			\$1,275
D5020	Lighting	\$3.58	S.F.	500	30	1999	2029		40.00 %	0.00 %	12			\$1,790
D5030920	Data Communication	\$2.49	S.F.	500	15	1999	2014		0.00 %	110.04 %	-3		\$1,370.00	\$1,245
E2010	Fixed Furnishings	\$5.08	S.F.	500	20	1999	2019		10.00 %	0.00 %	2			\$2,540
<b>Total</b>									<b>38.00 %</b>	<b>26.46 %</b>			<b>\$14,801.00</b>	<b>\$55,940</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** B2010 - Exterior Walls



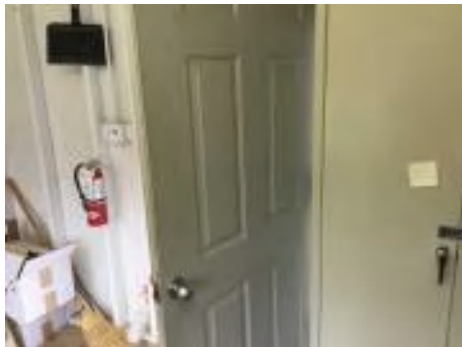
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 1958 Press Box

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**System:** B3010140 - Asphalt Shingles



**Note:**

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**System:** C3010 - Wall Finishes



**Note:**

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**System:** C3020 - Floor Finishes



**Note:**

## Campus Assessment Report - 1958 Press Box

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**System:** C3030 - Ceiling Finishes



**Note:**

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**System:** D3050 - Terminal & Package Units



**Note:**

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**System:** D5010 - Electrical Service/Distribution



**Note:**

## Campus Assessment Report - 1958 Press Box

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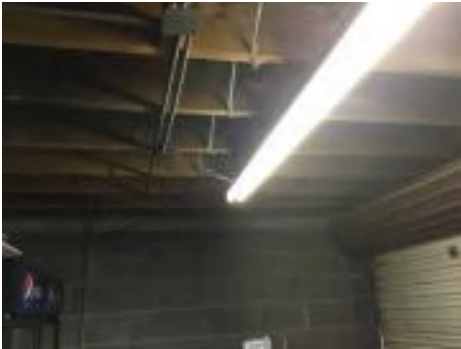
**System:** D5020 - Branch Wiring



**Note:**

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**System:** D5020 - Lighting



**Note:**

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**System:** D5030920 - Data Communication

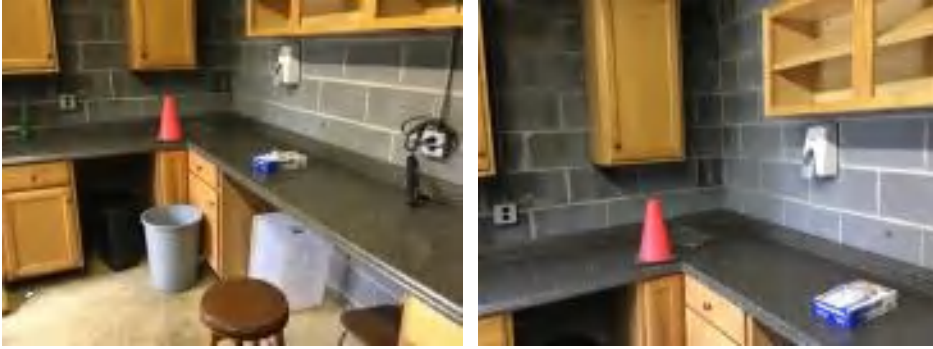


**Note:**

## Campus Assessment Report - 1958 Press Box

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**System:** E2010 - Fixed Furnishings



**Note:**



## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

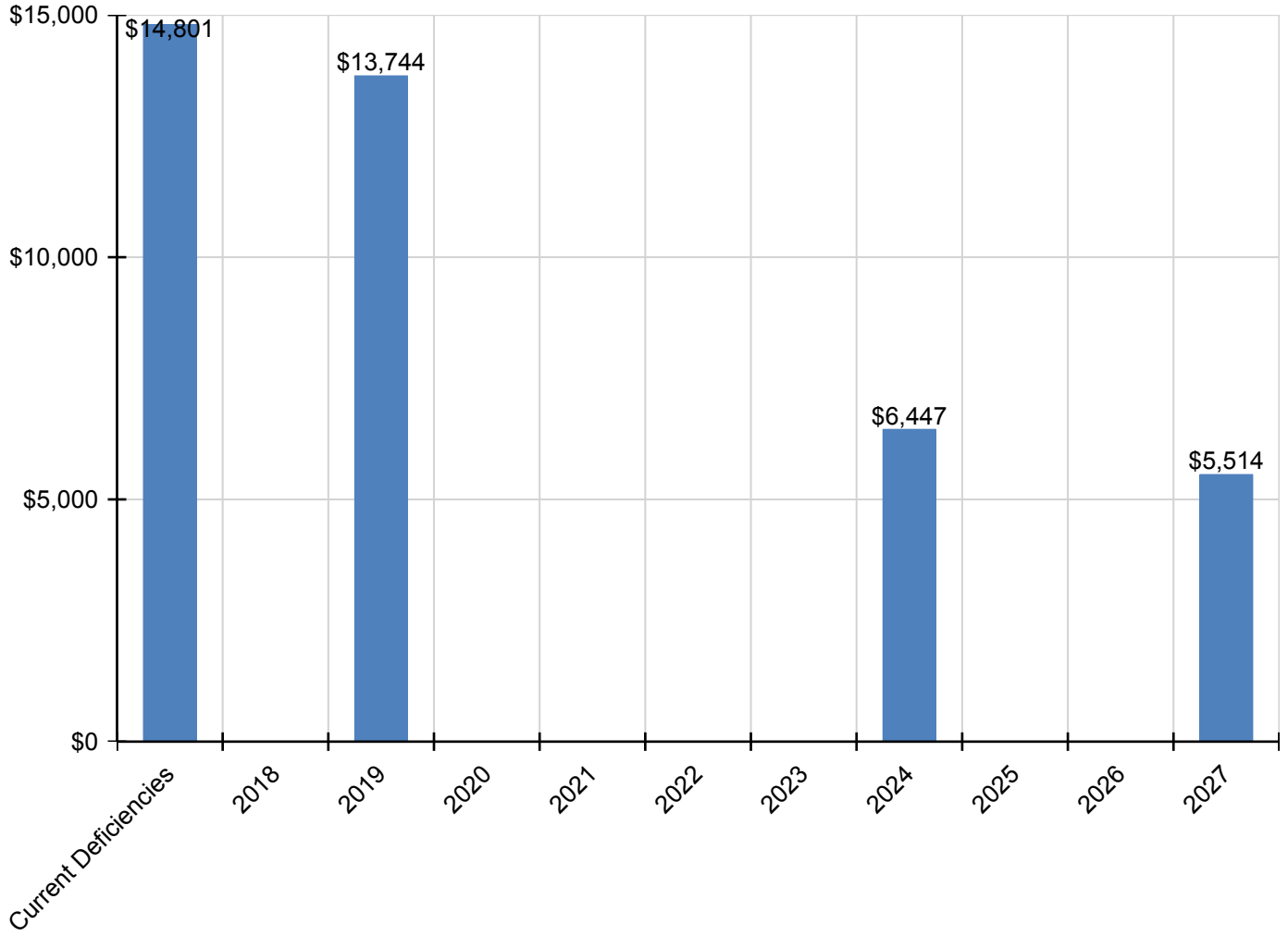
# Campus Assessment Report - 1958 Press Box

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$14,801</b>	<b>\$0</b>	<b>\$13,744</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,447</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,514</b>	<b>\$40,506</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$3,346	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,346
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$4,103	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,514	\$9,617
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$7,434	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,434
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,447	\$0	\$0	\$0	\$6,447
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D30 - HVAC</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D3050 - Terminal &amp; Package Units</b>	\$9,328	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,328
<b>D50 - Electrical</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5010 - Electrical Service/Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5020 - Branch Wiring</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5020 - Lighting</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5030 - Communications and Security</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5030920 - Data Communication</b>	\$1,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,370
<b>E - Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>E20 - Furnishings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>E2010 - Fixed Furnishings</b>	\$0	\$0	\$2,964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,964

*\* Indicates non-renewable system*

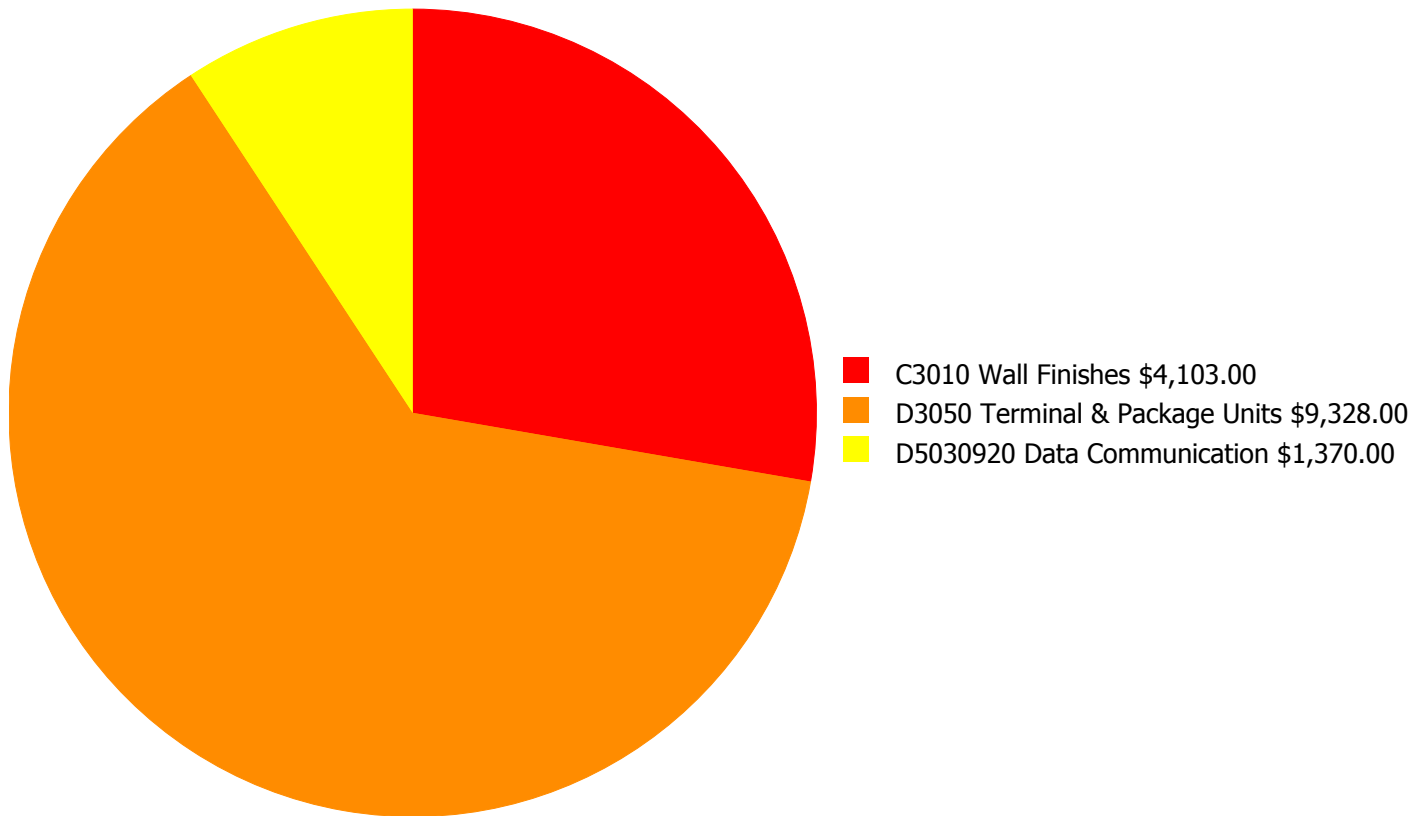
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



## Deficiency Summary by System

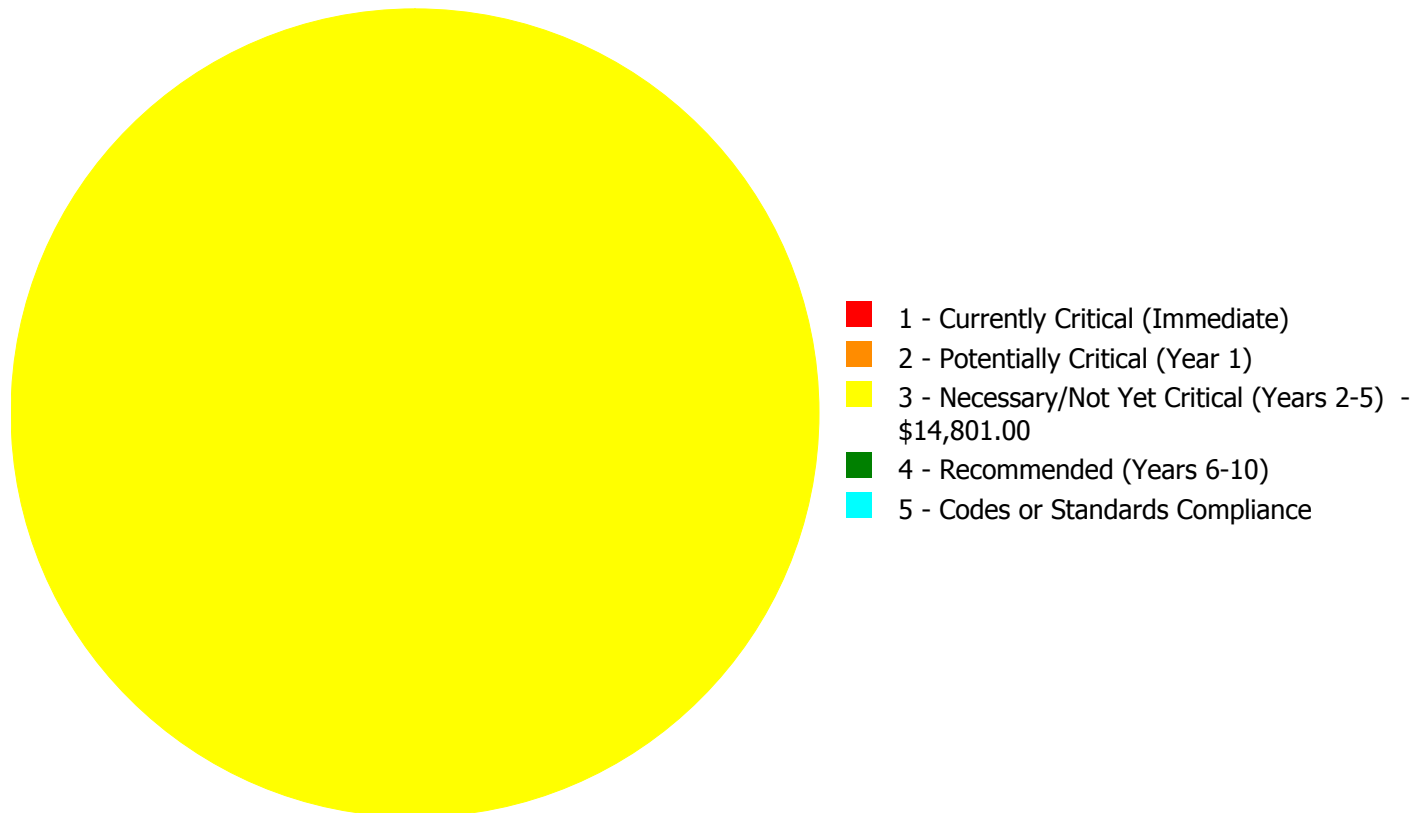
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$14,801.00**

## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$14,801.00**

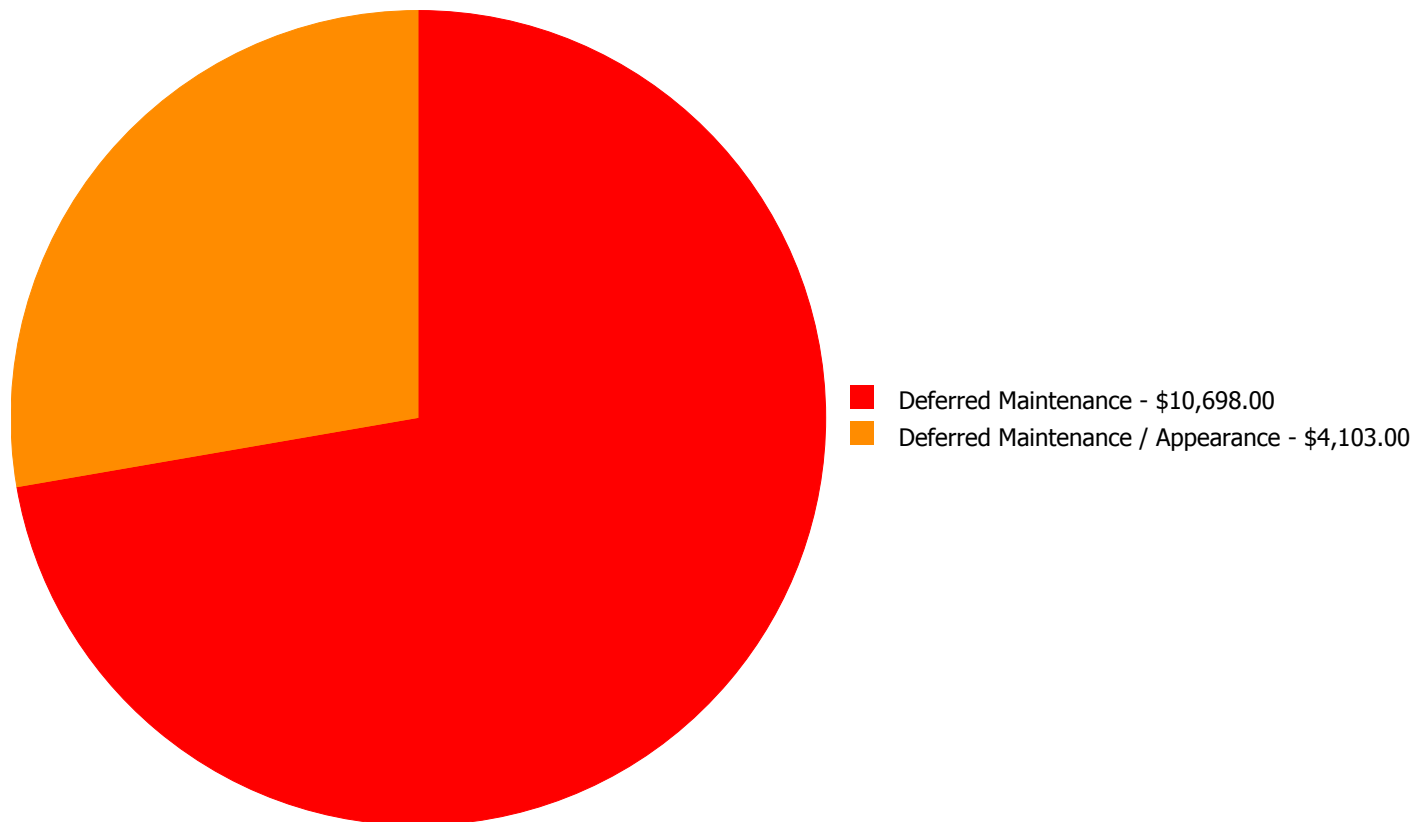
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3010	Wall Finishes	\$0.00	\$0.00	\$4,103.00	\$0.00	\$0.00	\$4,103.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$9,328.00	\$0.00	\$0.00	\$9,328.00
D5030920	Data Communication	\$0.00	\$0.00	\$1,370.00	\$0.00	\$0.00	\$1,370.00
	<b>Total:</b>	\$0.00	\$0.00	\$14,801.00	\$0.00	\$0.00	\$14,801.00

### Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$14,801.00**



## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 3 - Necessary/Not Yet Critical (Years 2-5):

#### System: C3010 - Wall Finishes



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 500.00  
**Unit of Measure:** S.F.  
**Estimate:** \$4,103.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The wall paint is damaged, fading, stained, and should be re-painted.

#### System: D3050 - Terminal & Package Units



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 500.00  
**Unit of Measure:** S.F.  
**Estimate:** \$9,328.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The wall mounted DX condensers are aged, rusted, not energy efficient, and should be replaced.

**System: D5030920 - Data Communication**



**Location:** Throughout  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 500.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,370.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The data communication system is failing and should be replaced.

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## Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	8,894
Year Built:	1999
Last Renovation:	2012
Replacement Value:	\$1,638,454
Repair Cost:	\$46,373.00
Total FCI:	2.83 %
Total RSLI:	76.65 %
FCA Score:	97.17



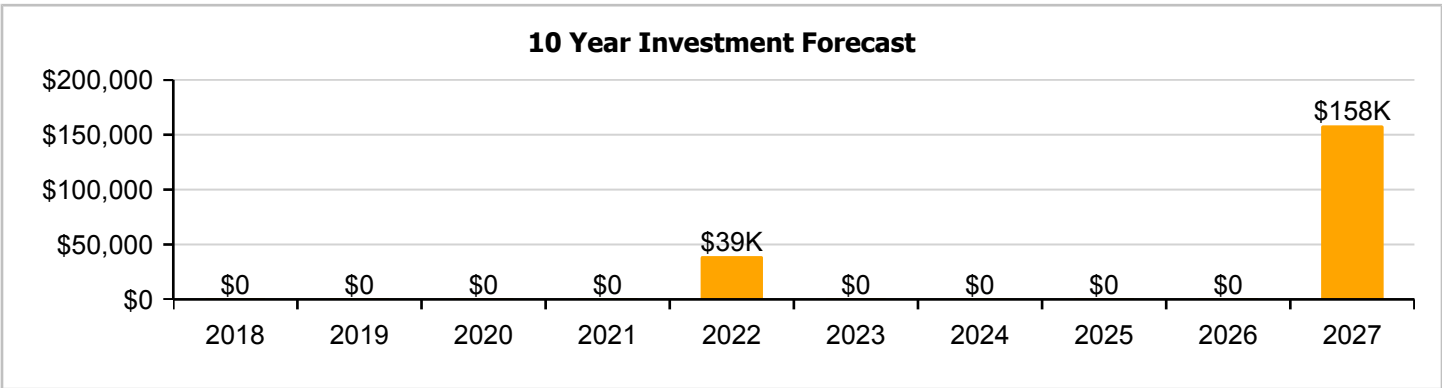
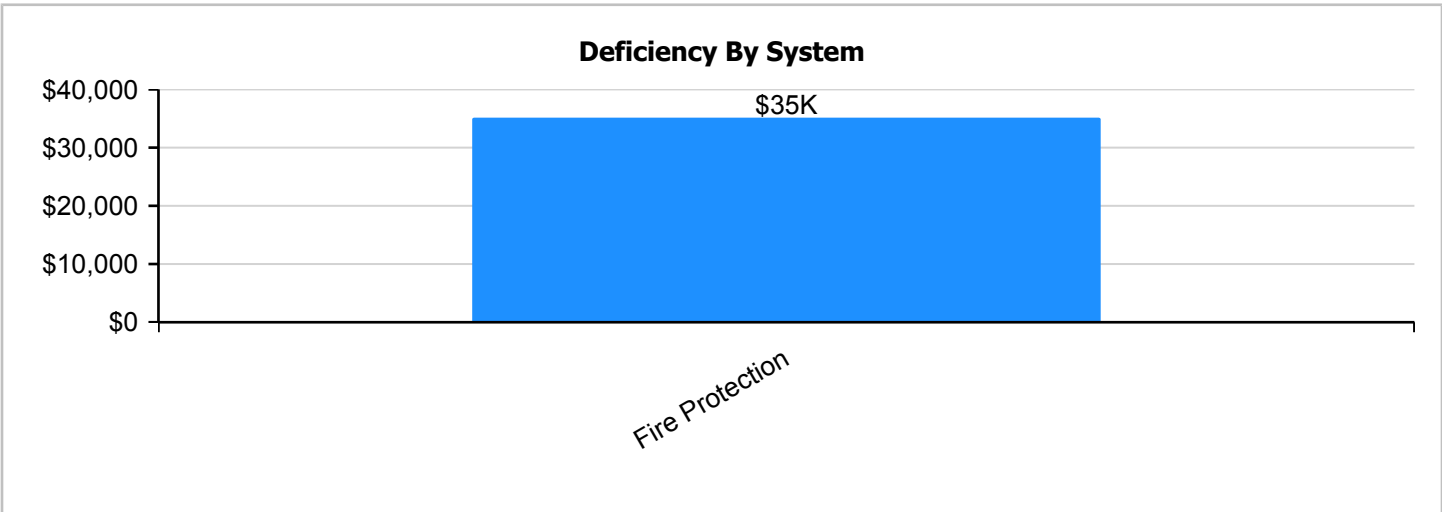
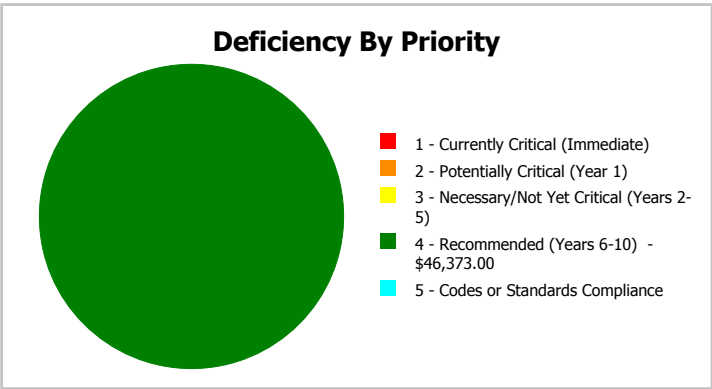
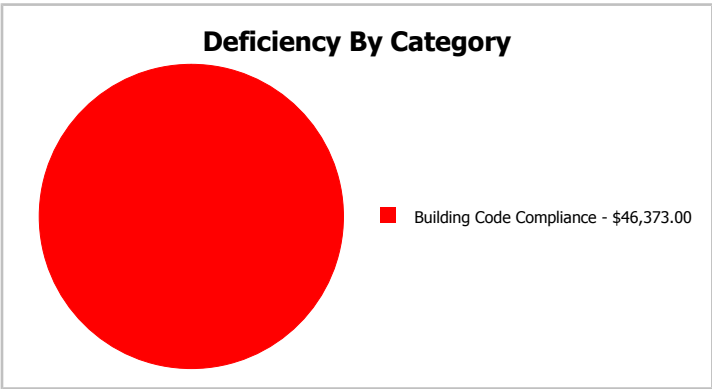
### Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	MS -Middle School	Gross Area:	8,894
Year Built:	1999	Last Renovation:	2012
Repair Cost:	\$46,373	Replacement Value:	\$1,638,454
FCI:	2.83 %	RSLI%:	76.65 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	82.00 %	0.00 %	\$0.00
B10 - Superstructure	82.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	82.75 %	0.00 %	\$0.00
B30 - Roofing	75.00 %	0.00 %	\$0.00
C10 - Interior Construction	76.23 %	0.00 %	\$0.00
C30 - Interior Finishes	73.92 %	0.00 %	\$0.00
D20 - Plumbing	83.33 %	0.00 %	\$0.00
D30 - HVAC	80.83 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$46,373.00
D50 - Electrical	76.97 %	0.00 %	\$0.00
E10 - Equipment	75.00 %	0.00 %	\$0.00
E20 - Furnishings	75.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>76.65 %</b>	<b>2.83 %</b>	<b>\$46,373.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). West Elevation - Feb 02, 2017



2). East Elevation - Feb 02, 2017



3). South Elevation - Feb 02, 2017



4). North Elevation - Feb 02, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$1.56	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			\$13,875
A1030	Slab on Grade	\$4.53	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			\$40,290
B1010	Floor Construction	\$12.80	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			\$113,843
B1020	Roof Construction	\$8.43	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			\$74,976
B2010	Exterior Walls	\$9.28	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			\$82,536
B2020	Exterior Windows	\$10.84	S.F.	8,894	30	2012	2042		83.33 %	0.00 %	25			\$96,411
B2030	Exterior Doors	\$1.04	S.F.	8,894	30	2012	2042		83.33 %	0.00 %	25			\$9,250
B3010120	Single Ply Membrane	\$6.98	S.F.	8,894	20	2012	2032		75.00 %	0.00 %	15			\$62,080
C1010	Partitions	\$6.26	S.F.	8,894	75	1999	2074		76.00 %	0.00 %	57			\$55,676
C1020	Interior Doors	\$2.53	S.F.	8,894	30	2012	2042		83.33 %	0.00 %	25			\$22,502
C1030	Fittings	\$13.50	S.F.	8,894	20	2012	2032		75.00 %	0.00 %	15			\$120,069
C3010	Wall Finishes	\$3.46	S.F.	8,894	10	2012	2022		50.00 %	0.00 %	5			\$30,773
C3020	Floor Finishes	\$10.73	S.F.	8,894	20	2012	2032		75.00 %	0.00 %	15			\$95,433
C3030	Ceiling Finishes	\$11.71	S.F.	8,894	25	2012	2037		80.00 %	0.00 %	20			\$104,149
D2010	Plumbing Fixtures	\$9.93	S.F.	8,894	30	2012	2042		83.33 %	0.00 %	25			\$88,317
D2020	Domestic Water Distribution	\$1.06	S.F.	8,894	30	2012	2042		83.33 %	0.00 %	25			\$9,428
D2030	Sanitary Waste	\$1.68	S.F.	8,894	30	2012	2042		83.33 %	0.00 %	25			\$14,942
D3030	Cooling Generating Systems	\$9.25	S.F.	8,894	25	2012	2037		80.00 %	0.00 %	20			\$82,270
D3040	Distribution Systems	\$10.97	S.F.	8,894	30	2012	2042		83.33 %	0.00 %	25			\$97,567
D3060	Controls & Instrumentation	\$3.41	S.F.	8,894	20	2012	2032		75.00 %	0.00 %	15			\$30,329
D4010	Sprinklers	\$4.04	S.F.	8,894	30			2017	0.00 %	110.00 %	0		\$39,525.00	\$35,932
D4020	Standpipes	\$0.70	S.F.	8,894	30			2017	0.00 %	109.99 %	0		\$6,848.00	\$6,226
D5010	Electrical Service/Distribution	\$1.69	S.F.	8,894	40	2012	2052		87.50 %	0.00 %	35			\$15,031
D5020	Branch Wiring	\$5.06	S.F.	8,894	30	2012	2042		83.33 %	0.00 %	25			\$45,004
D5020	Lighting	\$11.79	S.F.	8,894	30	2012	2042		83.33 %	0.00 %	25			\$104,860
D5030810	Security & Detection Systems	\$2.34	S.F.	8,894	15	2012	2027		66.67 %	0.00 %	10			\$20,812
D5030910	Fire Alarm Systems	\$4.22	S.F.	8,894	15	2012	2027		66.67 %	0.00 %	10			\$37,533
D5030920	Data Communication	\$5.48	S.F.	8,894	15	2012	2027		66.67 %	0.00 %	10			\$48,739
D5090	Other Electrical Systems	\$0.53	S.F.	8,894	20	2012	2032		75.00 %	0.00 %	15			\$4,714
E1020	Institutional Equipment	\$2.81	S.F.	8,894	20	2012	2032		75.00 %	0.00 %	15			\$24,992
E2010	Fixed Furnishings	\$5.61	S.F.	8,894	20	2012	2032		75.00 %	0.00 %	15			\$49,895
<b>Total</b>									<b>76.65 %</b>	<b>2.83 %</b>			<b>\$46,373.00</b>	<b>\$1,638,454</b>



## System Notes

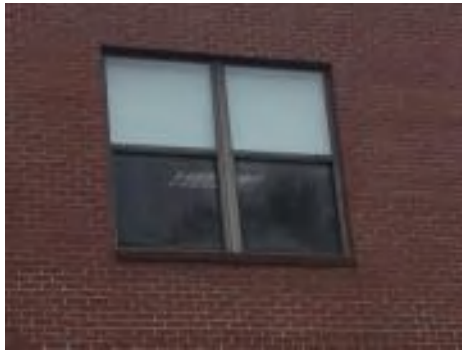
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** B2010 - Exterior Walls



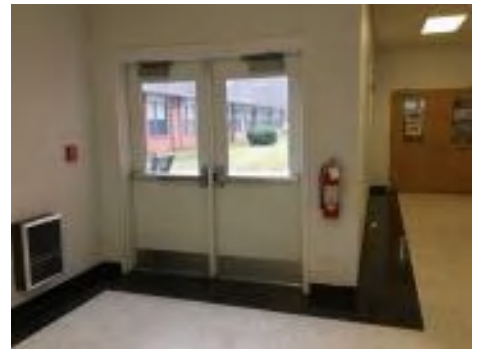
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 1999 Media-Health

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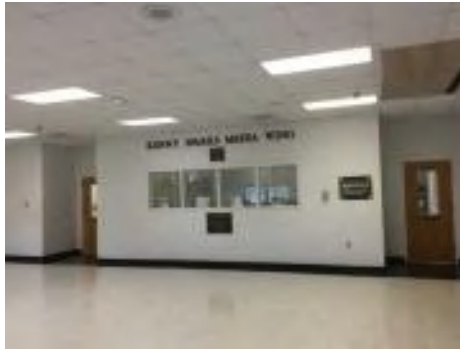
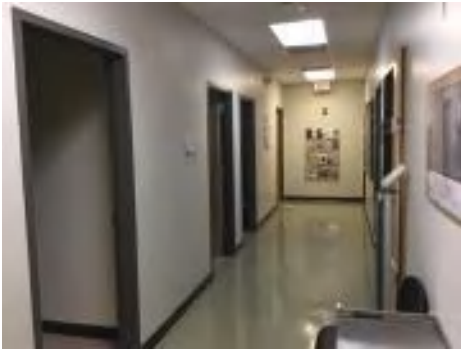
**System:** B3010120 - Single Ply Membrane



**Note:**

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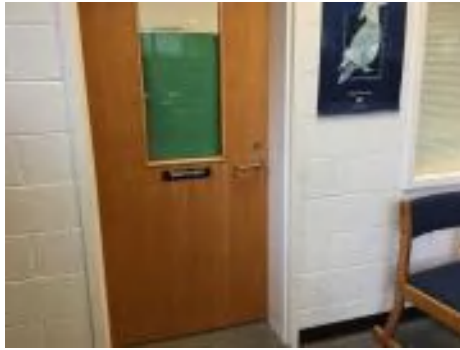
**System:** C1010 - Partitions



**Note:**

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**System:** C1020 - Interior Doors

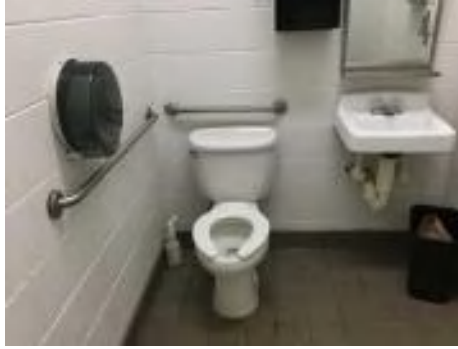
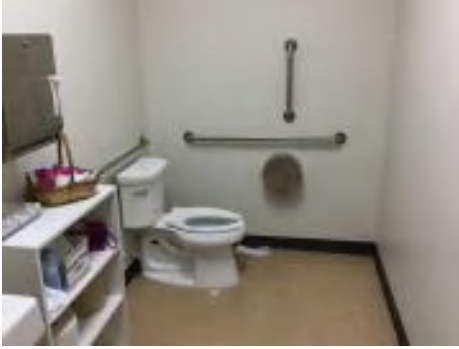


**Note:**

## Campus Assessment Report - 1999 Media-Health

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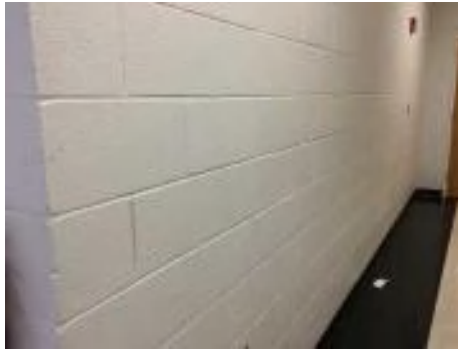
**System:** C1030 - Fittings



**Note:**

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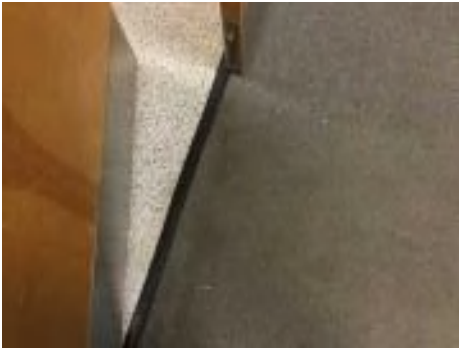
**System:** C3010 - Wall Finishes



**Note:**

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**System:** C3020 - Floor Finishes

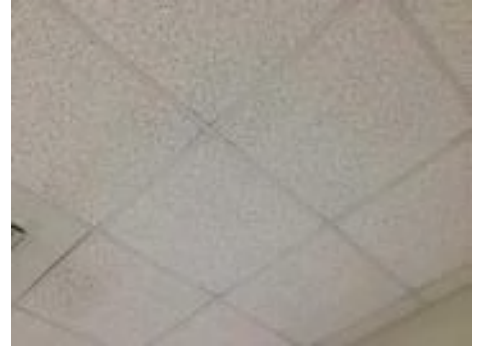


**Note:**

## Campus Assessment Report - 1999 Media-Health

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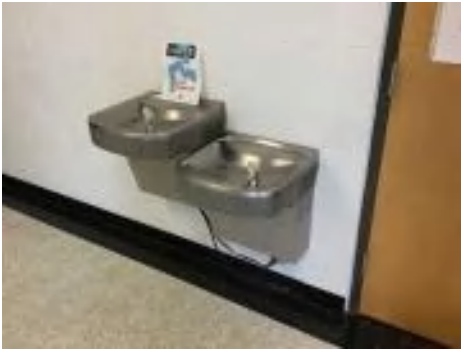
**System:** C3030 - Ceiling Finishes



**Note:**

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**System:** D2010 - Plumbing Fixtures



**Note:**

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**System:** D2030 - Sanitary Waste



**Note:**

## Campus Assessment Report - 1999 Media-Health

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**System:** D3030 - Cooling Generating Systems



**Note:**

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**System:** D3040 - Distribution Systems



**Note:**

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**System:** D3060 - Controls & Instrumentation



**Note:**



## Campus Assessment Report - 1999 Media-Health

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**System:** D5010 - Electrical Service/Distribution



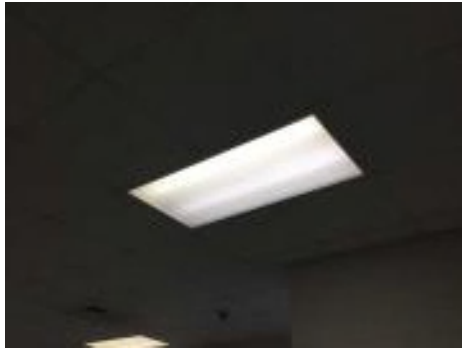
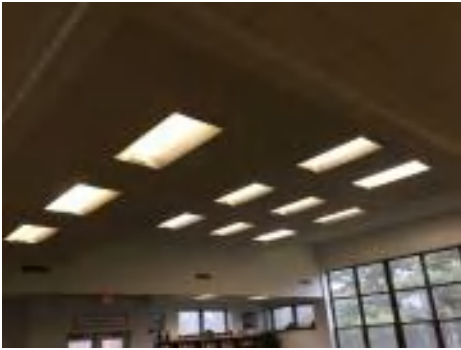
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting

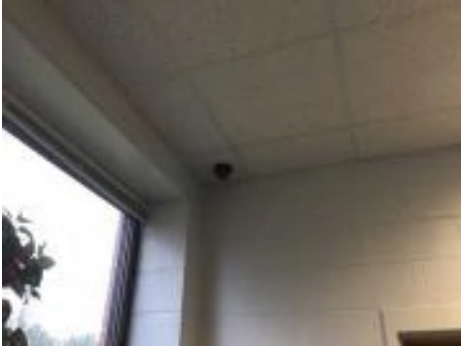


**Note:**

## Campus Assessment Report - 1999 Media-Health

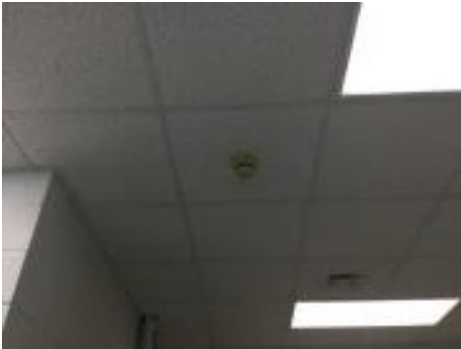
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**System:** D5030810 - Security & Detection Systems



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication

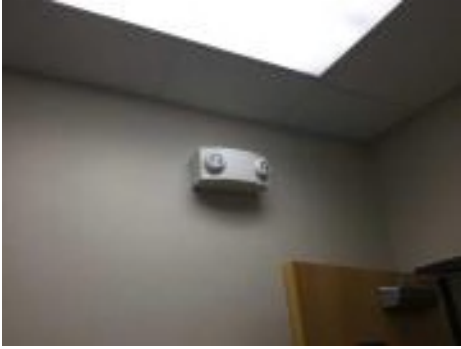


**Note:**

## Campus Assessment Report - 1999 Media-Health

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**System:** D5090 - Other Electrical Systems



**Note:**

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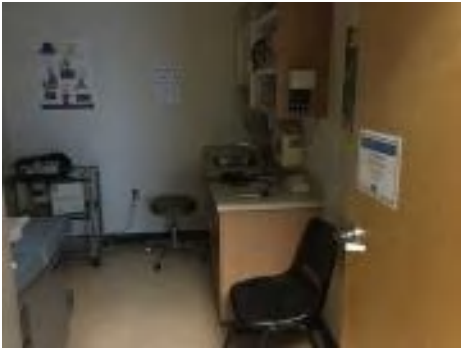
**System:** E1020 - Institutional Equipment



**Note:**

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**System:** E2010 - Fixed Furnishings



**Note:**



## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$46,373</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$39,243</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$158,303</b>	<b>\$243,918</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010120 - Single Ply Membrane</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$39,243	\$0	\$0	\$0	\$0	\$0	\$39,243
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

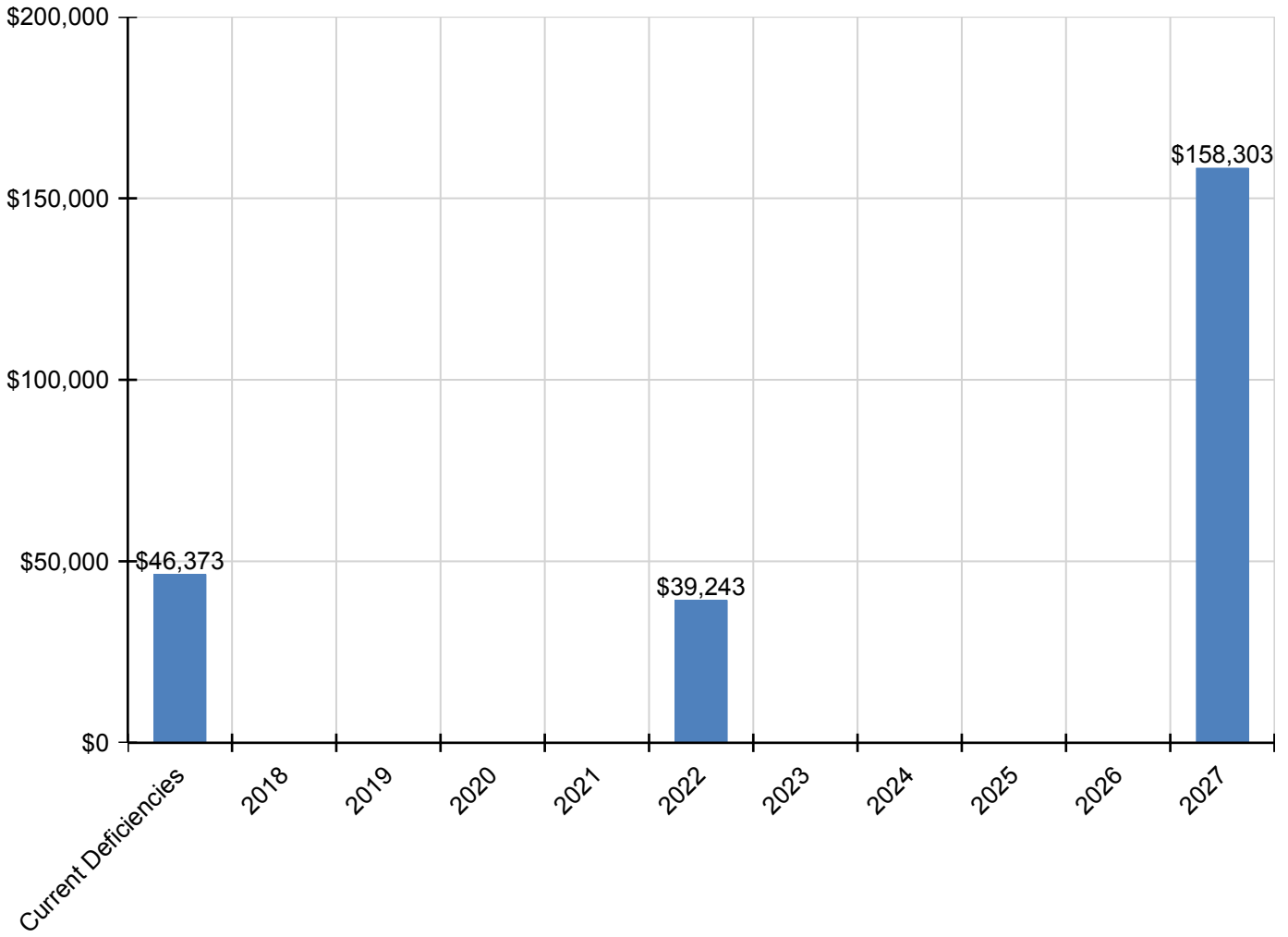
## Campus Assessment Report - 1999 Media-Health

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$39,525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,525
D4020 - Standpipes	\$6,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,848
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,766	\$30,766
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,485	\$55,485
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,051	\$72,051
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\* Indicates non-renewable system

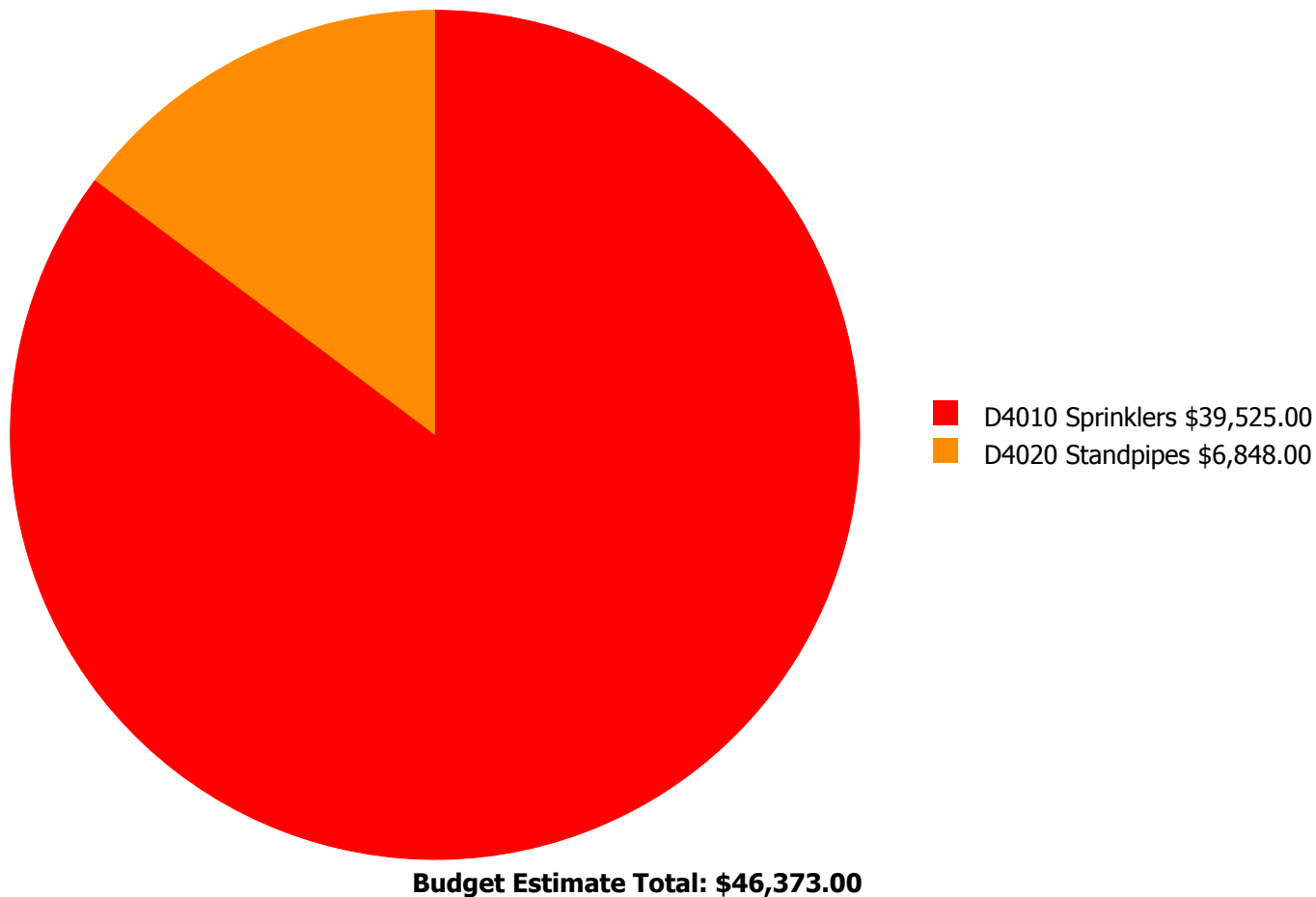
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



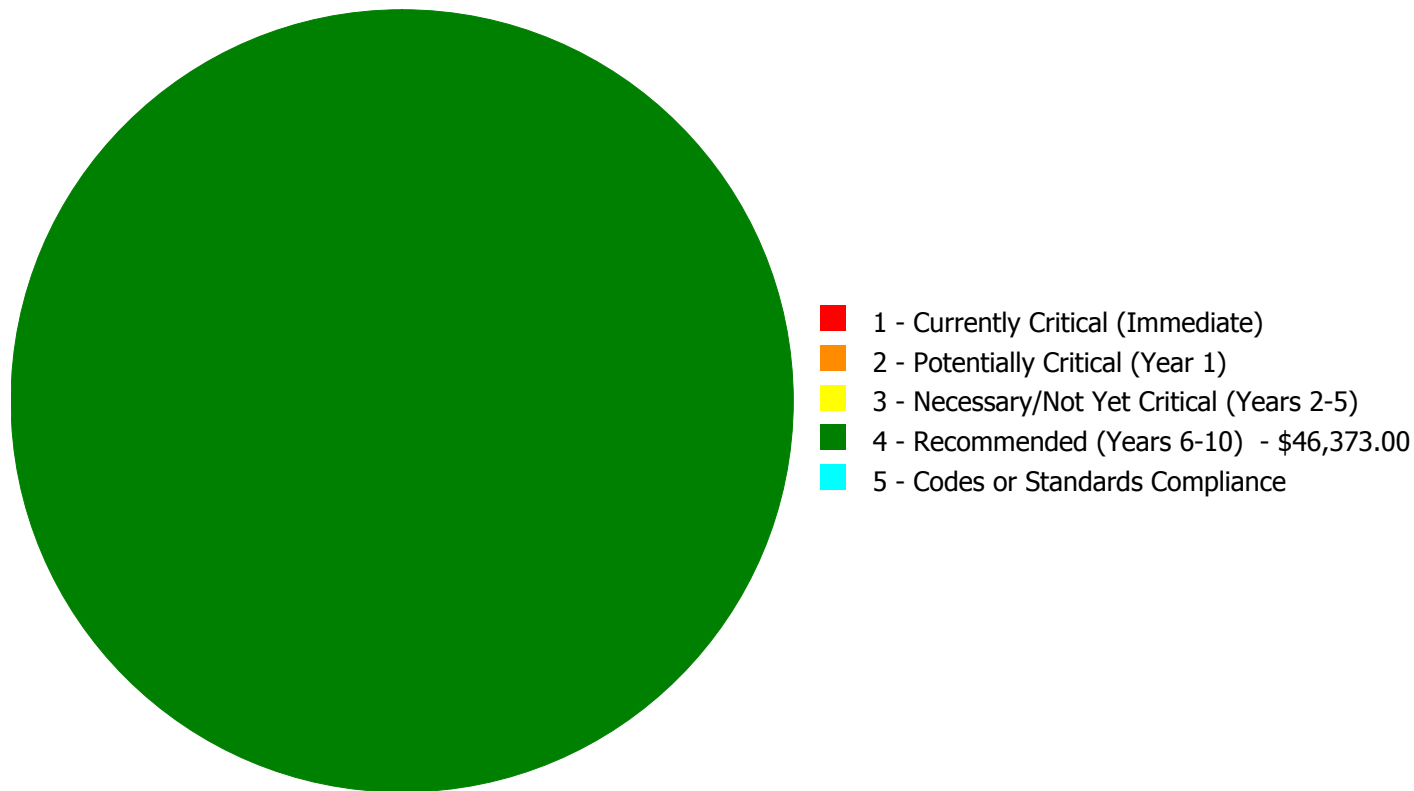
### Deficiency Summary by System

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



## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$46,373.00**

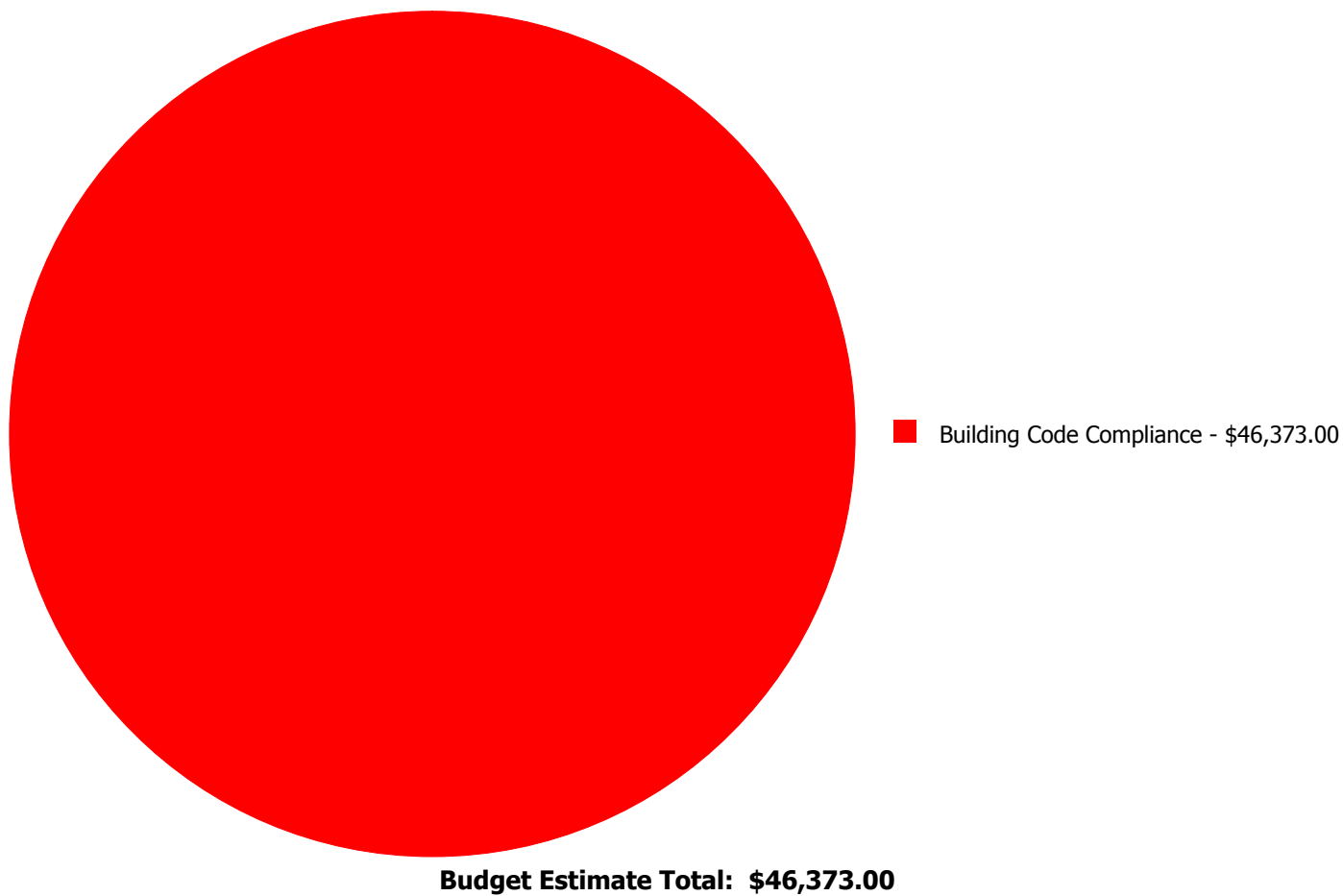
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$39,525.00	\$0.00	\$39,525.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$6,848.00	\$0.00	\$6,848.00
	<b>Total:</b>	\$0.00	\$0.00	\$0.00	\$46,373.00	\$0.00	\$46,373.00

## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 4 - Recommended (Years 6-10):

#### System: D4010 - Sprinklers

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 8,894.00  
**Unit of Measure:** S.F.  
**Estimate:** \$39,525.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

---

#### System: D4020 - Standpipes

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 8,894.00  
**Unit of Measure:** S.F.  
**Estimate:** \$6,848.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/01/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

---



**Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	53,827
Year Built:	1958
Last Renovation:	
Replacement Value:	\$1,943,693
Repair Cost:	\$575,518.00
Total FCI:	29.61 %
Total RSLI:	26.08 %
FCA Score:	70.39



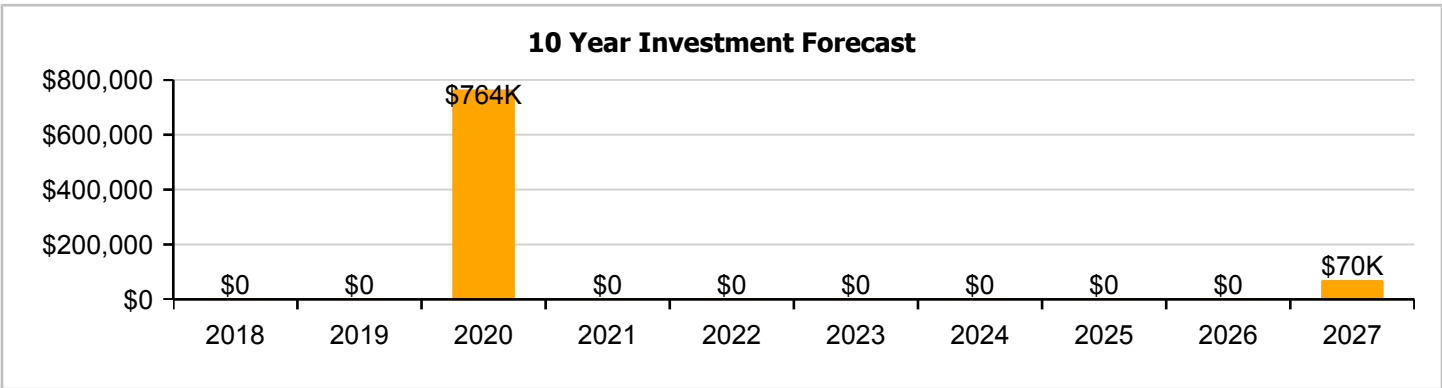
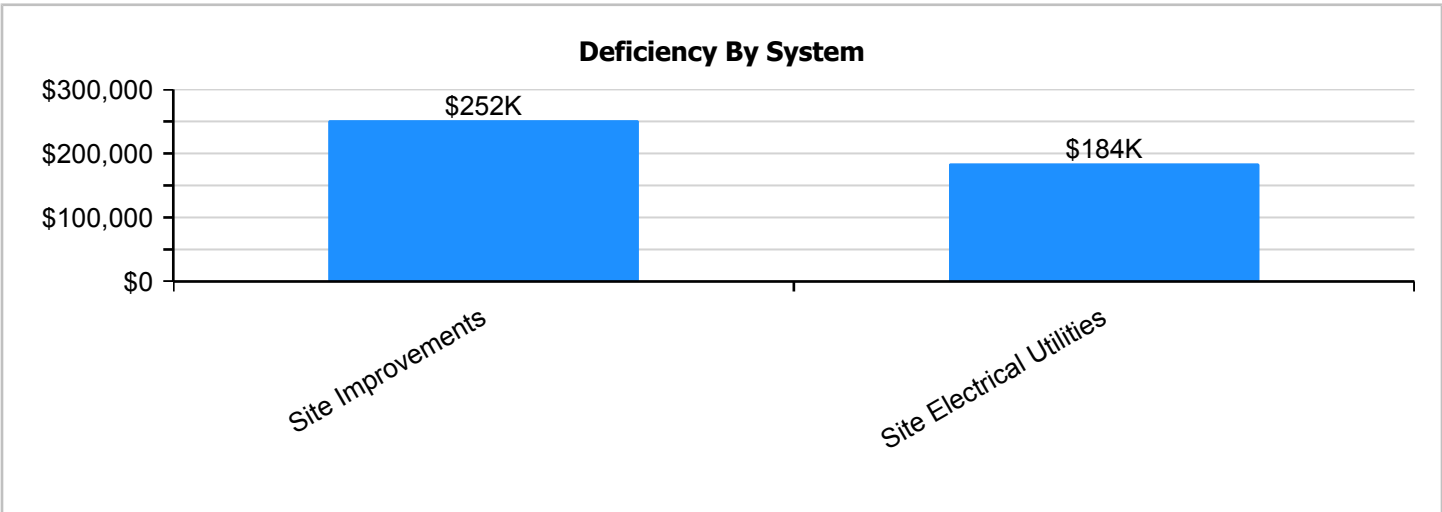
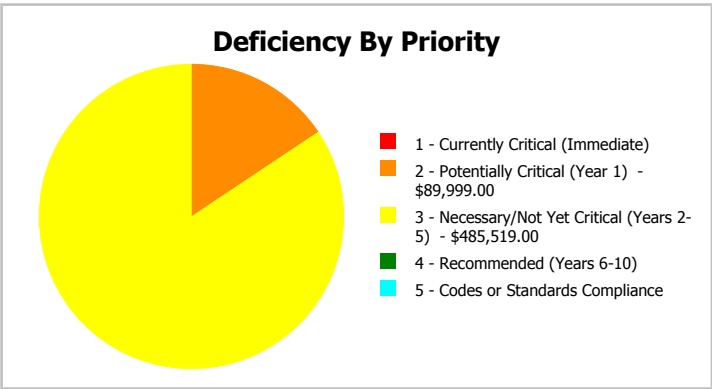
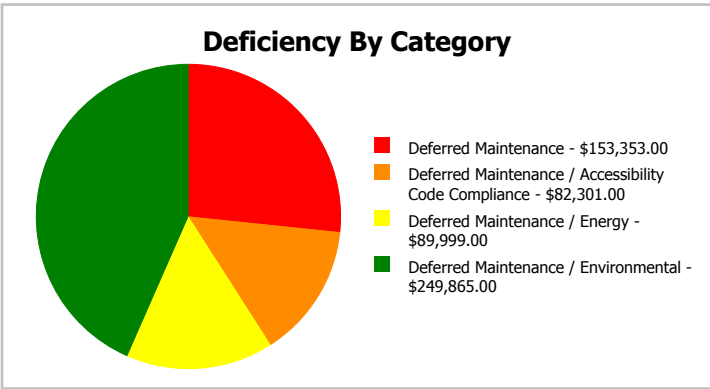
**Description:**

The narrative for this site is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	MS -Middle School	Gross Area:	53,827
Year Built:	1958	Last Renovation:	
Repair Cost:	\$575,518	Replacement Value:	\$1,943,693
FCI:	29.61 %	RSLI%:	26.08 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	13.99 %	27.41 %	\$332,166.00
G30 - Site Mechanical Utilities	66.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	11.76 %	90.60 %	\$243,352.00
<b>Totals:</b>	<b>26.08 %</b>	<b>29.61 %</b>	<b>\$575,518.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

- 1). Aerial Image of East Yancey Middle School - Feb 24, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$4.22	S.F.	53,827	25	1991	2016		0.00 %	110.00 %	-1		\$249,865.00	\$227,150
G2020	Parking Lots	\$1.39	S.F.	53,827	25	1991	2016		0.00 %	110.00 %	-1		\$82,301.00	\$74,820
G2030	Pedestrian Paving	\$1.98	S.F.	53,827	30	2000	2030		43.33 %	0.00 %	13			\$106,577
G2040105	Fence & Guardrails	\$1.20	S.F.	53,827	30	2000	2030		43.33 %	0.00 %	13			\$64,592
G2040950	Baseball Field	\$7.08	S.F.	53,827	20	2000	2020		15.00 %	0.00 %	3			\$381,095
G2040950	Football Field	\$4.73	S.F.	53,827	20	2000	2020		15.00 %	0.00 %	3			\$254,602
G2050	Landscaping	\$1.91	S.F.	53,827	15	2000	2015		0.00 %	0.00 %	-2			\$102,810
G3010	Water Supply	\$2.42	S.F.	53,827	50	2000	2050		66.00 %	0.00 %	33			\$130,261
G3020	Sanitary Sewer	\$1.52	S.F.	53,827	50	2000	2050		66.00 %	0.00 %	33			\$81,817
G3030	Storm Sewer	\$4.67	S.F.	53,827	50	2000	2050		66.00 %	0.00 %	33			\$251,372
G4010	Electrical Distribution	\$2.59	S.F.	53,827	50	1958	2008		0.00 %	110.00 %	-9		\$153,353.00	\$139,412
G4020	Site Lighting	\$1.52	S.F.	53,827	30	1958	1988		0.00 %	110.00 %	-29		\$89,999.00	\$81,817
G4030	Site Communications & Security	\$0.88	S.F.	53,827	15	2012	2027		66.67 %	0.00 %	10			\$47,368
<b>Total</b>									<b>26.08 %</b>	<b>29.61 %</b>			<b>\$575,518.00</b>	<b>\$1,943,693</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** G2010 - Roadways



**Note:**

**System:** G2020 - Parking Lots



**Note:**



## Campus Assessment Report - Site

**System:** G2030 - Pedestrian Paving



**Note:**

**System:** G2040105 - Fence & Guardrails



**Note:**

**System:** G2040950 - Baseball Field



**Note:**



## Campus Assessment Report - Site

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**System:** G2040950 - Football Field



**Note:**

---

**System:** G2050 - Landscaping



**Note:**

---

**System:** G3020 - Sanitary Sewer



**Note:**

## Campus Assessment Report - Site

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**System:** G3030 - Storm Sewer



**Note:**

**System:** G4010 - Electrical Distribution



**Note:**

**System:** G4020 - Site Lighting



**Note:**

## Campus Assessment Report - Site

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**System:** G4030 - Site Communications & Security



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

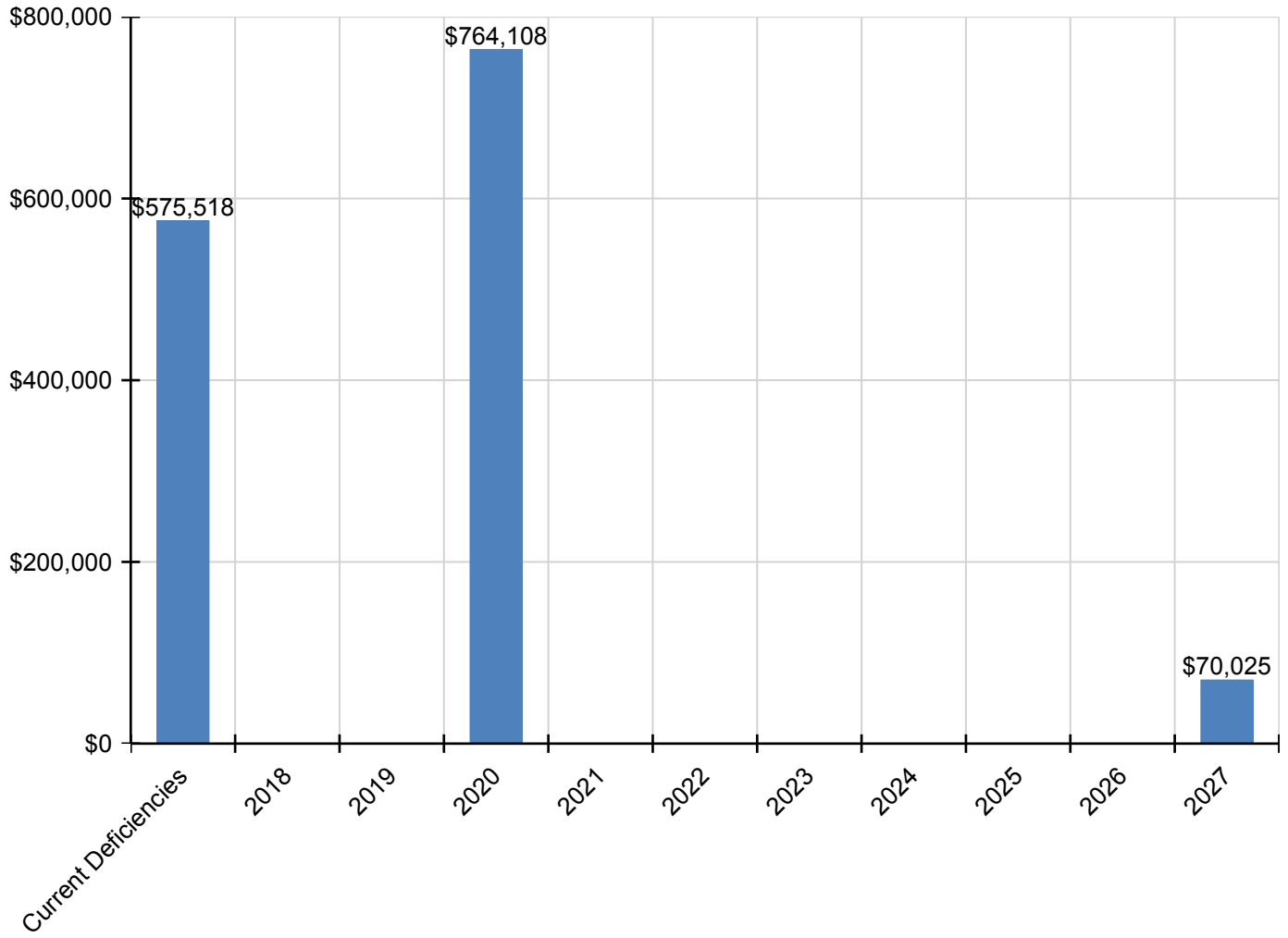
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$575,518</b>	<b>\$0</b>	<b>\$0</b>	<b>\$764,108</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$70,025</b>	<b>\$1,409,651</b>
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$249,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$249,865
G2020 - Parking Lots	\$82,301	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,301
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Baseball Field	\$0	\$0	\$0	\$458,077	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$458,077
G2040950 - Football Field	\$0	\$0	\$0	\$306,031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$306,031
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$153,353	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,353
G4020 - Site Lighting	\$89,999	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,999
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,025	\$70,025

*\* Indicates non-renewable system*

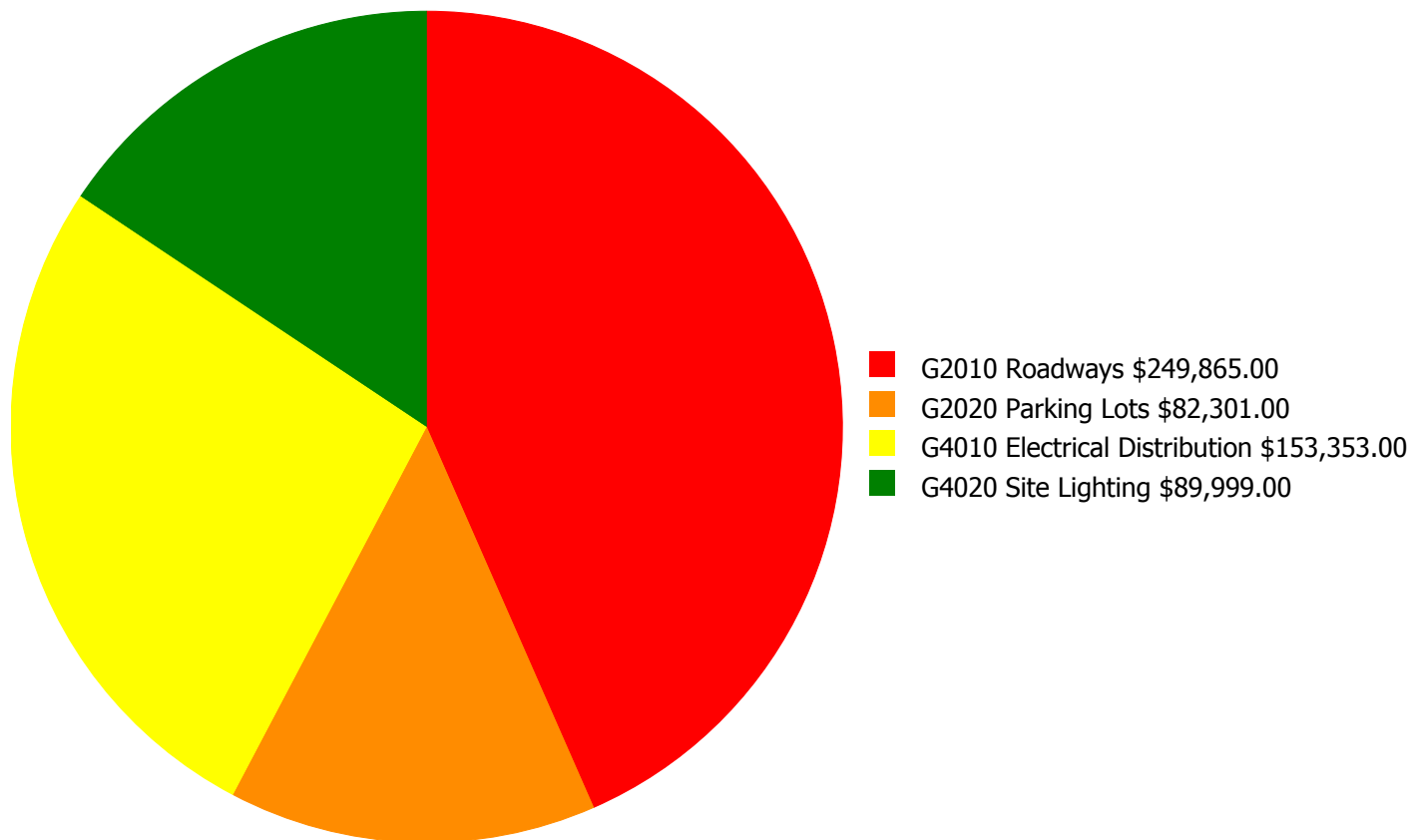
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



## Deficiency Summary by System

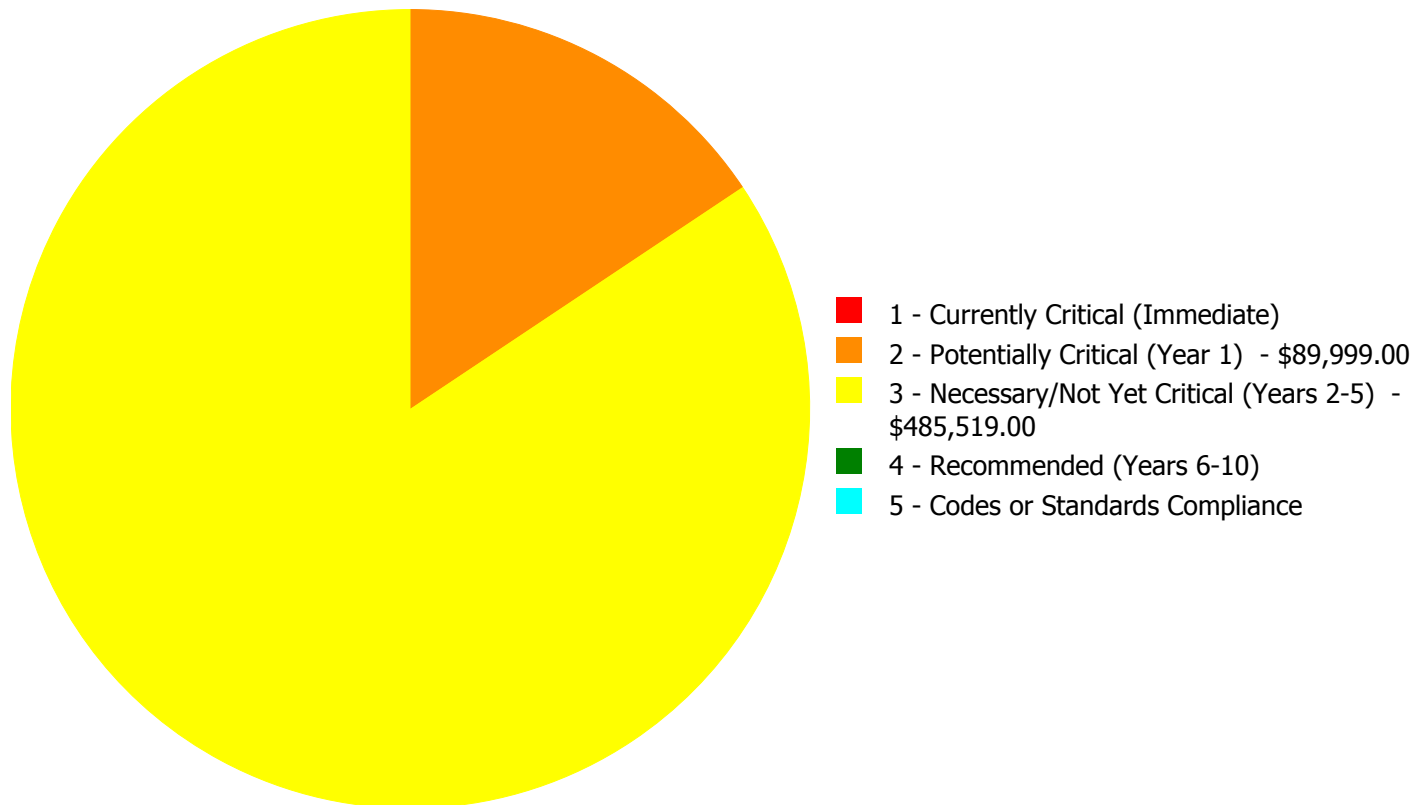
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$575,518.00**

## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$575,518.00**

## Deficiency By Priority Investment Table

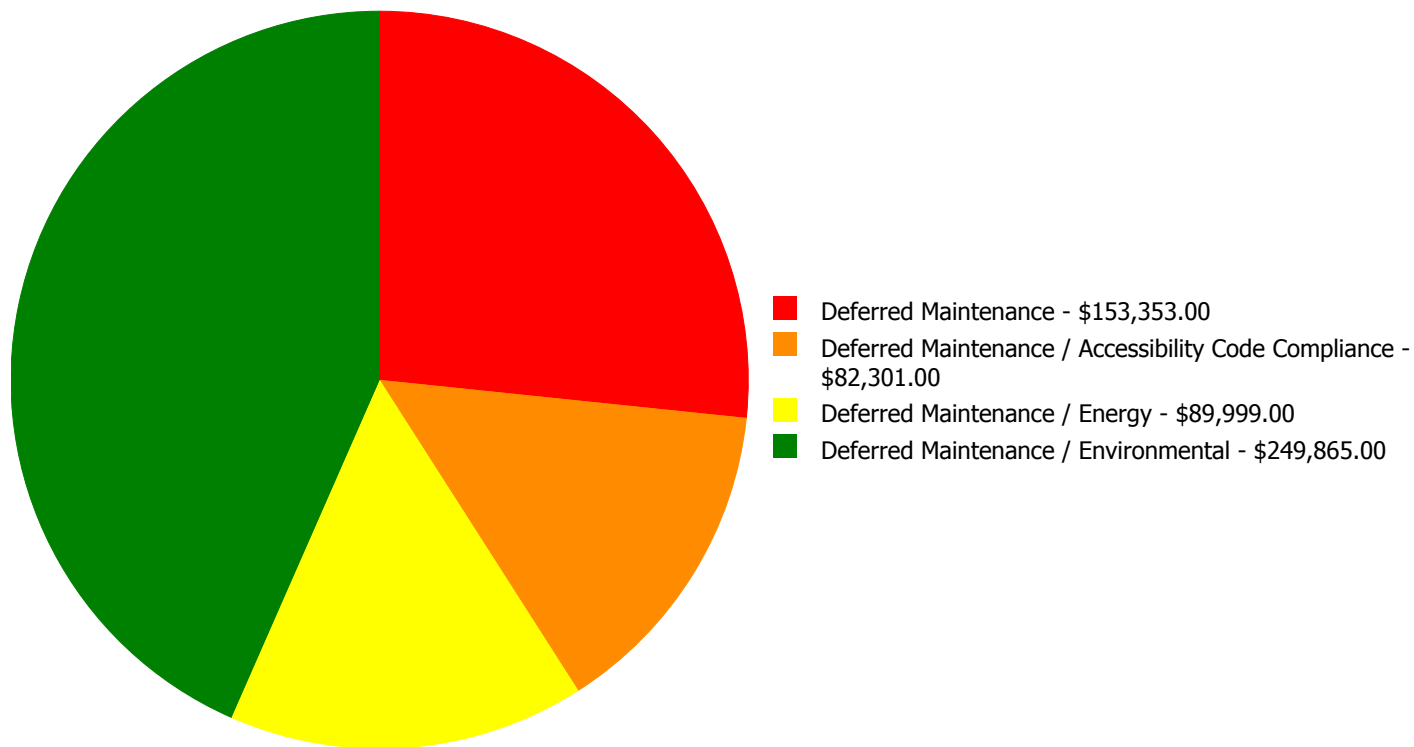
The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	\$0.00	\$0.00	\$249,865.00	\$0.00	\$0.00	\$249,865.00
G2020	Parking Lots	\$0.00	\$0.00	\$82,301.00	\$0.00	\$0.00	\$82,301.00
G4010	Electrical Distribution	\$0.00	\$0.00	\$153,353.00	\$0.00	\$0.00	\$153,353.00
G4020	Site Lighting	\$0.00	\$89,999.00	\$0.00	\$0.00	\$0.00	\$89,999.00
	<b>Total:</b>	\$0.00	\$89,999.00	\$485,519.00	\$0.00	\$0.00	\$575,518.00



## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



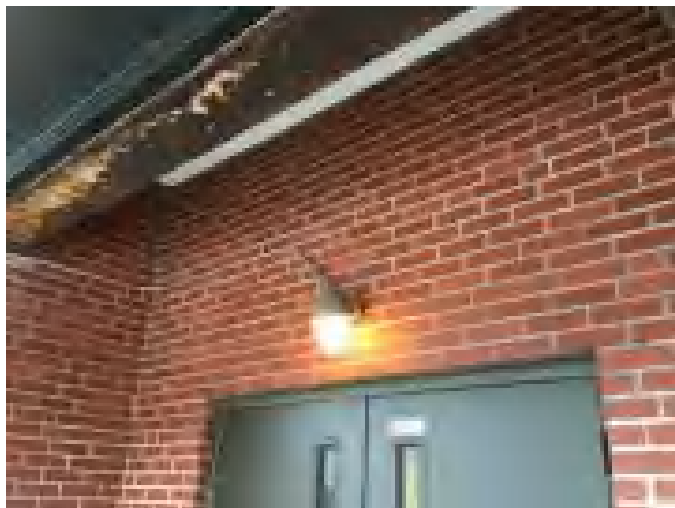
**Budget Estimate Total: \$575,518.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 2 - Potentially Critical (Year 1):

#### **System: G4020 - Site Lighting**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 53,827.00  
**Unit of Measure:** S.F.  
**Estimate:** \$89,999.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The original site lighting system is operating, but is aged, in poor condition, and should be replaced.

---

**Priority 3 - Necessary/Not Yet Critical (Years 2-5):**

**System: G2010 - Roadways**



**Location:** Roadway  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Environmental  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 53,827.00  
**Unit of Measure:** S.F.  
**Estimate:** \$249,865.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The asphaltic roadway is aged, has many road cuts and repairs, and should be re-surfaced.

---

**System: G2020 - Parking Lots**



**Location:** Parking  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Accessibility Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 53,827.00  
**Unit of Measure:** S.F.  
**Estimate:** \$82,301.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The parking lot is aged, has many repairs and potholes, and should be replaced and re-striped. ADA signs height needs to be adjusted per minimum ADA standards.

---

**System: G4010 - Electrical Distribution**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 53,827.00  
**Unit of Measure:** S.F.  
**Estimate:** \$153,353.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/01/2017

**Notes:** The original electrical distribution system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

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NC School District/995 Yancey County/Elementary School

# Burnsville Elementary

Draft

## Campus Assessment Report

March 7, 2017



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**Campus Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index ( FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Gross Area (SF):	67,778
Year Built:	1990
Last Renovation:	
Replacement Value:	\$13,838,697
Repair Cost:	\$1,476,237.00
Total FCI:	10.67 %
Total RSLI:	43.02 %
FCA Score:	89.33



**Description:**

GENERAL:

Burnsville Elementary is located at 395 Burnsville School Rd in Burnsville, North Carolina. The 1 story, 63,578 square foot building was originally constructed in 1990 There have been no additions. The Yancey County Learning Academy is Co-located in a portable unit and shares site assets with Burnsville Elementary.

This report contains condition and adequacy data collected during the 2017 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.



## Campus Assessment Report - Burnsville Elementary

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### B. SUPERSTRUCTURE

Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched asphalt shingles. Roof openings include skylights and roof hatch doors. Most building entrances appear to comply with ADA requirements.

### C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, and fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically terrazzo. Floor finishes in assignable spaces are typically vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

### CONVEYING:

The building does not include conveying equipment.

### D. SERVICES

#### PLUMBING:

Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with gas hot water heating. Sanitary waste system is plastic. Rain water drainage system is both internal and external.

#### HVAC:

Heating is provided by 1 gas fired boiler. Cooling is supplied by 1 air cooled chiller. The heating/cooling distribution system is a 3 pipe system utilizing unit ventilators. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are pneumatic and are not centrally controlled and monitored by an energy management system. This building does not have a remote Building Automation System.

#### FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have an additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

#### ELECTRICAL:

The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in, recessed and surface type, fluorescent and LED light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

#### COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is not centrally monitored; this building has a public address and paging system separate from the telephone system.

#### OTHER ELECTRICAL SYSTEMS:

This building does have a separately derived emergency power system but the generator has not been operational for at least 10 years.

### E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, fixed casework, and window treatments.

### G.

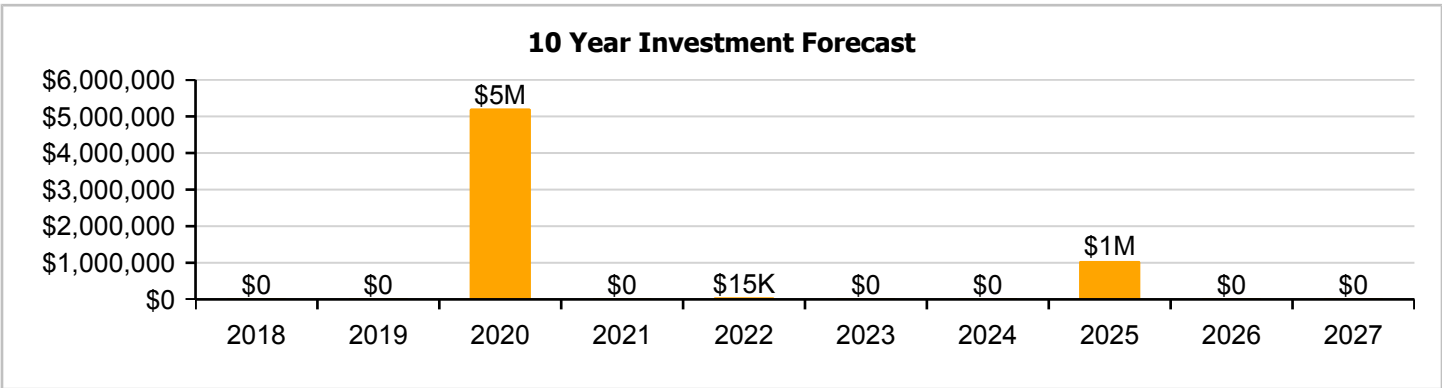
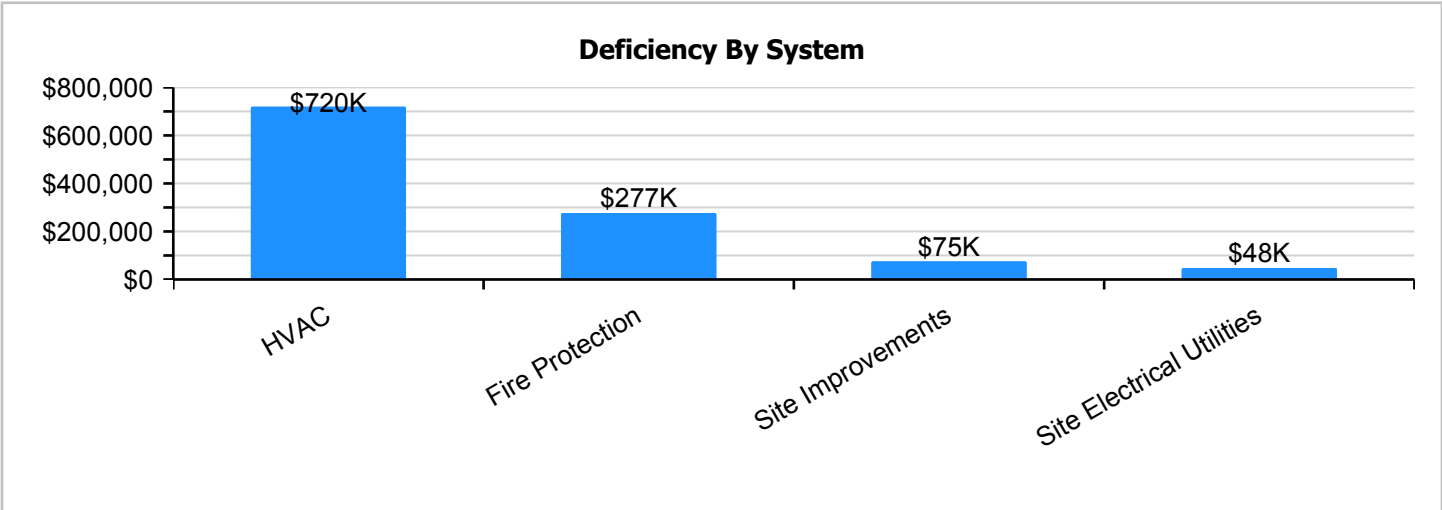
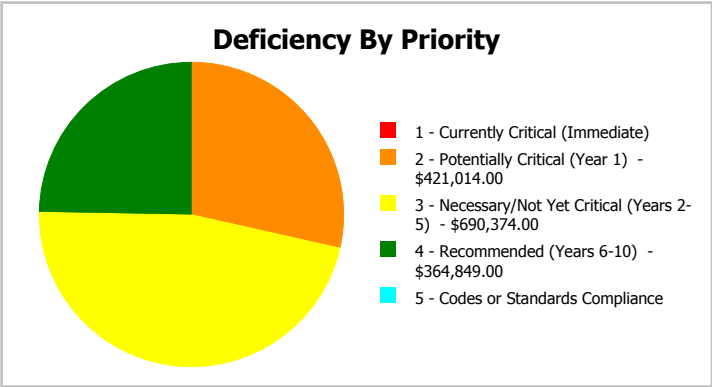
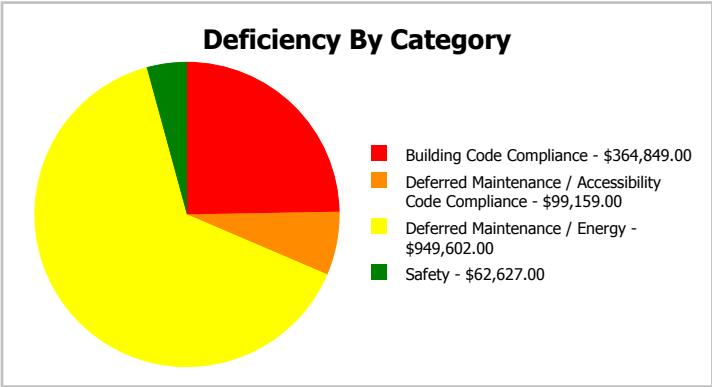
#### SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.



**Campus Dashboard Summary**

Gross Area:	67,778	Last Renovation:	
Year Built:	1990	Replacement Value:	\$13,838,697
Repair Cost:	\$1,476,237	RSLI%:	43.02 %
FCI:	10.67 %		



**Campus Condition Summary**

The Table below shows the RSLI and FCI for each major system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

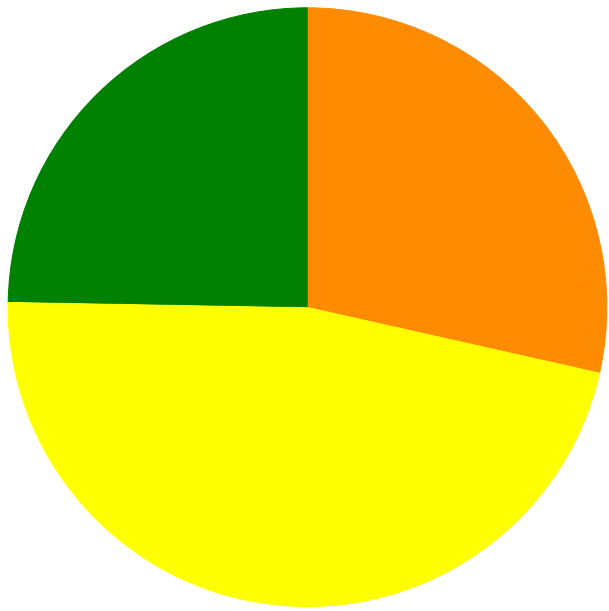
**Current Investment Requirement and Condition by Unifomat Classification**

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	73.00 %	0.00 %	\$0.00
B10 - Superstructure	73.64 %	0.00 %	\$0.00
B20 - Exterior Enclosure	41.34 %	0.00 %	\$0.00
B30 - Roofing	60.26 %	0.00 %	\$0.00
C10 - Interior Construction	65.67 %	0.00 %	\$0.00
C30 - Interior Finishes	75.09 %	0.00 %	\$0.00
D20 - Plumbing	12.17 %	0.00 %	\$0.00
D30 - HVAC	3.65 %	78.19 %	\$949,602.00
D40 - Fire Protection	0.00 %	110.00 %	\$364,849.00
D50 - Electrical	34.16 %	0.00 %	\$0.00
E10 - Equipment	58.06 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
G20 - Site Improvements	16.90 %	9.03 %	\$99,159.00
G30 - Site Mechanical Utilities	44.58 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	26.35 %	19.83 %	\$62,627.00
<b>Totals:</b>	<b>43.02 %</b>	<b>10.67 %</b>	<b>\$1,476,237.00</b>

**Condition Deficiency Priority**

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1990 Main	63,578	11.29	\$0.00	\$421,014.00	\$494,446.00	\$341,287.00	\$0.00
2000 Yancey County Learning Academy	4,200	8.69	\$0.00	\$0.00	\$34,142.00	\$23,562.00	\$0.00
Site	67,778	7.91	\$0.00	\$0.00	\$161,786.00	\$0.00	\$0.00
<b>Total:</b>		<b>10.67</b>	<b>\$0.00</b>	<b>\$421,014.00</b>	<b>\$690,374.00</b>	<b>\$364,849.00</b>	<b>\$0.00</b>

**Deficiencies By Priority**



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$421,014.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$690,374.00
- 4 - Recommended (Years 6-10) - \$364,849.00
- 5 - Codes or Standards Compliance

**Budget Estimate Total: \$1,476,237.00**

## Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	63,578
Year Built:	1990
Last Renovation:	
Replacement Value:	\$11,128,926
Repair Cost:	\$1,256,747.00
Total FCI:	11.29 %
Total RSLI:	45.87 %
FCA Score:	88.71



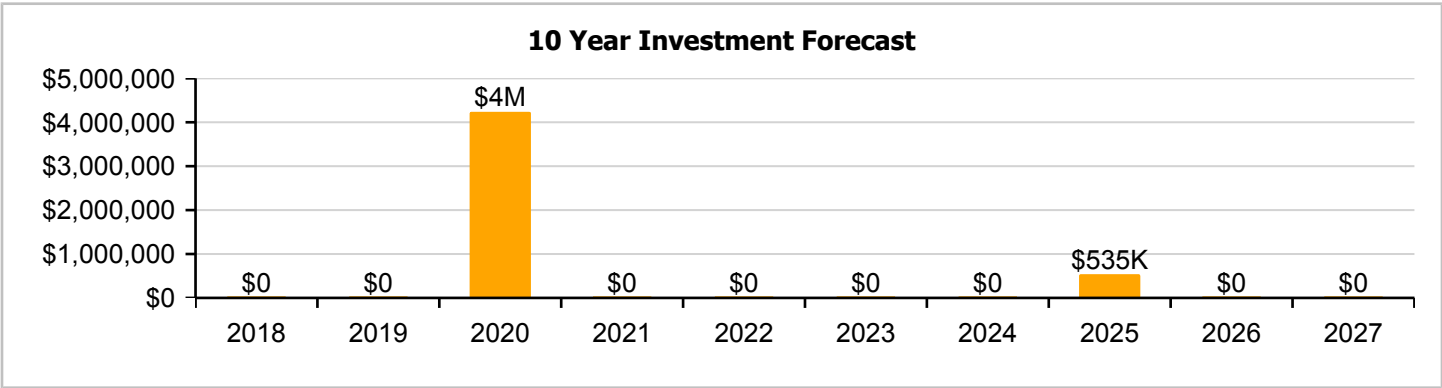
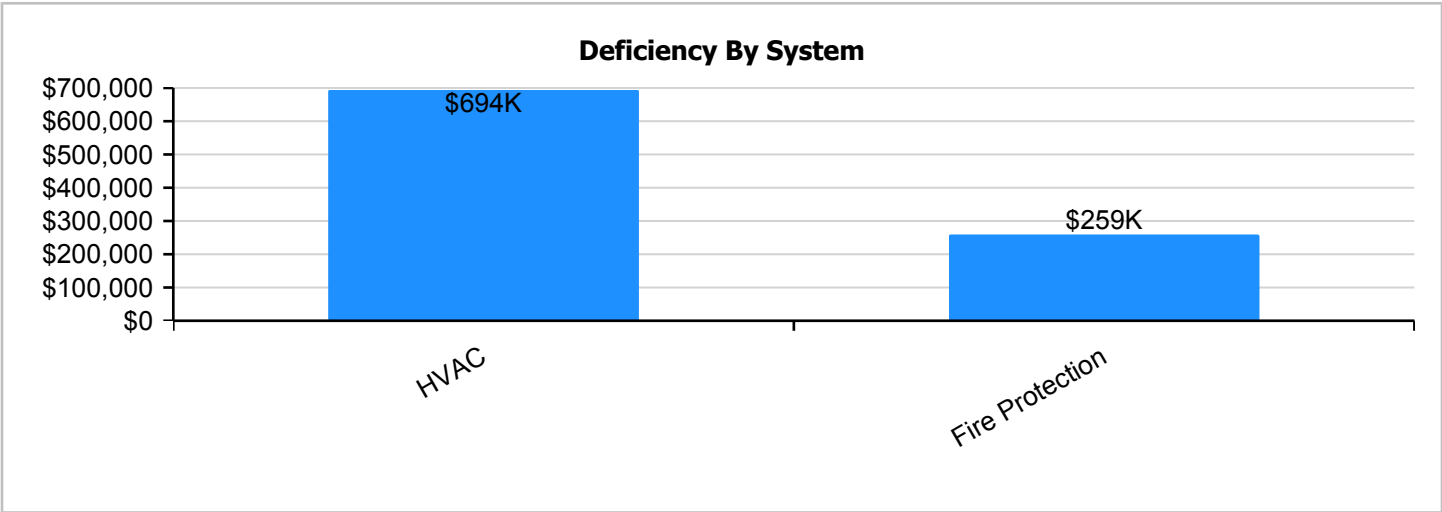
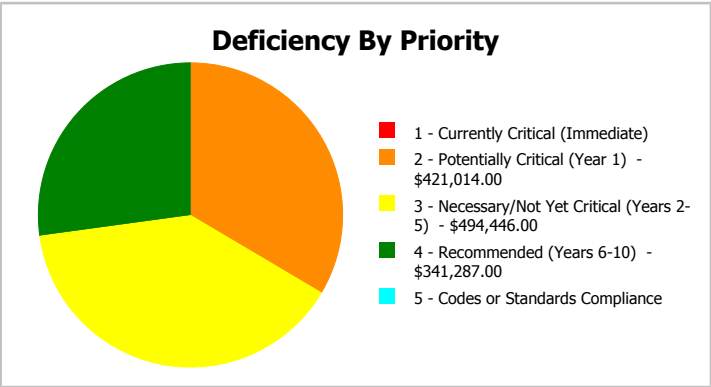
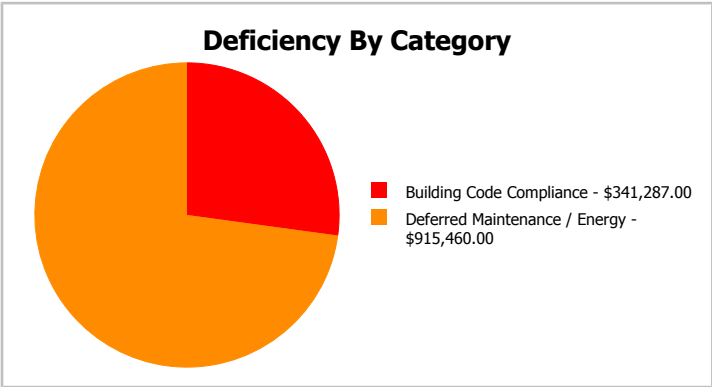
### Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	63,578
Year Built:	1990	Last Renovation:	
Repair Cost:	\$1,256,747	Replacement Value:	\$11,128,926
FCI:	11.29 %	RSLI%:	45.87 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	73.00 %	0.00 %	\$0.00
B10 - Superstructure	73.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	39.91 %	0.00 %	\$0.00
B30 - Roofing	65.00 %	0.00 %	\$0.00
C10 - Interior Construction	66.94 %	0.00 %	\$0.00
C30 - Interior Finishes	78.44 %	0.00 %	\$0.00
D20 - Plumbing	10.25 %	0.00 %	\$0.00
D30 - HVAC	2.76 %	79.68 %	\$915,460.00
D40 - Fire Protection	0.00 %	110.00 %	\$341,287.00
D50 - Electrical	32.79 %	0.00 %	\$0.00
E10 - Equipment	58.06 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>45.87 %</b>	<b>11.29 %</b>	<b>\$1,256,747.00</b>



## Photo Album

The photo album consists of the various cardinal directions of the building..

1). South Elevation - Feb 01, 2017



2). East Elevation - Feb 01, 2017



3). North Elevation - Feb 01, 2017



4). West Elevation - Feb 01, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

# Campus Assessment Report - 1990 Main

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	63,578	100	1990	2090		73.00 %	0.00 %	73			\$298,817
A1030	Slab on Grade	\$8.26	S.F.	63,578	100	1990	2090		73.00 %	0.00 %	73			\$525,154
B1010	Floor Construction	\$1.61	S.F.	63,578	100	1990	2090		73.00 %	0.00 %	73			\$102,361
B1020	Roof Construction	\$15.44	S.F.	63,578	100	1990	2090		73.00 %	0.00 %	73			\$981,644
B2010	Exterior Walls	\$9.24	S.F.	63,578	100	1990	2090		73.00 %	0.00 %	73			\$587,461
B2020	Exterior Windows	\$9.20	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			\$584,918
B2030	Exterior Doors	\$1.02	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			\$64,850
B3010120	Single Ply Membrane	\$6.98	S.F.	2,000	20	2010	2030		65.00 %	0.00 %	13			\$13,960
B3010140	Asphalt Shingles	\$4.32	S.F.	61,578	20	2010	2030		65.00 %	0.00 %	13			\$266,017
C1010	Partitions	\$10.59	S.F.	63,578	75	1990	2065		64.00 %	0.00 %	48			\$673,291
C1020	Interior Doors	\$2.48	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			\$157,673
C1030	Fittings	\$9.54	S.F.	63,578	20	2014	2034		85.00 %	0.00 %	17			\$606,534
C3010	Wall Finishes	\$2.73	S.F.	63,578	10	2015	2025		80.00 %	0.00 %	8			\$173,568
C3020	Floor Finishes	\$11.15	S.F.	63,578	20	2010	2030		65.00 %	0.00 %	13			\$708,895
C3030	Ceiling Finishes	\$10.74	S.F.	63,578	25	2015	2040		92.00 %	0.00 %	23			\$682,828
D2010	Plumbing Fixtures	\$11.26	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			\$715,888
D2020	Domestic Water Distribution	\$0.96	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			\$61,035
D2030	Sanitary Waste	\$1.52	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			\$96,639
D2040	Rain Water Drainage	\$1.36	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			\$86,466
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	63,578	40	1990	2030		32.50 %	0.00 %	13			\$10,808
D3020	Heat Generating Systems	\$4.98	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			\$316,618
D3030	Cooling Generating Systems	\$5.16	S.F.	63,578	25	1990	2015		0.00 %	110.00 %	-2		\$360,869.00	\$328,062
D3040	Distribution Systems	\$6.02	S.F.	63,578	30	1990	2020	2015	0.00 %	110.00 %	-2		\$421,014.00	\$382,740
D3060	Controls & Instrumentation	\$1.91	S.F.	63,578	20	1990	2010		0.00 %	110.00 %	-7		\$133,577.00	\$121,434
D4010	Sprinklers	\$4.22	S.F.	63,578	30			2017	0.00 %	110.00 %	0		\$295,129.00	\$268,299
D4020	Standpipes	\$0.66	S.F.	63,578	30			2017	0.00 %	110.00 %	0		\$46,158.00	\$41,961
D5010	Electrical Service/Distribution	\$1.65	S.F.	63,578	40	1990	2030		32.50 %	0.00 %	13			\$104,904
D5020	Branch Wiring	\$4.99	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			\$317,254
D5020	Lighting	\$11.64	S.F.	63,578	30	1990	2020		10.00 %	0.00 %	3			\$740,048
D5030810	Security & Detection Systems	\$1.83	S.F.	63,578	15	2013	2028		73.33 %	0.00 %	11			\$116,348
D5030910	Fire Alarm Systems	\$3.31	S.F.	63,578	15	2010	2025		53.33 %	0.00 %	8			\$210,443
D5030920	Data Communication	\$4.30	S.F.	63,578	15	2015	2030		86.67 %	0.00 %	13			\$273,385
D5090	Other Electrical Systems	\$0.12	S.F.	63,578	20	2013	2033		80.00 %	0.00 %	16			\$7,629
E1020	Institutional Equipment	\$0.30	S.F.	63,578	20	1990	2010	2020	15.00 %	0.00 %	3			\$19,073
E1090	Other Equipment	\$1.86	S.F.	63,578	20	2010	2030		65.00 %	0.00 %	13			\$118,255
E2010	Fixed Furnishings	\$5.72	S.F.	63,578	20	1990	2010	2020	15.00 %	0.00 %	3			\$363,666
<b>Total</b>									<b>45.87 %</b>	<b>11.29 %</b>			<b>\$1,256,747.00</b>	<b>\$11,128,926</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

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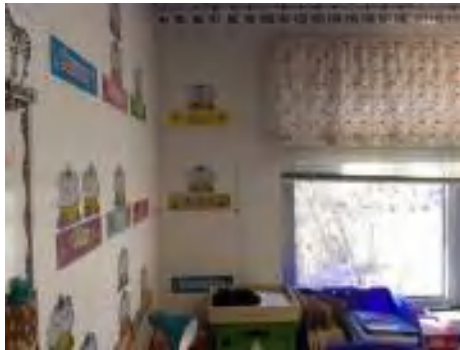
**System:** B1020 - Roof Construction



**Note:**

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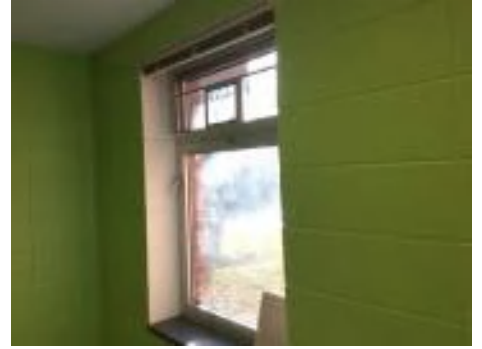
**System:** B2010 - Exterior Walls



**Note:**

## Campus Assessment Report - 1990 Main

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010120 - Single Ply Membrane



**Note:**



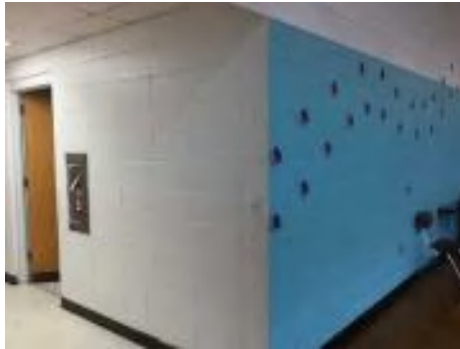
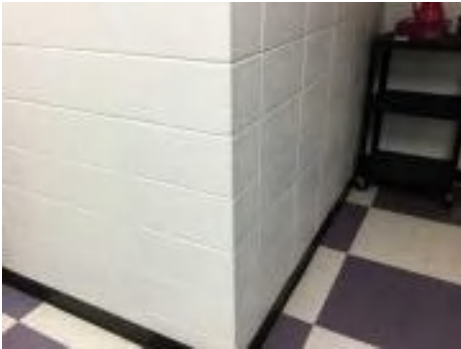
## Campus Assessment Report - 1990 Main

**System:** B3010140 - Asphalt Shingles



**Note:**

**System:** C1010 - Partitions



**Note:**

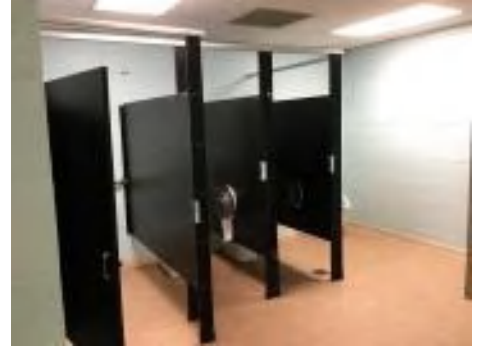
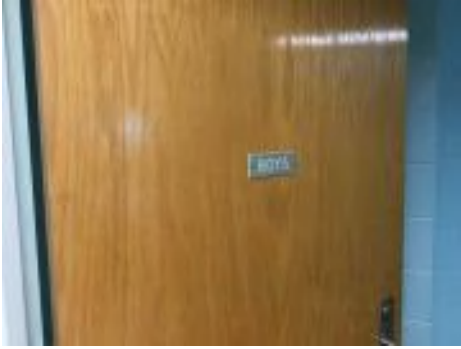
**System:** C1020 - Interior Doors



**Note:**

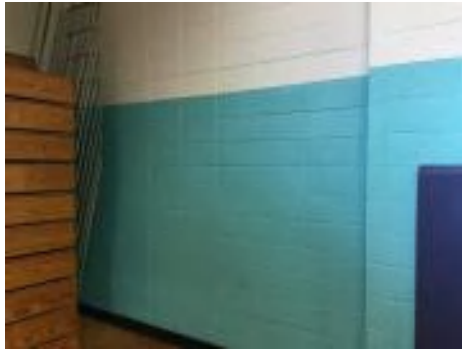
## Campus Assessment Report - 1990 Main

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes

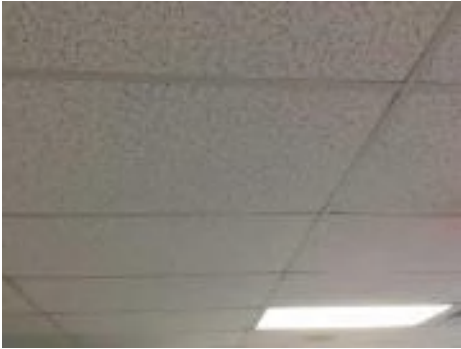
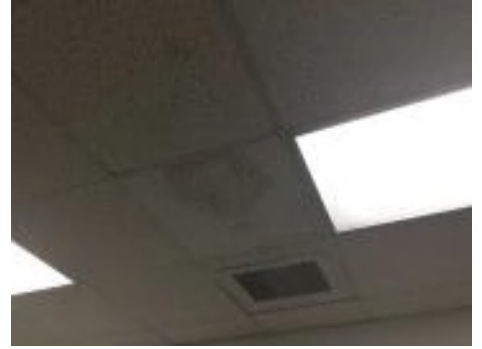
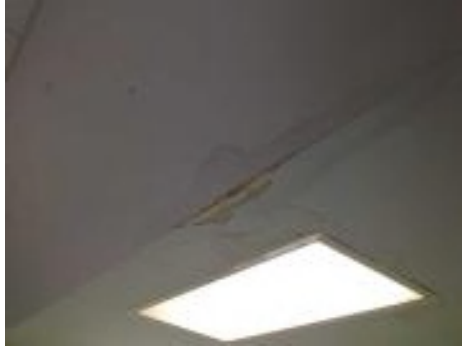


**Note:**



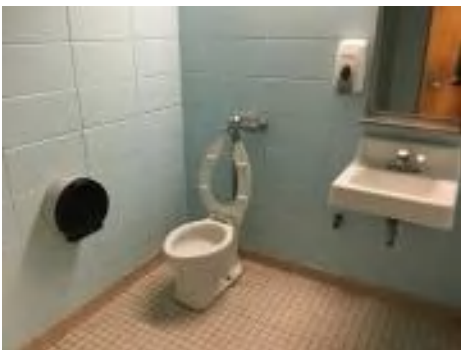
# Campus Assessment Report - 1990 Main

**System:** C3030 - Ceiling Finishes



**Note:**

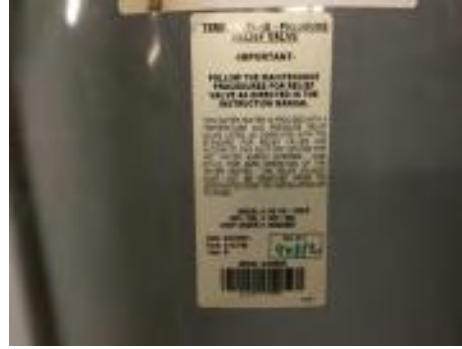
**System:** D2010 - Plumbing Fixtures



**Note:**

## Campus Assessment Report - 1990 Main

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**

## Campus Assessment Report - 1990 Main

**System:** D2090 - Other Plumbing Systems -Nat Gas



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**

**System:** D3030 - Cooling Generating Systems



**Note:**

## Campus Assessment Report - 1990 Main

**System:** D3040 - Distribution Systems



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

**System:** D5010 - Electrical Service/Distribution



**Note:**



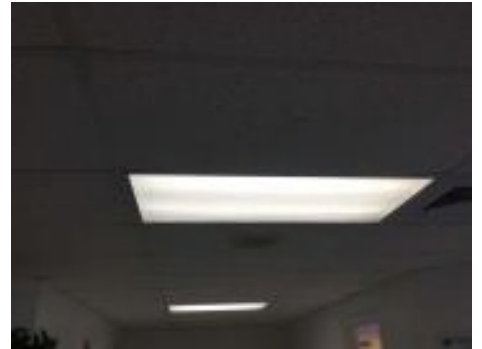
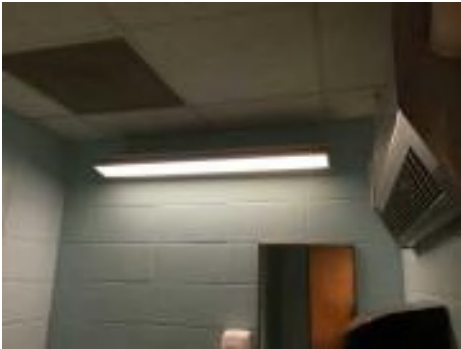
## Campus Assessment Report - 1990 Main

**System:** D5020 - Branch Wiring



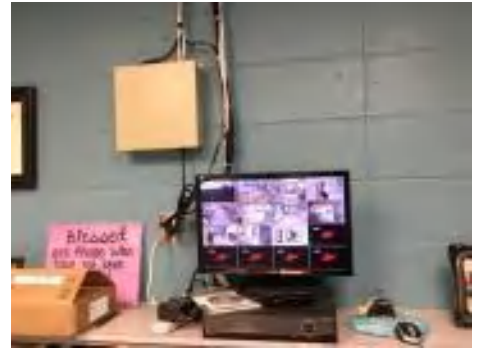
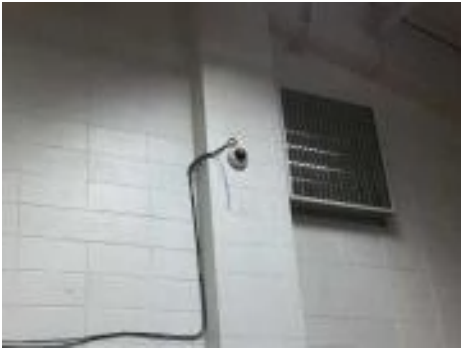
**Note:**

**System:** D5020 - Lighting



**Note:**

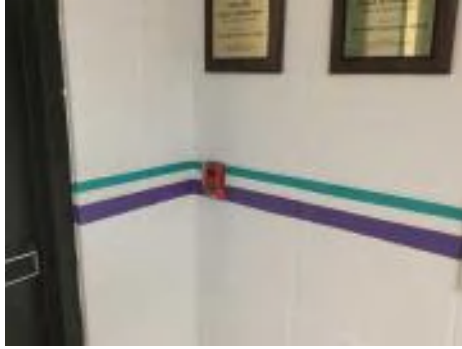
**System:** D5030810 - Security & Detection Systems



**Note:**

## Campus Assessment Report - 1990 Main

**System:** D5030910 - Fire Alarm Systems



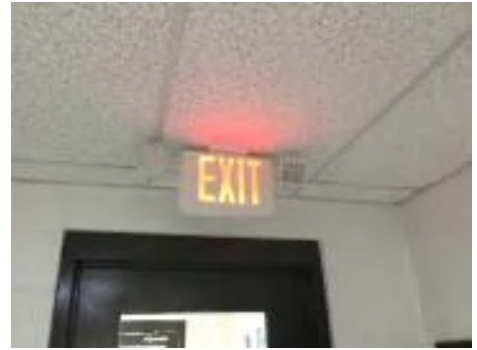
**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

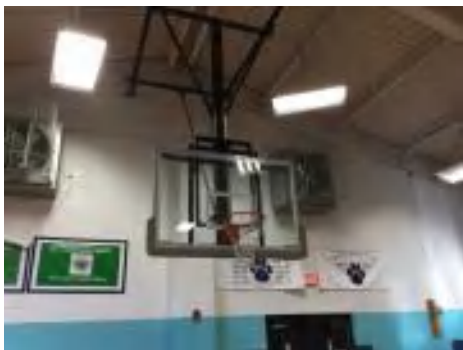
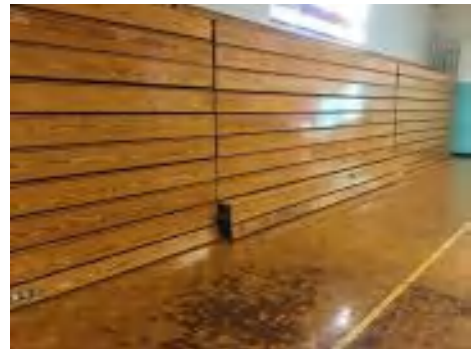
## Campus Assessment Report - 1990 Main

**System:** E1020 - Institutional Equipment



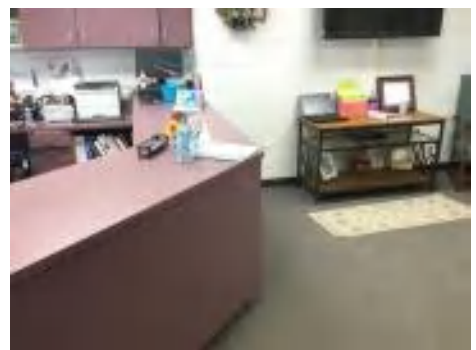
**Note:**

**System:** E1090 - Other Equipment



**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$1,256,747</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,236,002</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$535,099</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,027,848</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$703,070	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$703,070
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$77,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,950
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010120 - Single Ply Membrane</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$189,524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189,524
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$241,858	\$0	\$0	\$241,858
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



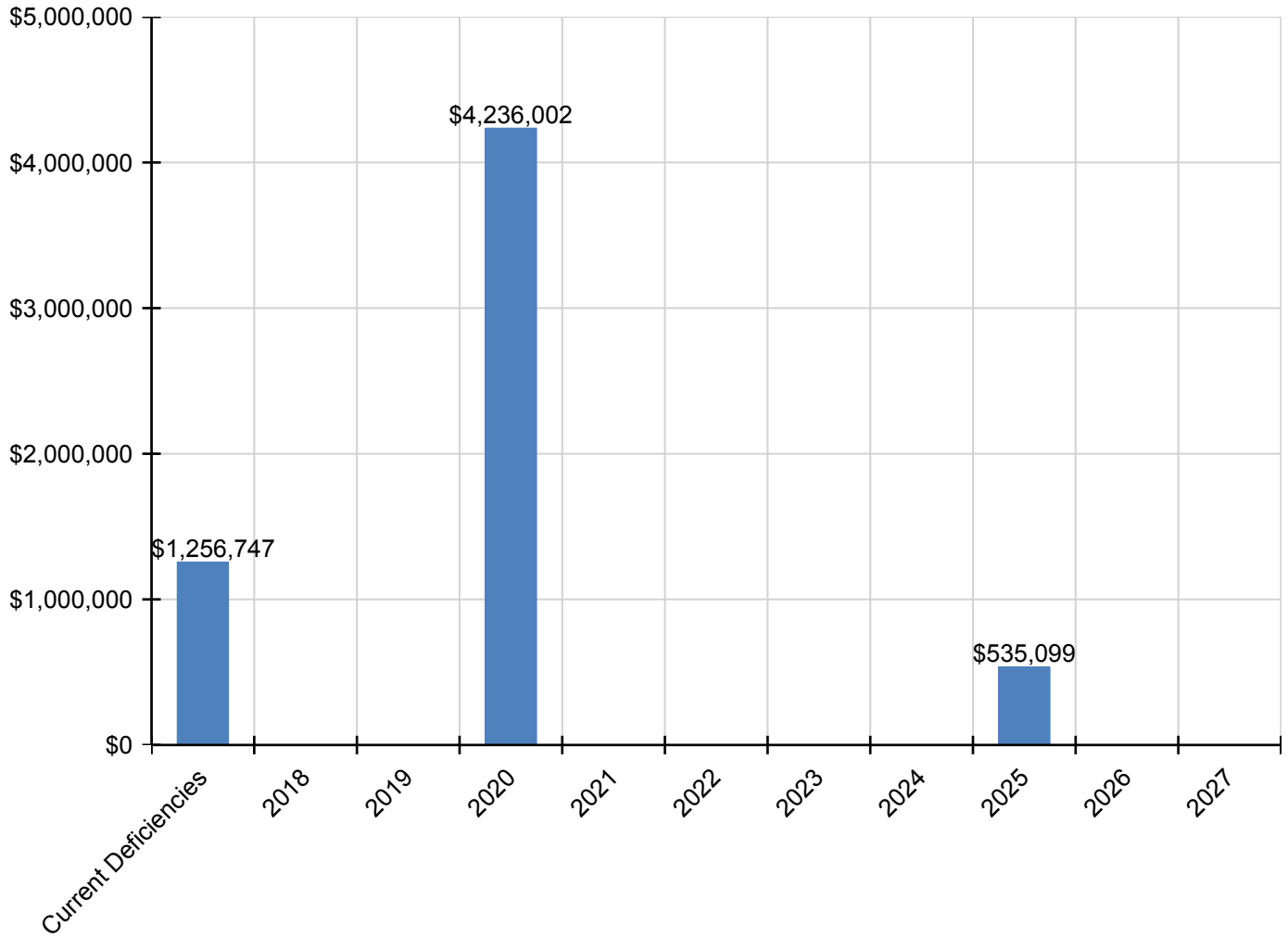
## Campus Assessment Report - 1990 Main

D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$860,497	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$860,497
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$73,364	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,364
D2030 - Sanitary Waste	\$0	\$0	\$0	\$116,159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,159
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$103,933	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$103,933
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$380,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380,575
D3030 - Cooling Generating Systems	\$360,869	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$360,869
D3040 - Distribution Systems	\$421,014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$421,014
D3060 - Controls & Instrumentation	\$133,577	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,577
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$295,129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$295,129
D4020 - Standpipes	\$46,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,158
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$381,340	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$381,340
D5020 - Lighting	\$0	\$0	\$0	\$889,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$889,538
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$293,241	\$0	\$0	\$0	\$293,241
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$22,927	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,927
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$437,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$437,127

\* Indicates non-renewable system

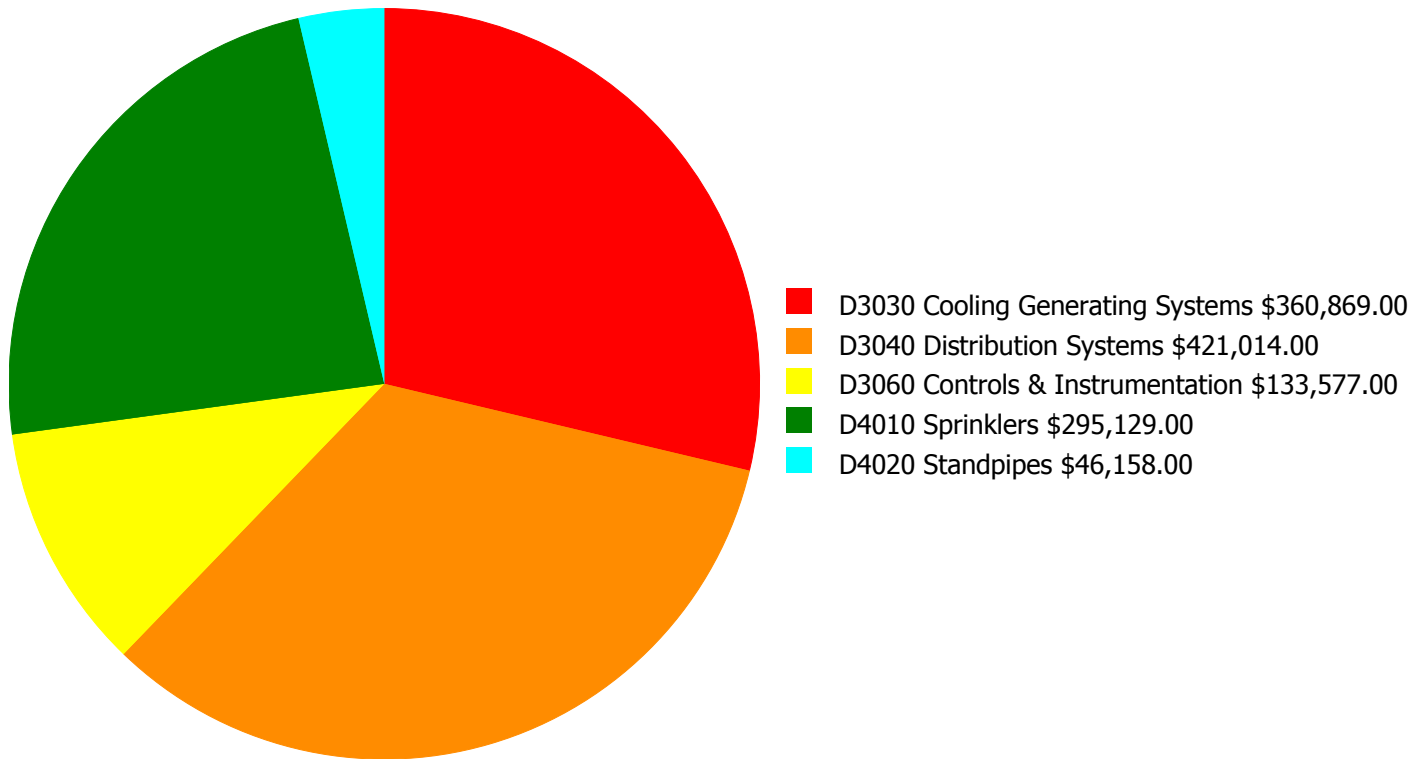
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



## Deficiency Summary by System

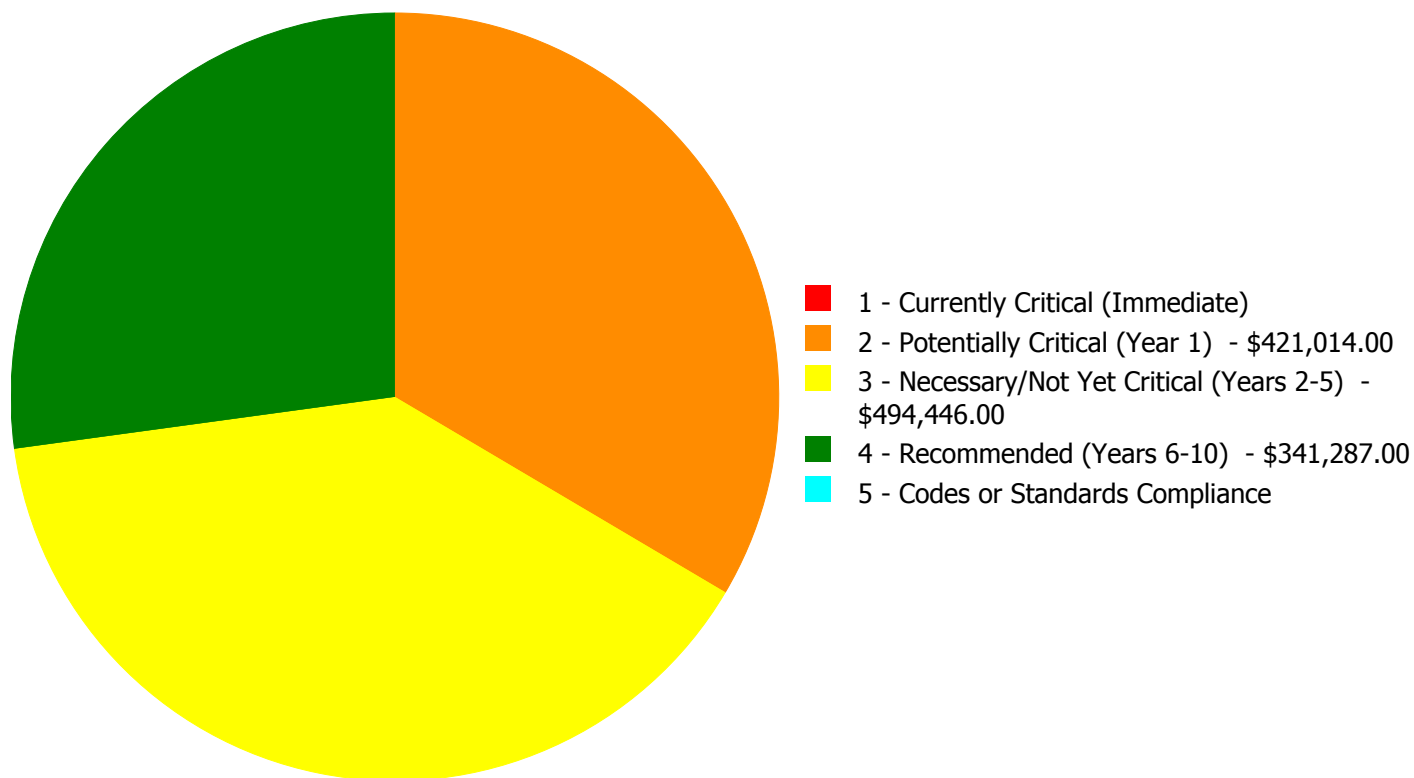
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$1,256,747.00**

## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$1,256,747.00**

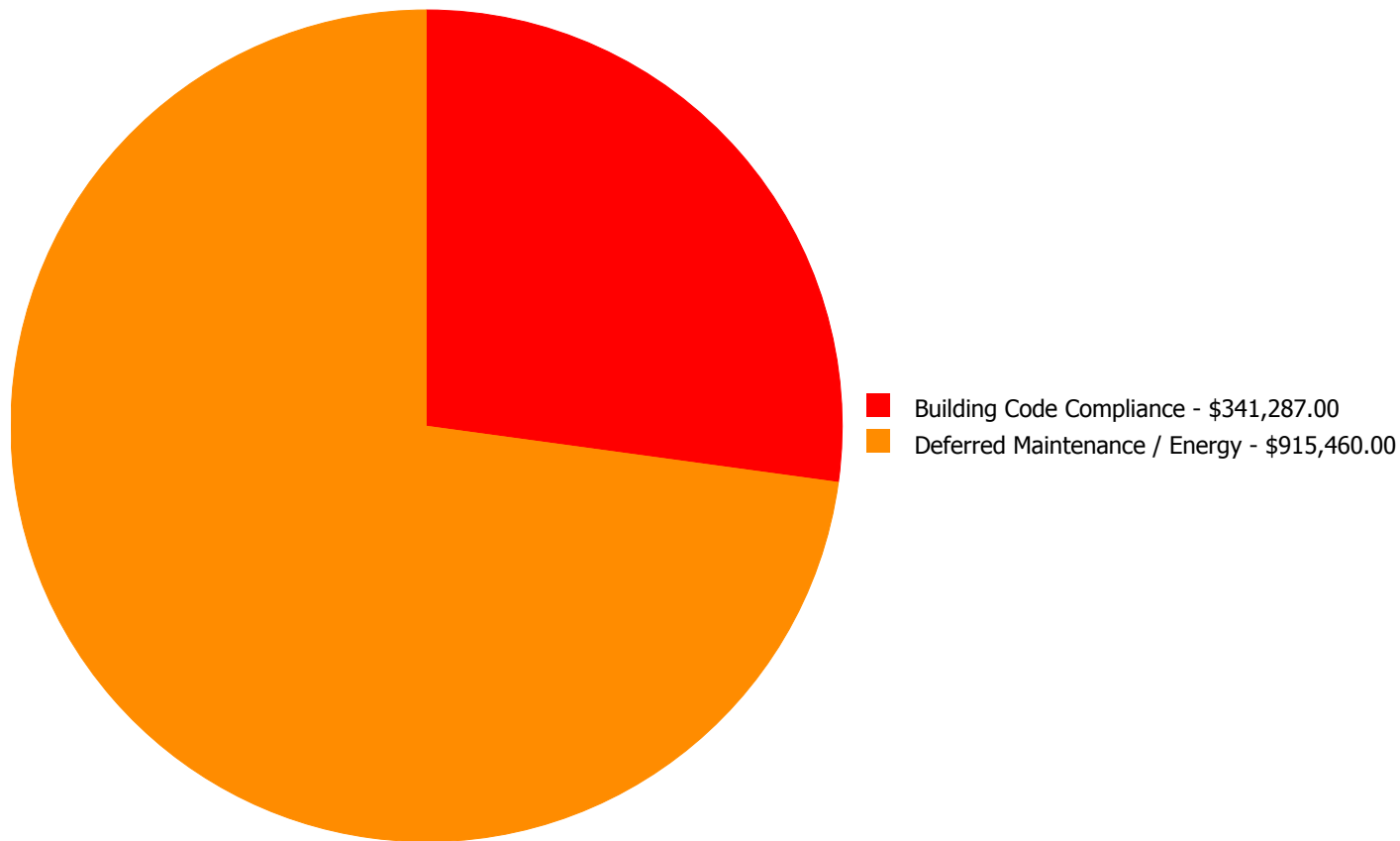
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D3030	Cooling Generating Systems	\$0.00	\$0.00	\$360,869.00	\$0.00	\$0.00	\$360,869.00
D3040	Distribution Systems	\$0.00	\$421,014.00	\$0.00	\$0.00	\$0.00	\$421,014.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$133,577.00	\$0.00	\$0.00	\$133,577.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$295,129.00	\$0.00	\$295,129.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$46,158.00	\$0.00	\$46,158.00
	<b>Total:</b>	\$0.00	\$421,014.00	\$494,446.00	\$341,287.00	\$0.00	\$1,256,747.00

### Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$1,256,747.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 2 - Potentially Critical (Year 1):

#### **System: D3040 - Distribution Systems**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 63,578.00  
**Unit of Measure:** S.F.  
**Estimate:** \$421,014.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 03/01/2017

**Notes:** The air distribution system is aged, becoming logistically unsupportable, and should be replaced.

---

**Priority 3 - Necessary/Not Yet Critical (Years 2-5):**

**System: D3030 - Cooling Generating Systems**



**Location:** Exterior  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,578.00  
**Unit of Measure:** S.F.  
**Estimate:** \$360,869.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 01/27/2017

**Notes:** Chiller is aging and logistically unsupportable, and should be replaced with an energy efficient model.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,578.00  
**Unit of Measure:** S.F.  
**Estimate:** \$133,577.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 01/27/2017

**Notes:** The HVAC controls are aged, becoming logistically unsupportable, and should be replaced.

---



**Priority 4 - Recommended (Years 6-10):**

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 63,578.00  
**Unit of Measure:** S.F.  
**Estimate:** \$295,129.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 01/27/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

---

**System: D4020 - Standpipes**

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 63,578.00  
**Unit of Measure:** S.F.  
**Estimate:** \$46,158.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 01/27/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

---

**Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	4,200
Year Built:	2000
Last Renovation:	
Replacement Value:	\$664,230
Repair Cost:	\$57,704.00
Total FCI:	8.69 %
Total RSLI:	44.97 %
FCA Score:	91.31



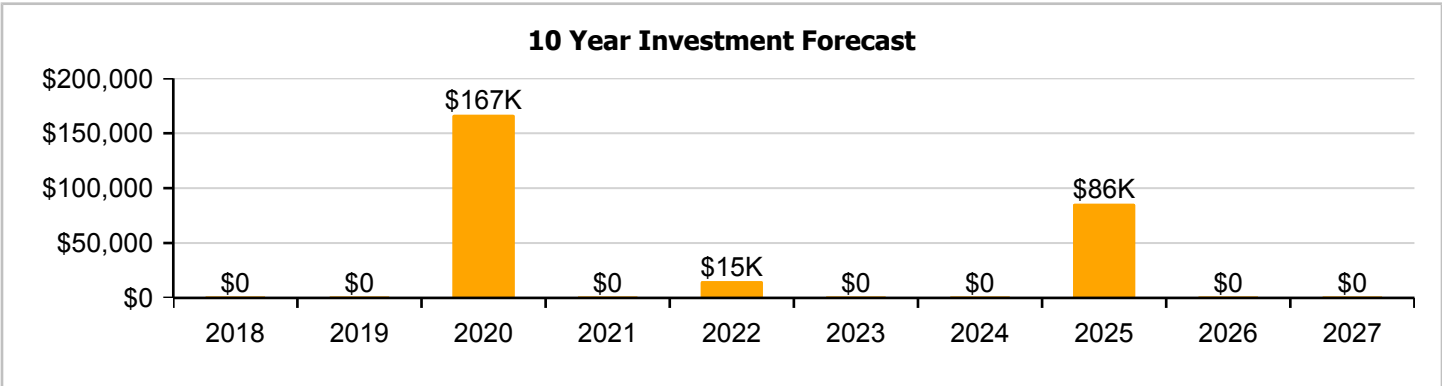
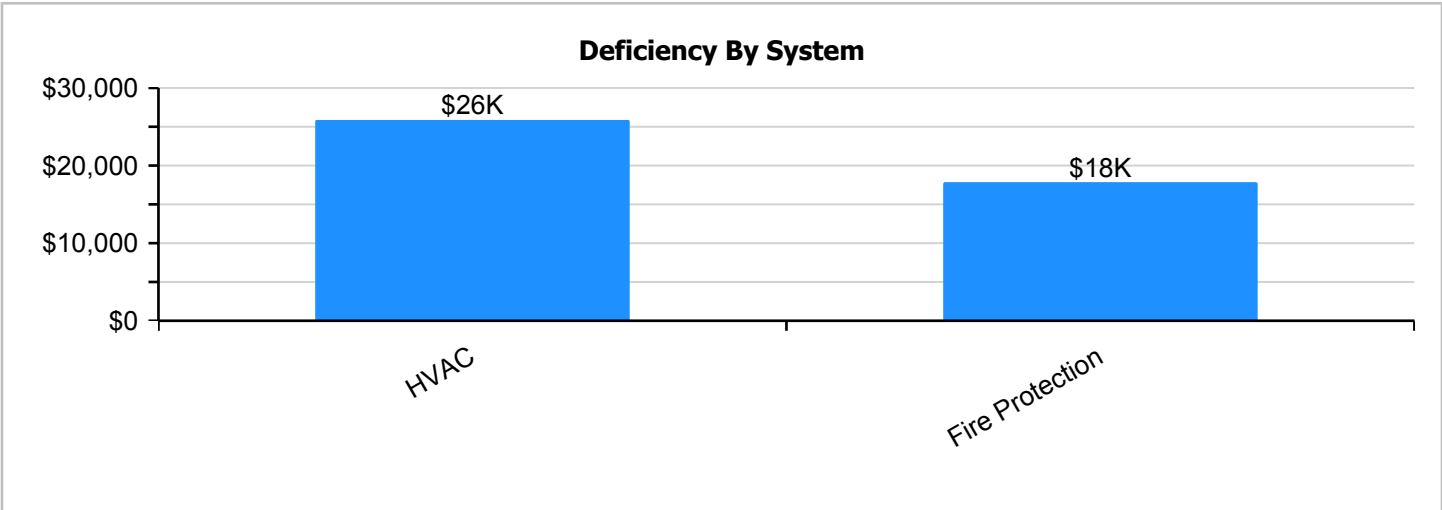
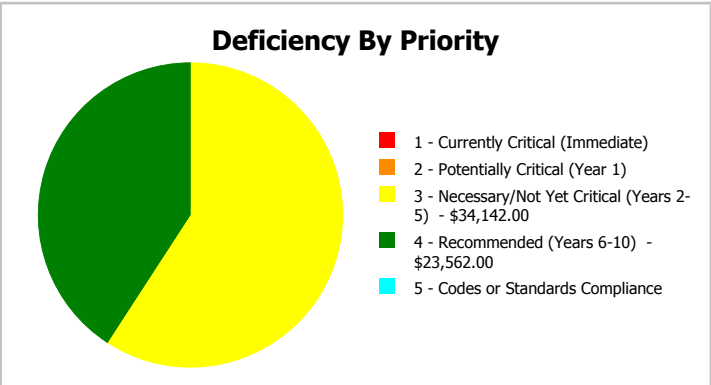
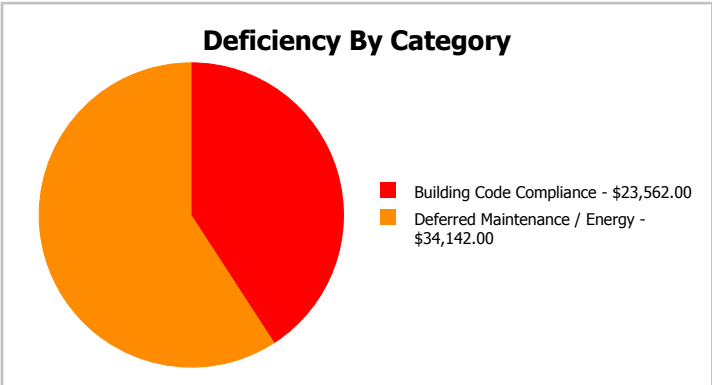
**Description:**

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	4,200
Year Built:	2000	Last Renovation:	
Repair Cost:	\$57,704	Replacement Value:	\$664,230
FCI:	8.69 %	RSLI%:	44.97 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
B10 - Superstructure	83.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	62.16 %	0.00 %	\$0.00
B30 - Roofing	15.00 %	0.00 %	\$0.00
C10 - Interior Construction	47.27 %	0.00 %	\$0.00
C30 - Interior Finishes	26.30 %	0.00 %	\$0.00
D20 - Plumbing	43.33 %	0.00 %	\$0.00
D30 - HVAC	19.26 %	52.01 %	\$34,142.00
D40 - Fire Protection	0.00 %	110.00 %	\$23,562.00
D50 - Electrical	54.11 %	0.00 %	\$0.00
<b>Totals:</b>	<b>44.97 %</b>	<b>8.69 %</b>	<b>\$57,704.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). South Elevation - Feb 01, 2017



2). West Elevation - Feb 01, 2017



3). East Elevation - Feb 01, 2017



4). North Elevation - Feb 01, 2017



## Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

# Campus Assessment Report - 2000 Yancey County Learning Academy

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
B1010	Floor Construction	\$1.66	S.F.	4,200	100	2000	2100		83.00 %	0.00 %	83			\$6,972
B1020	Roof Construction	\$16.08	S.F.	4,200	100	2000	2100		83.00 %	0.00 %	83			\$67,536
B2010	Exterior Walls	\$9.61	S.F.	4,200	100	2000	2100		83.00 %	0.00 %	83			\$40,362
B2020	Exterior Windows	\$9.57	S.F.	4,200	30	2000	2030		43.33 %	0.00 %	13			\$40,194
B2030	Exterior Doors	\$1.07	S.F.	4,200	30	2000	2030		43.33 %	0.00 %	13			\$4,494
B3010120	Single Ply Membrane	\$6.98	S.F.	4,200	20	2000	2020		15.00 %	0.00 %	3			\$29,316
C1010	Partitions	\$11.01	S.F.	4,200	75	2000	2075		77.33 %	0.00 %	58			\$46,242
C1020	Interior Doors	\$2.59	S.F.	4,200	30	2000	2030		43.33 %	0.00 %	13			\$10,878
C1030	Fittings	\$9.94	S.F.	4,200	20	2000	2020		15.00 %	0.00 %	3			\$41,748
C3010	Wall Finishes	\$2.84	S.F.	4,200	10	2012	2022		50.00 %	0.00 %	5			\$11,928
C3020	Floor Finishes	\$11.60	S.F.	4,200	20	2000	2020		15.00 %	0.00 %	3			\$48,720
C3030	Ceiling Finishes	\$11.19	S.F.	4,200	25	2000	2025		32.00 %	0.00 %	8			\$46,998
D2010	Plumbing Fixtures	\$11.71	S.F.	4,200	30	2000	2030		43.33 %	0.00 %	13			\$49,182
D2020	Domestic Water Distribution	\$0.99	S.F.	4,200	30	2000	2030		43.33 %	0.00 %	13			\$4,158
D2030	Sanitary Waste	\$1.57	S.F.	4,200	30	2000	2030		43.33 %	0.00 %	13			\$6,594
D3040	Distribution Systems	\$6.26	S.F.	4,200	30	2000	2030		43.33 %	0.00 %	13			\$26,292
D3050	Terminal & Package Units	\$7.39	S.F.	4,200	15	2000	2015		0.00 %	110.00 %	-2		\$34,142.00	\$31,038
D3060	Controls & Instrumentation	\$1.98	S.F.	4,200	20	2000	2020		15.00 %	0.00 %	3			\$8,316
D4010	Sprinklers	\$4.41	S.F.	4,200	30			2017	0.00 %	110.00 %	0		\$20,374.00	\$18,522
D4020	Standpipes	\$0.69	S.F.	4,200	30			2017	0.00 %	110.01 %	0		\$3,188.00	\$2,898
D5010	Electrical Service/Distribution	\$1.73	S.F.	4,200	40	2000	2040		57.50 %	0.00 %	23			\$7,266
D5020	Branch Wiring	\$5.20	S.F.	4,200	30	2000	2030		43.33 %	0.00 %	13			\$21,840
D5020	Lighting	\$12.12	S.F.	4,200	30	2000	2030		43.33 %	0.00 %	13			\$50,904
D5030810	Security & Detection Systems	\$1.91	S.F.	4,200	15	2013	2028		73.33 %	0.00 %	11			\$8,022
D5030910	Fire Alarm Systems	\$3.46	S.F.	4,200	15	2010	2025		53.33 %	0.00 %	8			\$14,532
D5030920	Data Communication	\$4.47	S.F.	4,200	15	2015	2030		86.67 %	0.00 %	13			\$18,774
D5090	Other Electrical Systems	\$0.12	S.F.	4,200	20	2010	2030		65.00 %	0.00 %	13			\$504
<b>Total</b>									<b>44.97 %</b>	<b>8.69 %</b>			<b>\$57,704.00</b>	<b>\$664,230</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

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**System:** B2010 - Exterior Walls



**Note:**

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**System:** B2020 - Exterior Windows



**Note:**

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**System:** B2030 - Exterior Doors



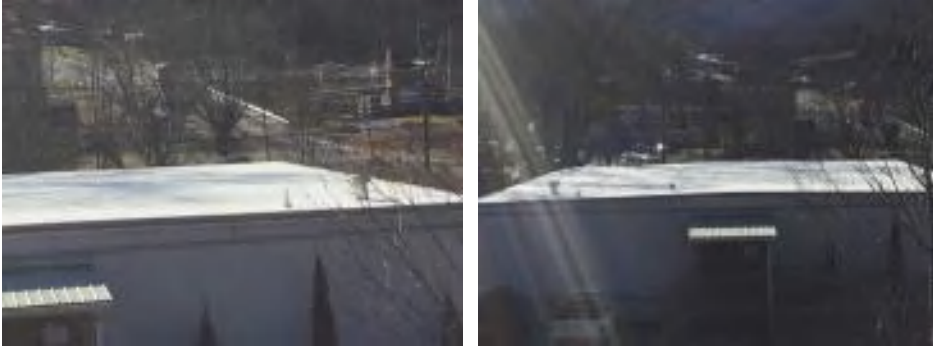
**Note:**



## Campus Assessment Report - 2000 Yancey County Learning Academy

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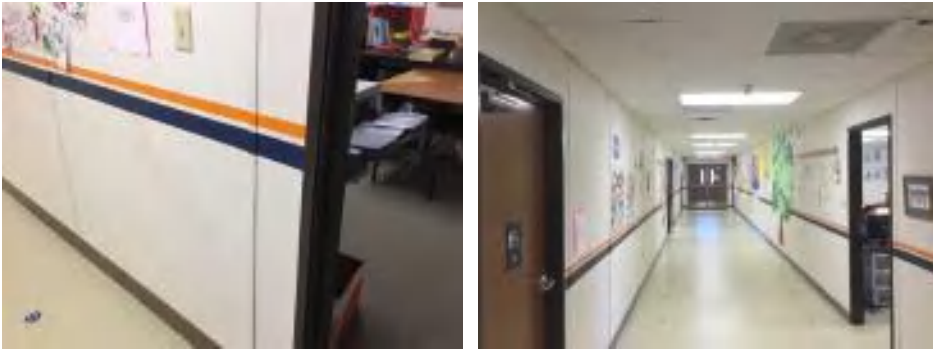
**System:** B3010120 - Single Ply Membrane



**Note:**

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**System:** C1010 - Partitions



**Note:**

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**System:** C1020 - Interior Doors



**Note:**

## Campus Assessment Report - 2000 Yancey County Learning Academy

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**System:** C1030 - Fittings



**Note:**

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**System:** C3010 - Wall Finishes



**Note:**

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**System:** C3020 - Floor Finishes



**Note:**

## Campus Assessment Report - 2000 Yancey County Learning Academy

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**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 2000 Yancey County Learning Academy

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**System:** D2030 - Sanitary Waste



**Note:**

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**System:** D3040 - Distribution Systems



**Note:**

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**System:** D3050 - Terminal & Package Units

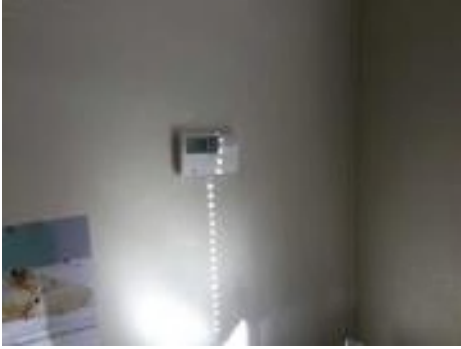


**Note:**

## Campus Assessment Report - 2000 Yancey County Learning Academy

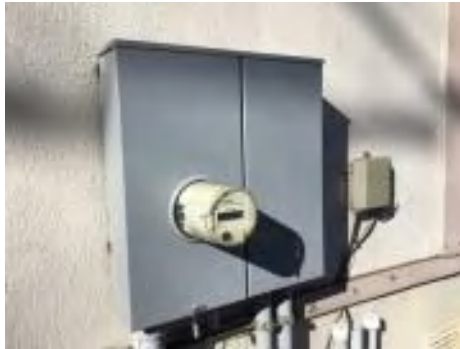
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**System:** D3060 - Controls & Instrumentation



**Note:**

**System:** D5010 - Electrical Service/Distribution



**Note:**

**System:** D5020 - Branch Wiring

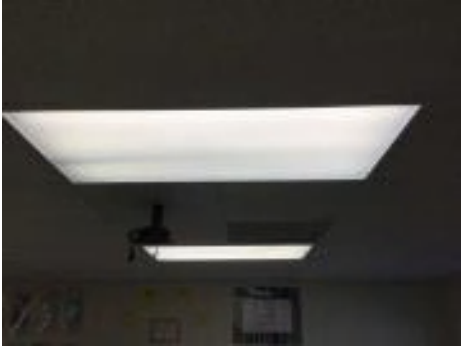


**Note:**

# Campus Assessment Report - 2000 Yancey County Learning Academy

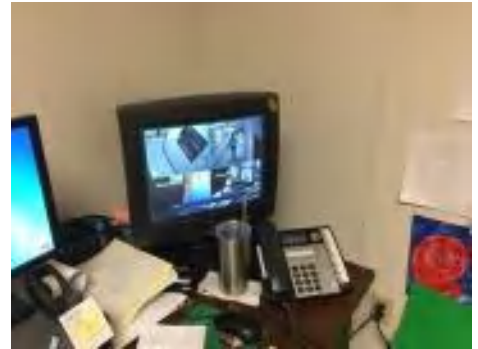
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**System:** D5020 - Lighting



**Note:**

**System:** D5030810 - Security & Detection Systems

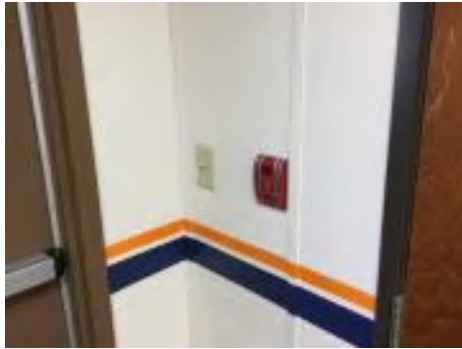


**Note:**



# Campus Assessment Report - 2000 Yancey County Learning Academy

## System: D5030910 - Fire Alarm Systems



**Note:**

## System: D5030920 - Data Communication



**Note:**

## System: D5090 - Other Electrical Systems



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$57,704</b>	<b>\$0</b>	<b>\$0</b>	<b>\$166,791</b>	<b>\$0</b>	<b>\$15,211</b>	<b>\$0</b>	<b>\$0</b>	<b>\$85,739</b>	<b>\$0</b>	<b>\$0</b>	<b>\$325,444</b>
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$48,052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,052
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$50,181	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,181
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$15,211	\$0	\$0	\$0	\$0	\$0	\$15,211
C3020 - Floor Finishes	\$0	\$0	\$0	\$58,561	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,561
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,489	\$0	\$0	\$65,489
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



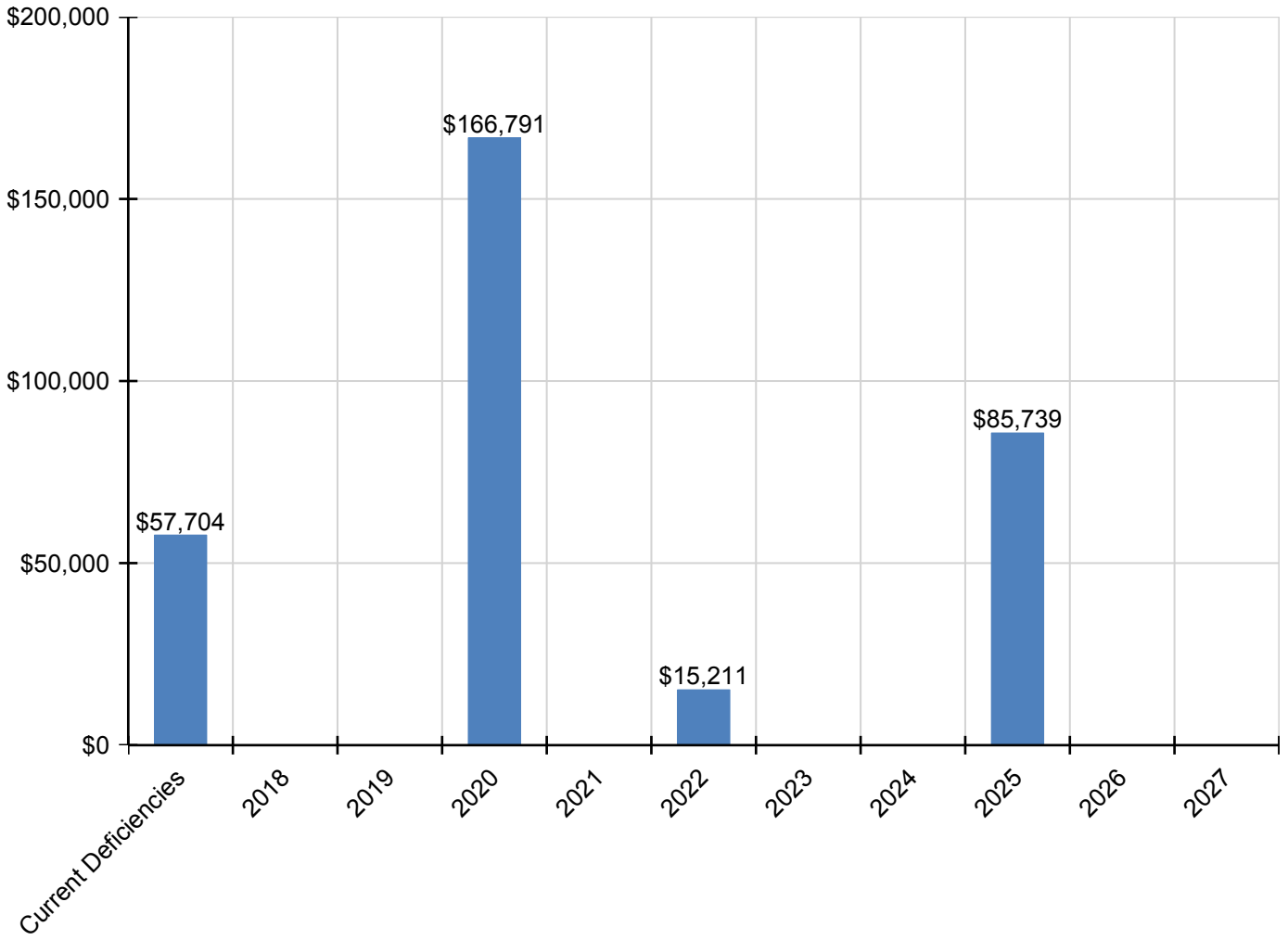
## Campus Assessment Report - 2000 Yancey County Learning Academy

D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$34,142	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,142
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$9,996	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,996
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$20,374	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,374
D4020 - Standpipes	\$3,188	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,188
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,249	\$0	\$0	\$20,249
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\* Indicates non-renewable system

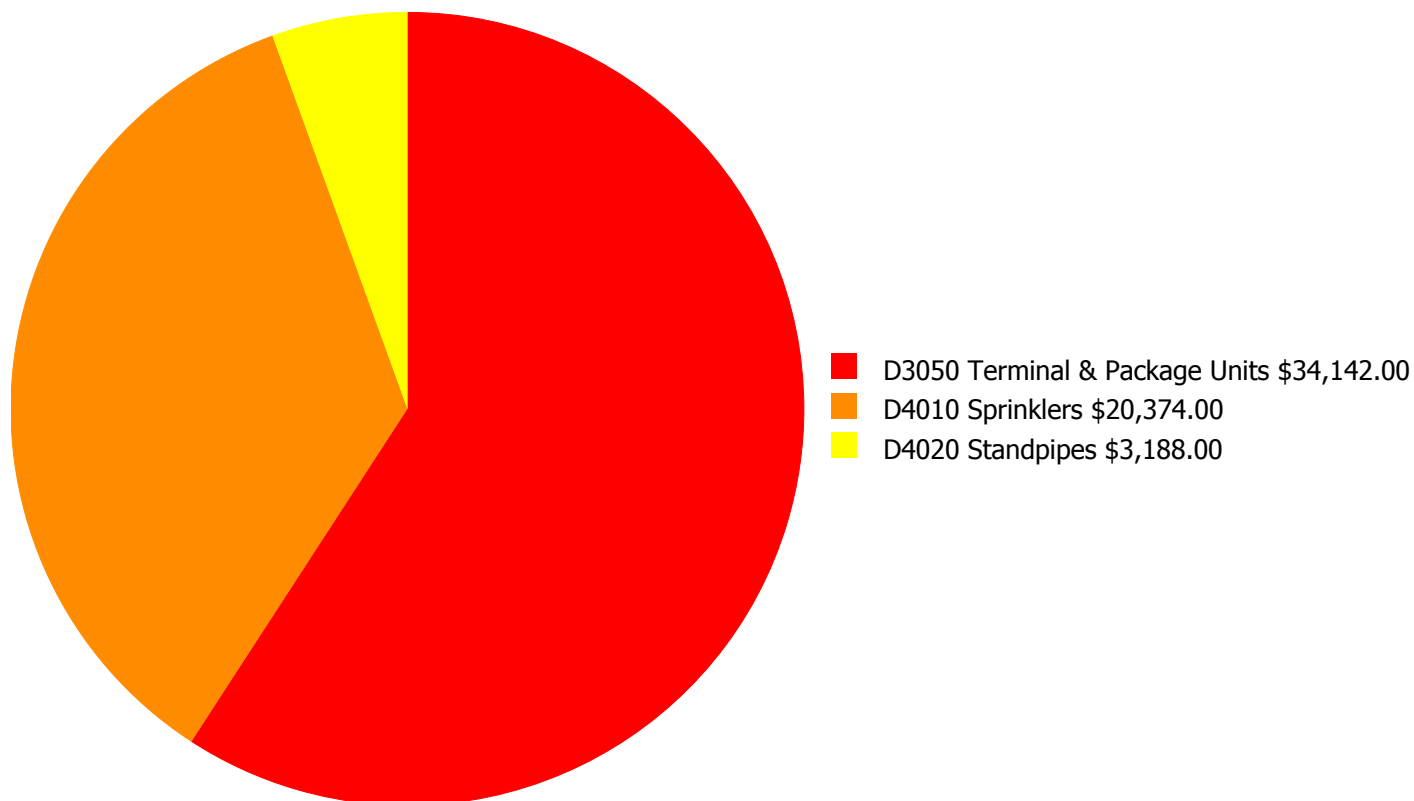
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



### Deficiency Summary by System

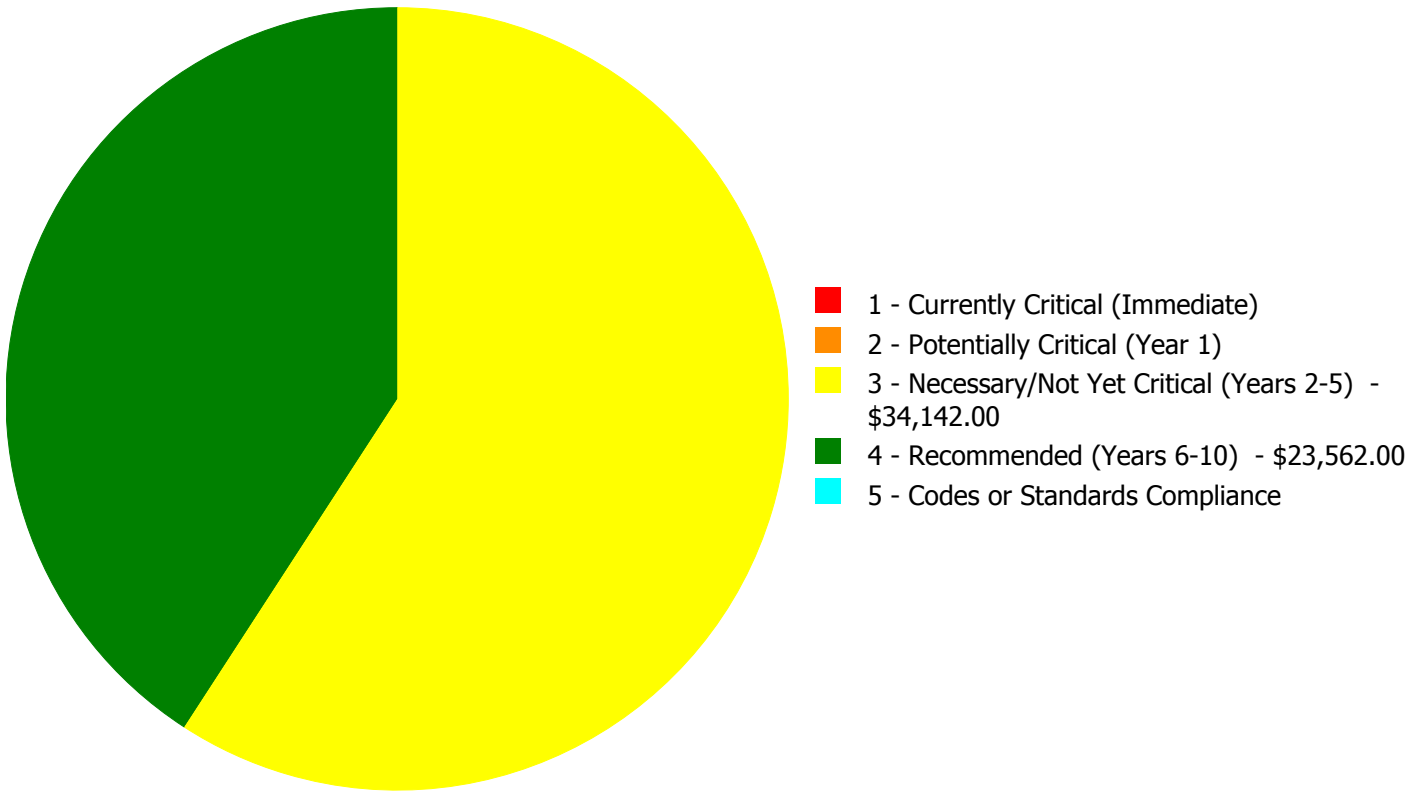
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$57,704.00**

### Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$57,704.00**

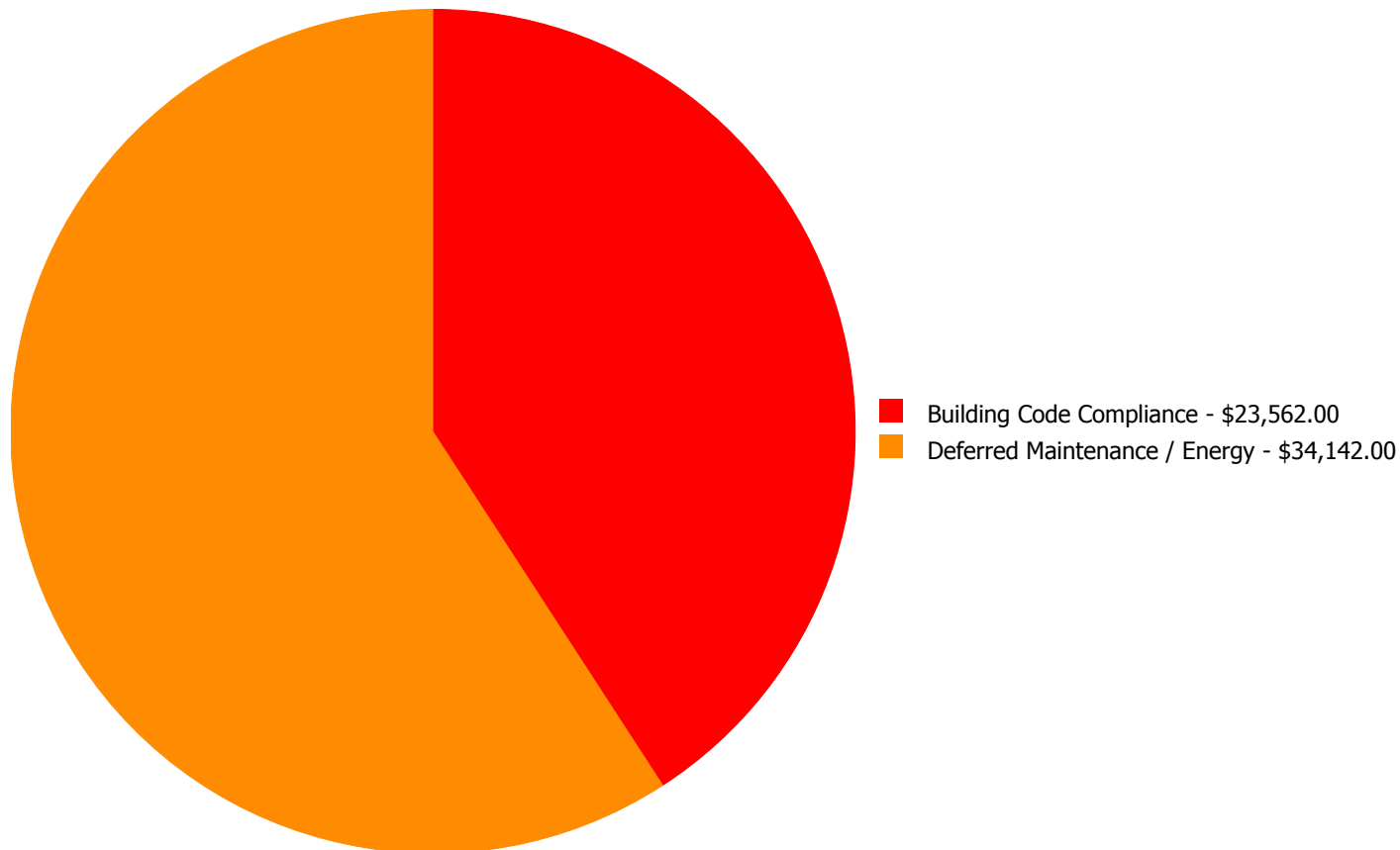
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D3050	Terminal & Package Units	\$0.00	\$0.00	\$34,142.00	\$0.00	\$0.00	\$34,142.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$20,374.00	\$0.00	\$20,374.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$3,188.00	\$0.00	\$3,188.00
	<b>Total:</b>	\$0.00	\$0.00	\$34,142.00	\$23,562.00	\$0.00	\$57,704.00

### Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$57,704.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 3 - Necessary/Not Yet Critical (Years 2-5):

#### System: D3050 - Terminal & Package Units



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 4,200.00  
**Unit of Measure:** S.F.  
**Estimate:** \$34,142.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** The wall mounted DX condensers are aged, rusted, not energy efficient, and should be replaced.

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**Priority 4 - Recommended (Years 6-10):**

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 4,200.00  
**Unit of Measure:** S.F.  
**Estimate:** \$20,374.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

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**System: D4020 - Standpipes**

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 4,200.00  
**Unit of Measure:** S.F.  
**Estimate:** \$3,188.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

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**Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	67,778
Year Built:	1990
Last Renovation:	
Replacement Value:	\$2,045,541
Repair Cost:	\$161,786.00
Total FCI:	7.91 %
Total RSLI:	26.90 %
FCA Score:	92.09



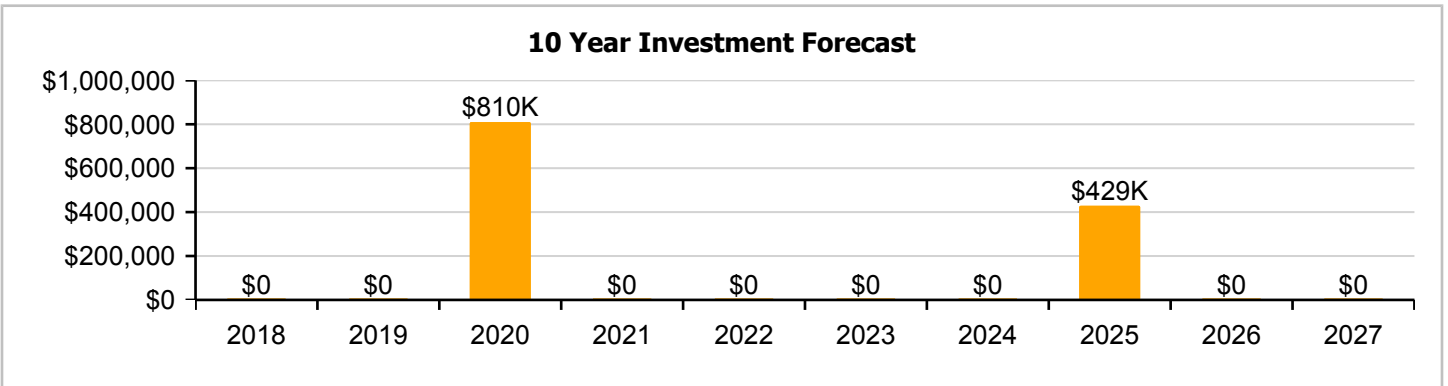
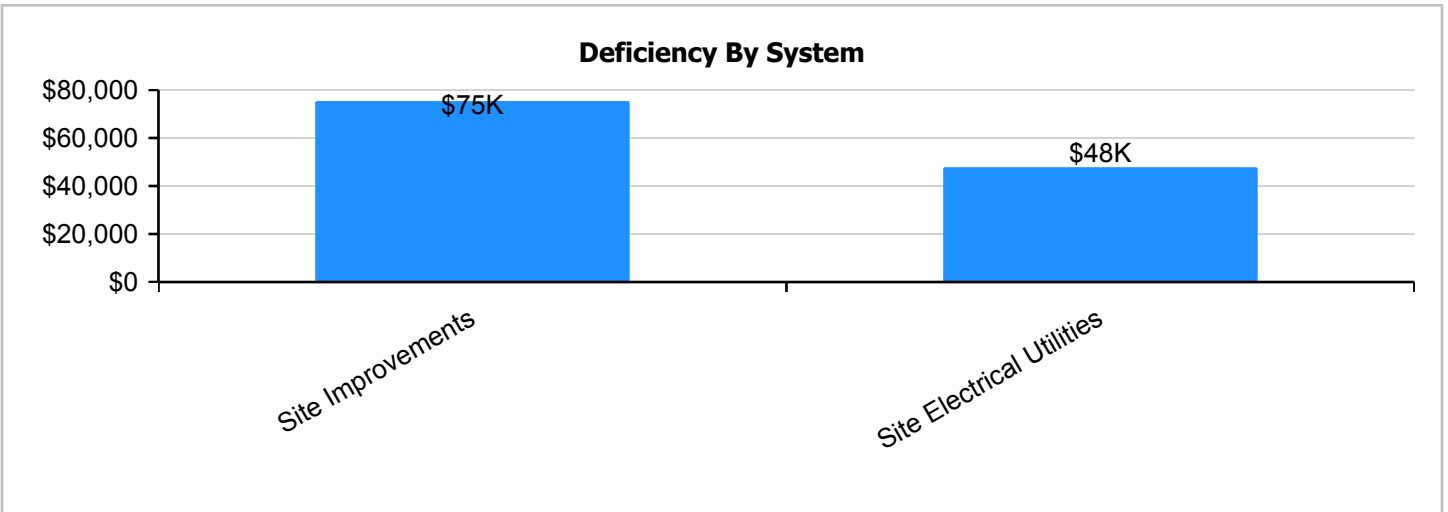
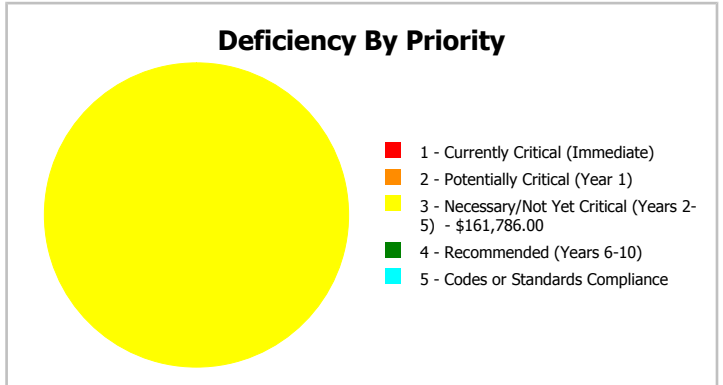
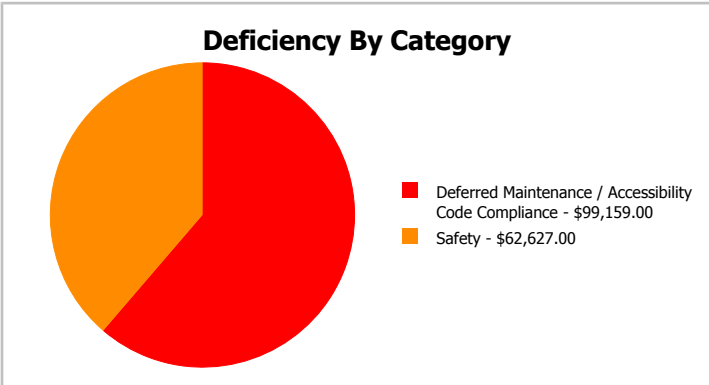
**Description:**

The narrative for this site is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	67,778
Year Built:	1990	Last Renovation:	
Repair Cost:	\$161,786	Replacement Value:	\$2,045,541
FCI:	7.91 %	RSLI%:	26.90 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	16.90 %	9.03 %	\$99,159.00
G30 - Site Mechanical Utilities	44.58 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	26.35 %	19.83 %	\$62,627.00
<b>Totals:</b>	<b>26.90 %</b>	<b>7.91 %</b>	<b>\$161,786.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

- 1). Aerial Image of Burnsville Elementary School - Feb 24, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	67,778	25	1990	2015	2020	12.00 %	0.00 %	3			\$258,234
G2020	Parking Lots	\$1.33	S.F.	67,778	25	1990	2015		0.00 %	110.00 %	-2		\$99,159.00	\$90,145
G2030	Pedestrian Paving	\$1.91	S.F.	67,778	30	1990	2020		10.00 %	0.00 %	3			\$129,456
G2040105	Fence & Guardrails	\$1.23	S.F.	67,778	30	1990	2020		10.00 %	0.00 %	3			\$83,367
G2040950	Covered Walkways	\$1.52	S.F.	67,778	30	1990	2020		10.00 %	0.00 %	3			\$103,023
G2040950	Playing Field	\$4.54	S.F.	67,778	20	2005	2025		40.00 %	0.00 %	8			\$307,712
G2050	Landscaping	\$1.87	S.F.	67,778	15	1990	2005		0.00 %	0.00 %	-12			\$126,745
G3010	Water Supply	\$2.34	S.F.	67,778	50	1990	2040		46.00 %	0.00 %	23			\$158,601
G3020	Sanitary Sewer	\$1.45	S.F.	67,778	50	1990	2040		46.00 %	0.00 %	23			\$98,278
G3030	Storm Sewer	\$4.54	S.F.	67,778	50	1990	2040		46.00 %	0.00 %	23			\$307,712
G3060	Fuel Distribution	\$0.98	S.F.	67,778	40	1990	2030		32.50 %	0.00 %	13			\$66,422
G4010	Electrical Distribution	\$2.35	S.F.	67,778	50	1990	2040		46.00 %	0.00 %	23			\$159,278
G4020	Site Lighting	\$1.47	S.F.	67,778	30	1990	2020		10.00 %	0.00 %	3			\$99,634
G4030	Site Communications & Security	\$0.84	S.F.	67,778	15	1990	2005		0.00 %	110.00 %	-12		\$62,627.00	\$56,934
<b>Total</b>									<b>26.90 %</b>	<b>7.91 %</b>			<b>\$161,786.00</b>	<b>\$2,045,541</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** G2010 - Roadways



**Note:**

**System:** G2020 - Parking Lots



**Note:**



## Campus Assessment Report - Site

**System:** G2030 - Pedestrian Paving



**Note:**

**System:** G2040105 - Fence & Guardrails



**Note:**

**System:** G2040950 - Covered Walkways



**Note:**



## Campus Assessment Report - Site

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**System:** G2040950 - Playing Field



**Note:**

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**System:** G2050 - Landscaping



**Note:**

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**System:** G3010 - Water Supply



**Note:**

## Campus Assessment Report - Site

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**System:** G3020 - Sanitary Sewer



**Note:**

---

**System:** G3030 - Storm Sewer



**Note:**

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**System:** G3060 - Fuel Distribution



**Note:**

## Campus Assessment Report - Site

---

**System:** G4010 - Electrical Distribution



**Note:**

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**System:** G4020 - Site Lighting



**Note:**

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**System:** G4030 - Site Communications & Security



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

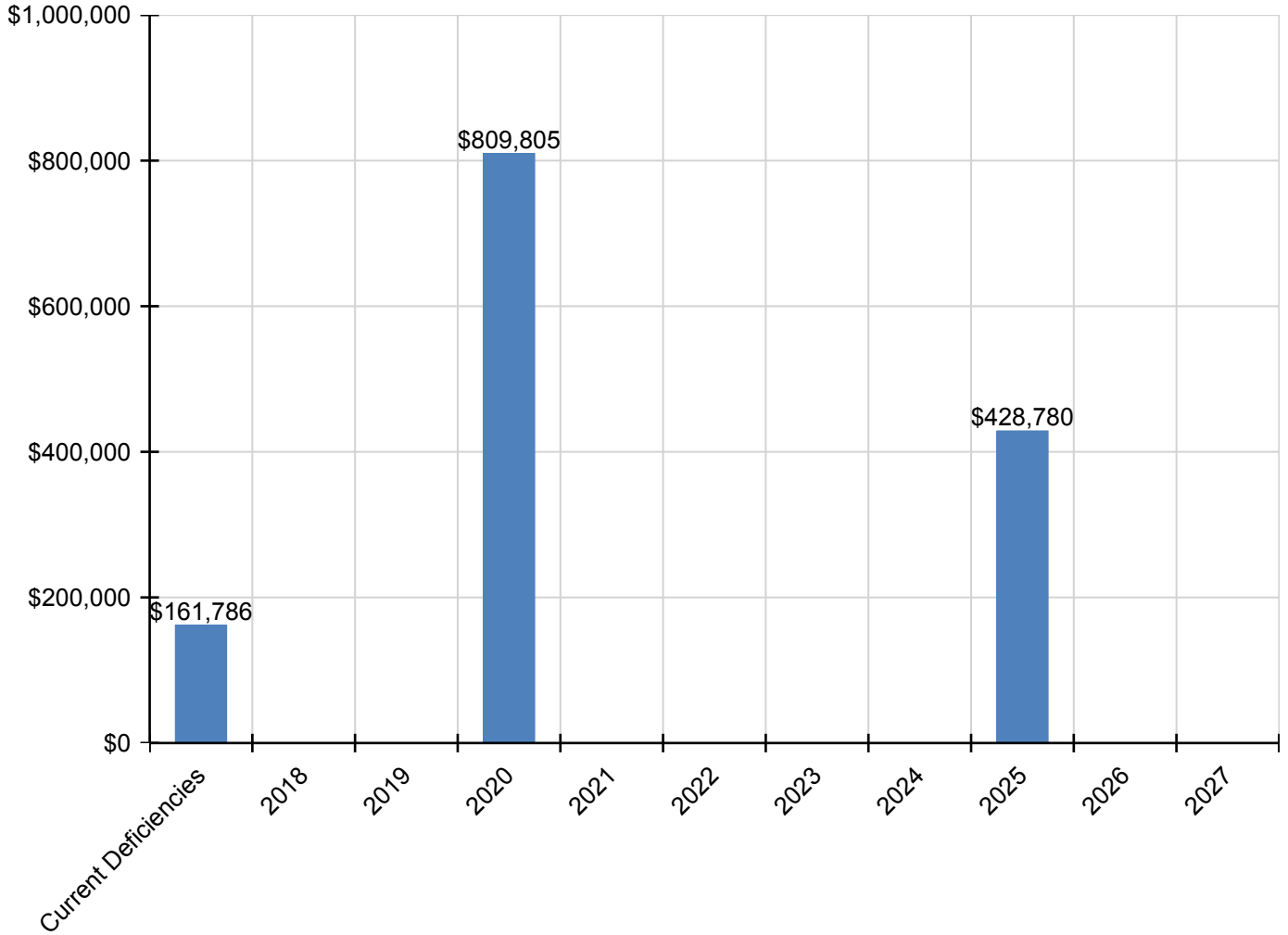
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$161,786</b>	<b>\$0</b>	<b>\$0</b>	<b>\$809,805</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$428,780</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,400,371</b>
<b>G - Building Sitework</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G20 - Site Improvements</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2010 - Roadways</b>	\$0	\$0	\$0	\$310,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$310,398
<b>G2020 - Parking Lots</b>	\$99,159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,159
<b>G2030 - Pedestrian Paving</b>	\$0	\$0	\$0	\$155,607	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155,607
<b>G2040 - Site Development</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040105 - Fence &amp; Guardrails</b>	\$0	\$0	\$0	\$100,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,207
<b>G2040950 - Covered Walkways</b>	\$0	\$0	\$0	\$123,833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123,833
<b>G2040950 - Playing Field</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$428,780	\$0	\$0	\$428,780
<b>* G2050 - Landscaping</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G30 - Site Mechanical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3010 - Water Supply</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3020 - Sanitary Sewer</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3030 - Storm Sewer</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3060 - Fuel Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G40 - Site Electrical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G4010 - Electrical Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G4020 - Site Lighting</b>	\$0	\$0	\$0	\$119,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,760
<b>G4030 - Site Communications &amp; Security</b>	\$62,627	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,627

*\* Indicates non-renewable system*

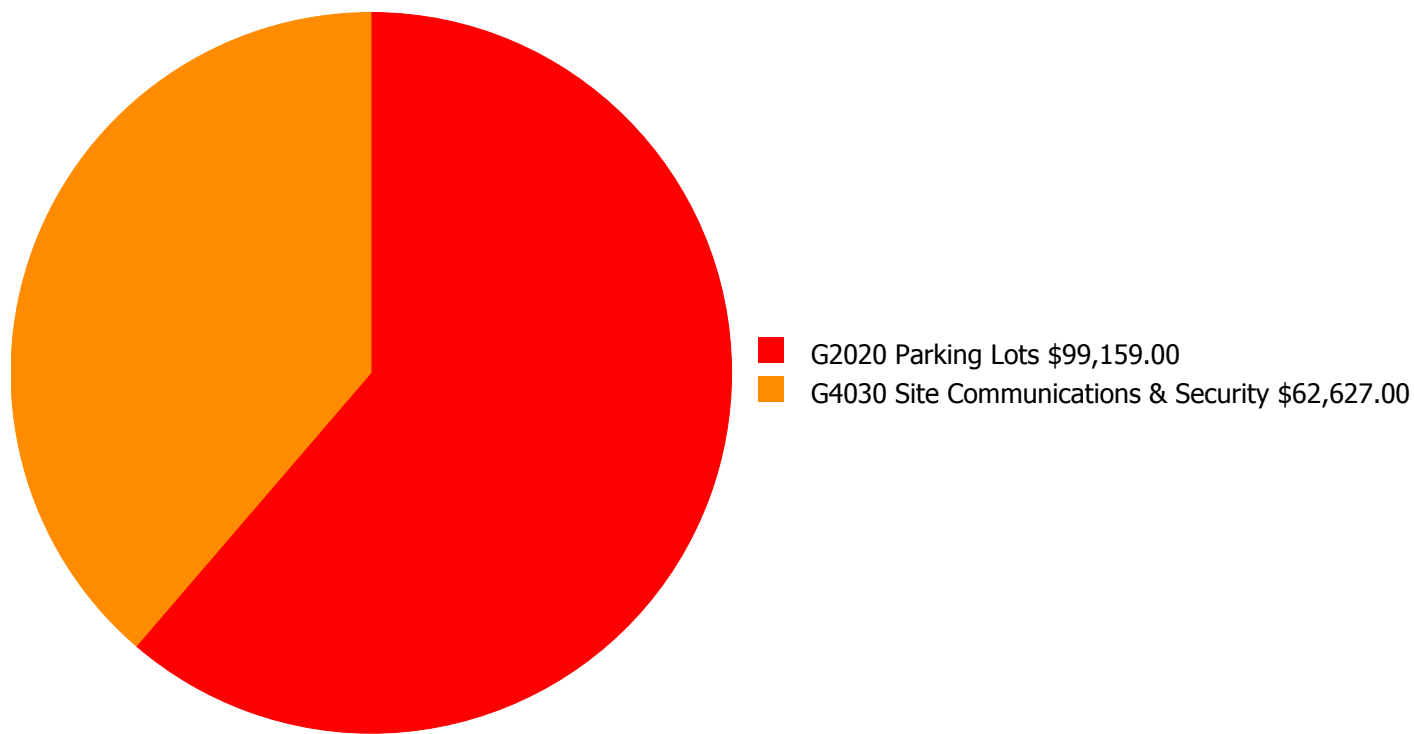
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



## Deficiency Summary by System

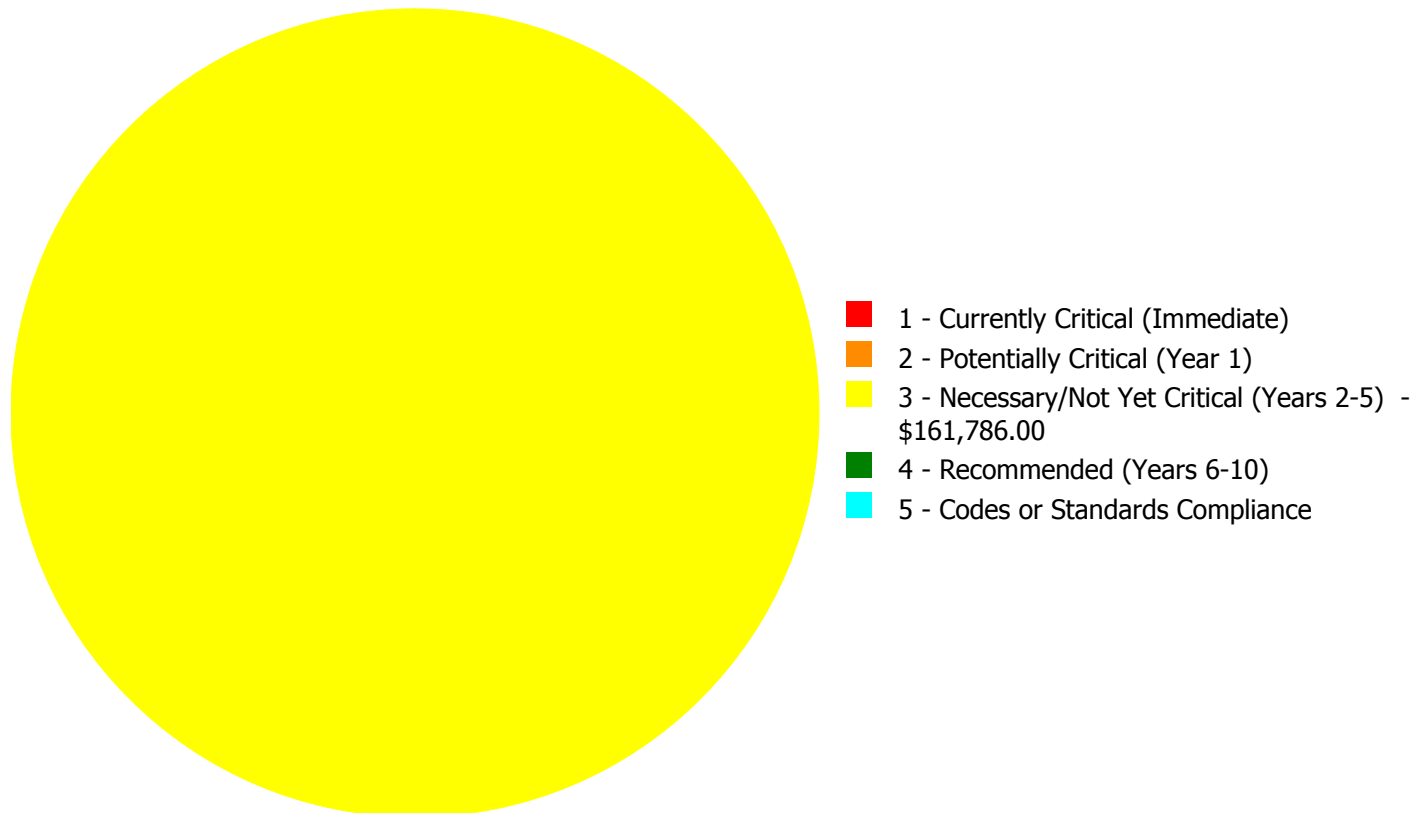
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$161,786.00**

## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$161,786.00**

## Deficiency By Priority Investment Table

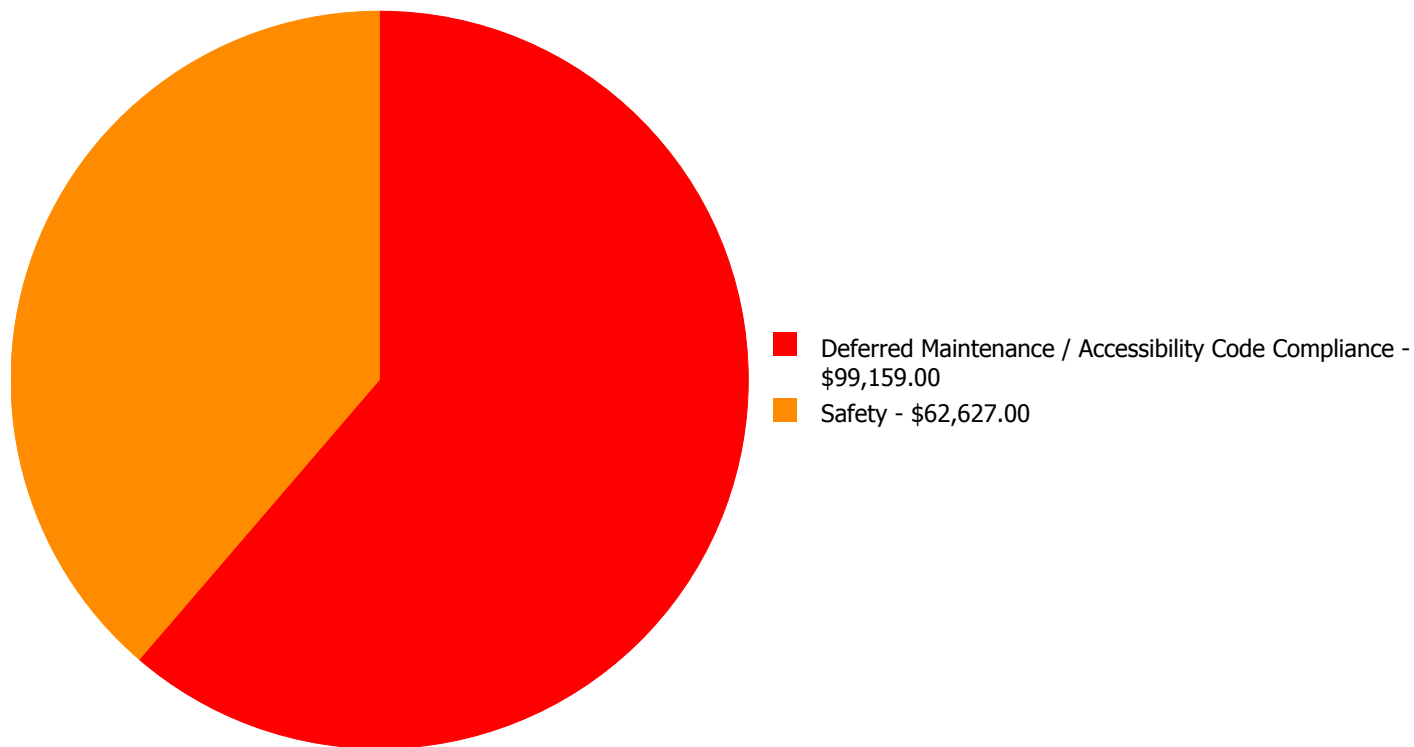
The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2020	Parking Lots	\$0.00	\$0.00	\$99,159.00	\$0.00	\$0.00	\$99,159.00
G4030	Site Communications & Security	\$0.00	\$0.00	\$62,627.00	\$0.00	\$0.00	\$62,627.00
	<b>Total:</b>	\$0.00	\$0.00	\$161,786.00	\$0.00	\$0.00	\$161,786.00



## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



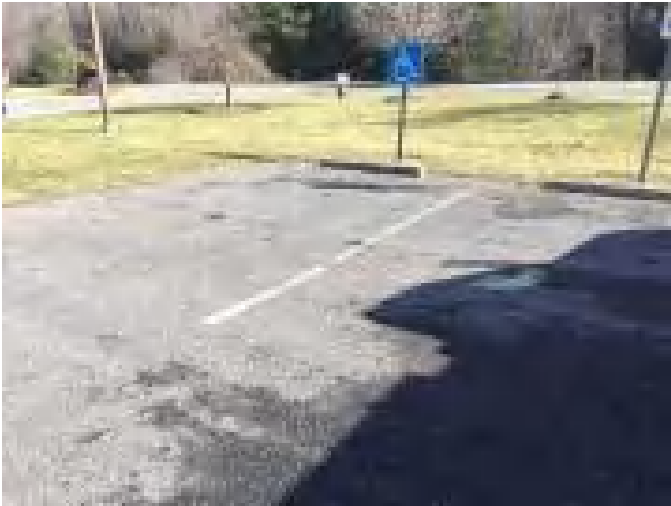
**Budget Estimate Total: \$161,786.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 3 - Necessary/Not Yet Critical (Years 2-5):

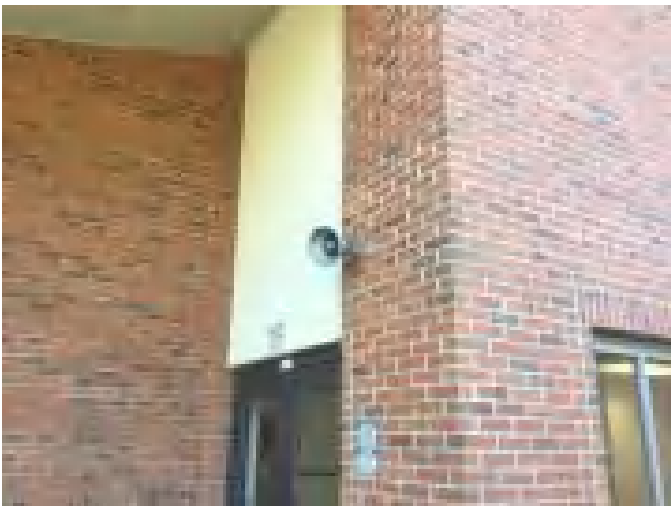
#### System: G2020 - Parking Lots



**Location:** Parking  
**Distress:** Damaged  
**Category:** Deferred Maintenance / Accessibility Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 67,778.00  
**Unit of Measure:** S.F.  
**Estimate:** \$99,159.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 01/27/2017

**Notes:** The parking lot is aged, has many repairs and potholes, and should be replaced and re-striped. ADA signs height needs to be adjusted per minimum ADA standards.

#### System: G4030 - Site Communications & Security



**Location:** Site  
**Distress:** Inadequate  
**Category:** Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 67,778.00  
**Unit of Measure:** S.F.  
**Estimate:** \$62,627.00  
**Assessor Name:** Matt Mahaffey  
**Date Created:** 01/27/2017

**Notes:** Site security is inadequate and requires more cameras for coverage.

NC School District/995 Yancey County/Elementary School

# Micaville Elementary

Draft

## Campus Assessment Report

March 7, 2017



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**Campus Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index ( FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Gross Area (SF):	24,414
Year Built:	1936
Last Renovation:	
Replacement Value:	\$5,062,008
Repair Cost:	\$2,001,592.00
Total FCI:	39.54 %
Total RSLI:	24.61 %
FCA Score:	60.46



**Description:**

GENERAL:

Micaville Elementary is located at 112 State HWY 80 South in Burnsville, North Carolina. The 1 story, 24,414 square foot building was originally constructed in 1936 There has been one addition; a 1941 cafeteria addition. The campus also contains a 1961 classroom building and a pump house building in constructed in 1961.

This report contains condition and adequacy data collected during the 2017 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

The building rests on footings and foundation walls and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.



### B. SUPERSTRUCTURE

Roof construction is wood frame. The exterior envelope is composed of walls of stone. Exterior windows are wood frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched asphalt composition shingles. Most building entrances appear to comply with ADA requirements.

### C. INTERIORS

Interior partitions are typically hollow ceramic brick. Interior doors are generally solid core wood with wood frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted plaster. Floor finishes in common areas are typically carpet. Floor finishes in assignable spaces are typically vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

### CONVEYING:

The building does not include conveying equipment.

### D. SERVICES

**PLUMBING:** Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is external with scuppers.

### HVAC:

Heating is provided by 1 gas fired boiler. Cooling is not supplied. The distribution system is a 2 pipe system utilizing radiators. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are manual and are not centrally controlled by an energy management system. This building does not have a remote Building Automation System.

### FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have a fire suppression system in the kitchen. Fire extinguishers and cabinets are distributed near fire exits and corridors.

### ELECTRICAL:

The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is surface mounted type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are not installed and exit signs are present at exit doors and near stairways and are typically illuminated.

### COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and do not include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by key and locks; entry doors are secured with lock sets. The security system has CCTV cameras and is not centrally monitored; this building has a public address and paging system separate from the telephone system.

### OTHER ELECTRICAL SYSTEMS:

This building does not have a separately derived emergency power system.

### E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, vehicle equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

### G.

#### SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include well water, sewer, natural gas, and site lighting.



## Campus Assessment Report - Micaville Elementary

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### Attributes:

#### General Attributes:

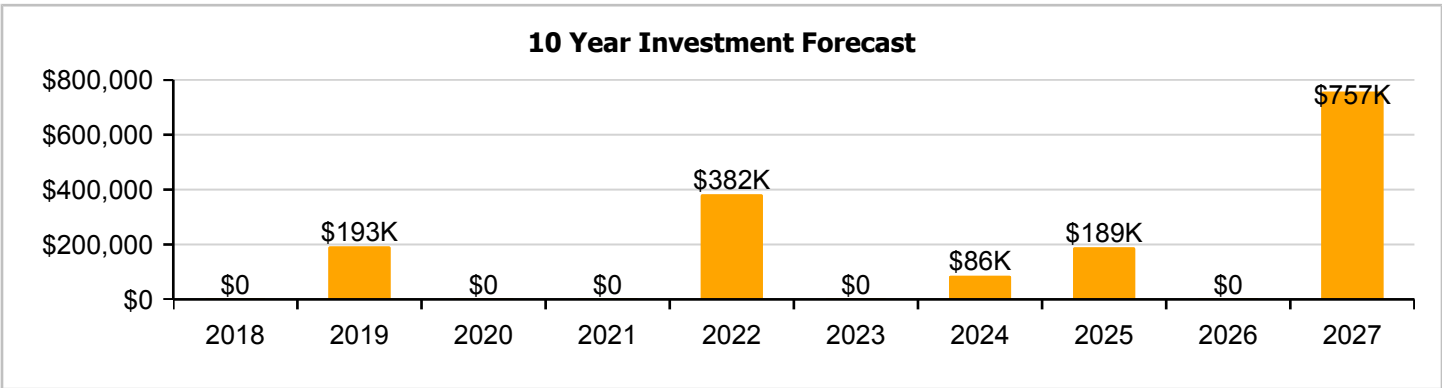
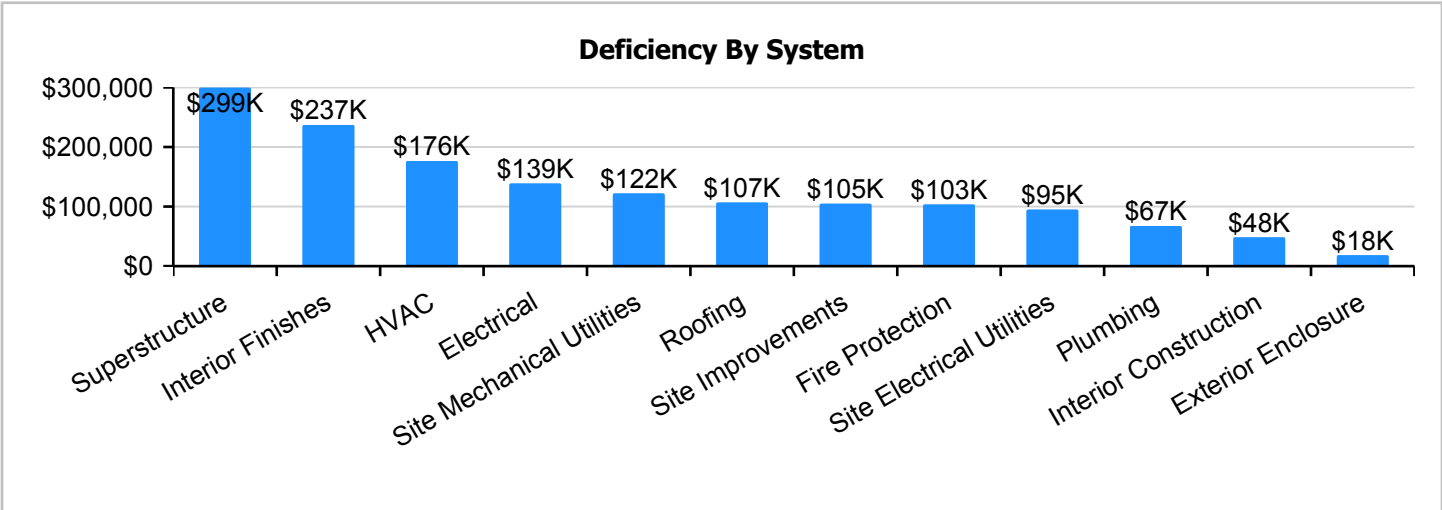
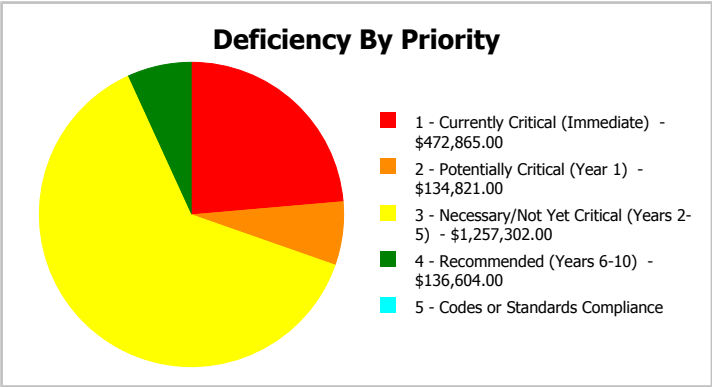
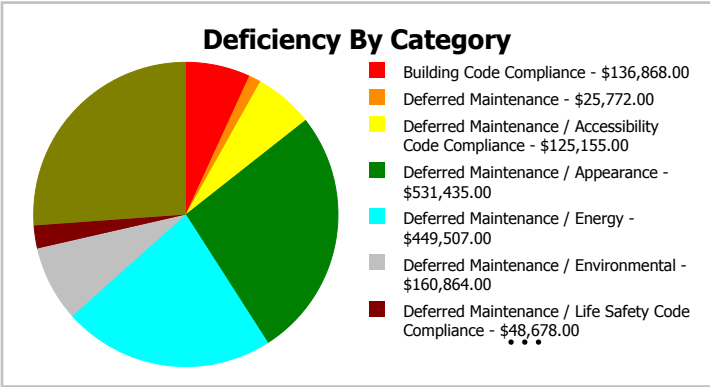
Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			

#### School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	1	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	8.9	Site Acreage:	8.9

**Campus Dashboard Summary**

Gross Area:	24,414	Last Renovation:	
Year Built:	1936	Replacement Value:	\$5,062,008
Repair Cost:	\$2,001,592	RSLI%:	24.61 %
FCI:	39.54 %		



**Campus Condition Summary**

The Table below shows the RSLI and FCI for each major system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

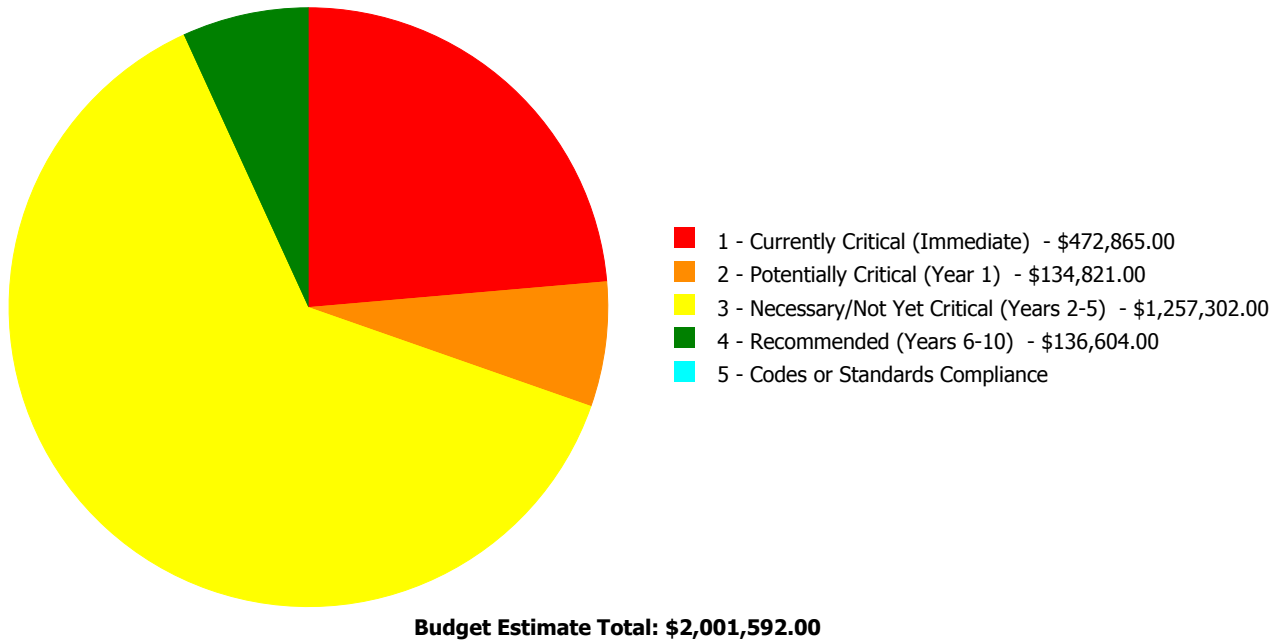
**Current Investment Requirement and Condition by Uniformat Classification**

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	21.23 %	0.00 %	\$0.00
B10 - Superstructure	5.34 %	91.30 %	\$395,327.00
B20 - Exterior Enclosure	26.11 %	4.85 %	\$24,018.00
B30 - Roofing	6.21 %	133.66 %	\$140,966.00
C10 - Interior Construction	23.31 %	11.62 %	\$63,675.00
C30 - Interior Finishes	25.00 %	49.85 %	\$312,532.00
D20 - Plumbing	50.90 %	25.62 %	\$88,699.00
D30 - HVAC	24.87 %	47.23 %	\$232,720.00
D40 - Fire Protection	0.00 %	110.00 %	\$136,604.00
D50 - Electrical	42.15 %	26.15 %	\$183,004.00
E10 - Equipment	25.00 %	0.00 %	\$0.00
E20 - Furnishings	25.00 %	0.00 %	\$0.00
G20 - Site Improvements	18.41 %	38.49 %	\$138,037.00
G30 - Site Mechanical Utilities	12.92 %	79.10 %	\$160,864.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	\$125,146.00
<b>Totals:</b>	<b>24.61 %</b>	<b>39.54 %</b>	<b>\$2,001,592.00</b>

**Condition Deficiency Priority**

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1936 Main	22,350	35.46	\$433,925.00	\$73,017.00	\$814,103.00	\$125,384.00	\$0.00
1961 Classrooms	2,000	43.07	\$0.00	\$25,476.00	\$91,058.00	\$11,220.00	\$0.00
1961 Pump House	64	33.51	\$0.00	\$610.00	\$2,752.00	\$0.00	\$0.00
Site	24,414	62.75	\$38,940.00	\$35,718.00	\$349,389.00	\$0.00	\$0.00
<b>Total:</b>		<b>39.54</b>	<b>\$472,865.00</b>	<b>\$134,821.00</b>	<b>\$1,257,302.00</b>	<b>\$136,604.00</b>	<b>\$0.00</b>

**Deficiencies By Priority**



**Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index ( FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	22,350
Year Built:	1936
Last Renovation:	
Replacement Value:	\$4,079,555
Repair Cost:	\$1,446,429.00
Total FCI:	35.46 %
Total RSLI:	26.23 %
FCA Score:	64.54



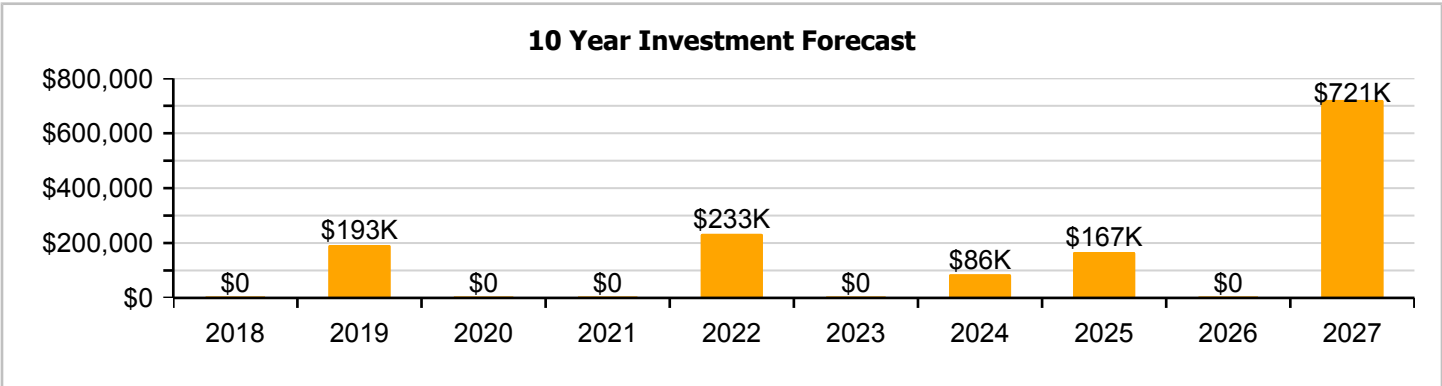
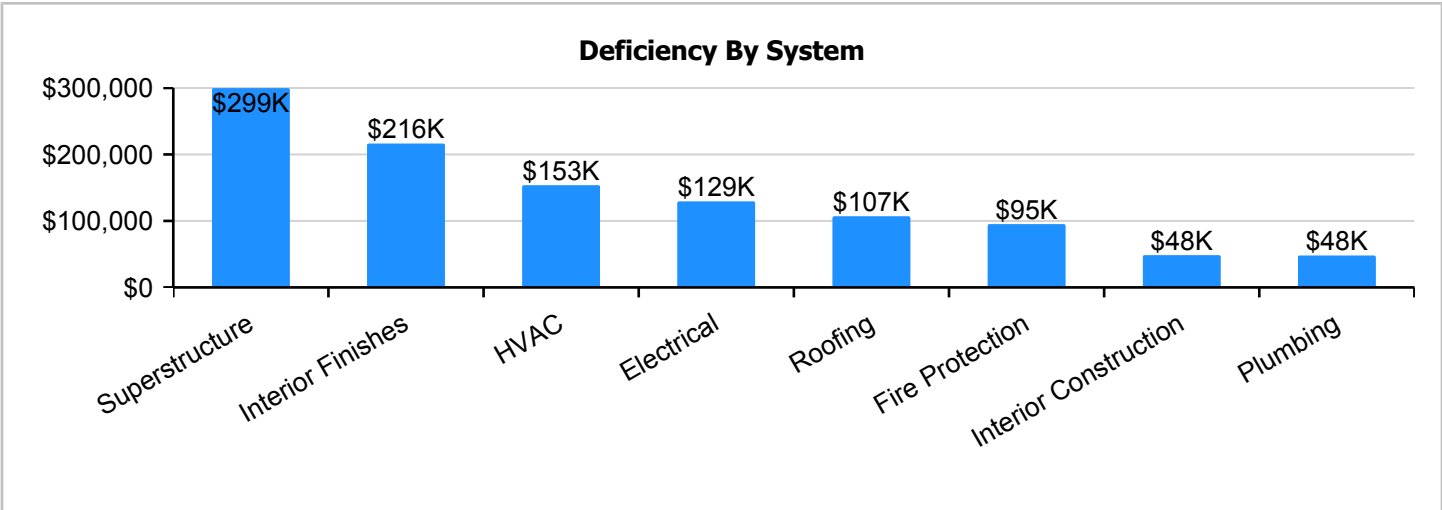
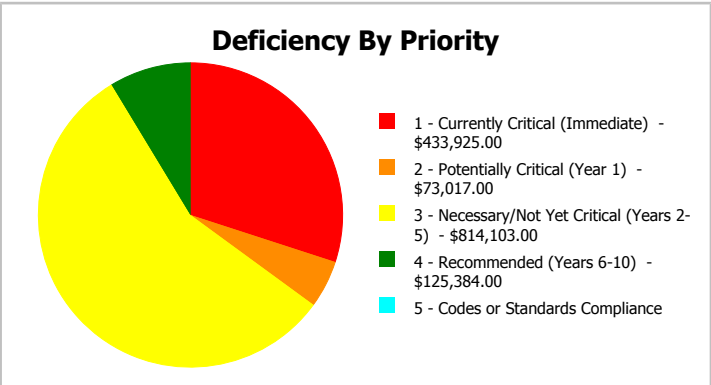
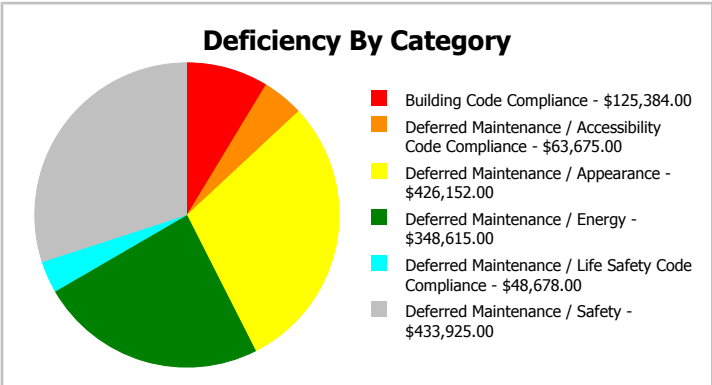
**Description:**

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	22,350
Year Built:	1936	Last Renovation:	
Repair Cost:	\$1,446,429	Replacement Value:	\$4,079,555
FCI:	35.46 %	RSLI%:	26.23 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	19.00 %	0.00 %	\$0.00
B10 - Superstructure	1.78 %	99.71 %	\$395,327.00
B20 - Exterior Enclosure	26.53 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	146.00 %	\$140,966.00
C10 - Interior Construction	23.22 %	12.10 %	\$63,675.00
C30 - Interior Finishes	25.22 %	49.79 %	\$285,186.00
D20 - Plumbing	54.59 %	19.50 %	\$62,937.00
D30 - HVAC	26.34 %	43.53 %	\$202,580.00
D40 - Fire Protection	0.00 %	110.00 %	\$125,384.00
D50 - Electrical	42.33 %	26.28 %	\$170,374.00
E10 - Equipment	25.00 %	0.00 %	\$0.00
E20 - Furnishings	25.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>26.23 %</b>	<b>35.46 %</b>	<b>\$1,446,429.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). North Elevation - Feb 01, 2017



2). East Elevation - Feb 01, 2017



3). South Elevation - Feb 01, 2017



4). West Elevation - Feb 01, 2017





### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

**System Listing**

## Campus Assessment Report - 1936 Main

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	22,350	100	1936	2036		19.00 %	0.00 %	19			\$109,068
A1030	Slab on Grade	\$8.61	S.F.	22,350	100	1936	2036		19.00 %	0.00 %	19			\$192,434
B1010	Floor Construction	\$1.66	S.F.	22,350	100	1936	2036		19.00 %	0.00 %	19			\$37,101
B1020	Roof Construction	\$16.08	S.F.	22,350	100	1936	2036	2016	0.00 %	110.00 %	-1		\$395,327.00	\$359,388
B2010	Exterior Walls	\$9.61	S.F.	22,350	100	1936	2036		19.00 %	0.00 %	19			\$214,784
B2020	Exterior Windows	\$9.57	S.F.	22,350	30	1997	2027		33.33 %	0.00 %	10			\$213,890
B2030	Exterior Doors	\$1.07	S.F.	22,350	30	1997	2027		33.33 %	0.00 %	10			\$23,915
B3010140	Asphalt Shingles	\$4.32	S.F.	22,350	20	2002	2022	2017	0.00 %	146.00 %	0		\$140,966.00	\$96,552
C1010	Partitions	\$11.01	S.F.	22,350	75	1936	2011		0.00 %	0.00 %	-6			\$246,074
C1020	Interior Doors	\$2.59	S.F.	22,350	30	1986	2016		0.00 %	110.00 %	-1		\$63,675.00	\$57,887
C1030	Fittings	\$9.94	S.F.	22,350	20	2008	2028		55.00 %	0.00 %	11			\$222,159
C3010	Wall Finishes	\$2.84	S.F.	22,350	10	2014	2024		70.00 %	0.00 %	7			\$63,474
C3020	Floor Finishes	\$11.60	S.F.	22,350	20	1986	2006		0.00 %	110.00 %	-11		\$285,186.00	\$259,260
C3030	Ceiling Finishes	\$11.19	S.F.	22,350	25	2002	2027		40.00 %	0.00 %	10			\$250,097
D2010	Plumbing Fixtures	\$11.71	S.F.	22,350	30	2007	2037		66.67 %	0.00 %	20			\$261,719
D2020	Domestic Water Distribution	\$0.99	S.F.	22,350	30	1986	2016		0.00 %	110.00 %	-1		\$24,339.00	\$22,127
D2030	Sanitary Waste	\$1.57	S.F.	22,350	30	1986	2016		0.00 %	110.00 %	-1		\$38,598.00	\$35,090
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	22,350	40	1995	2035		45.00 %	0.00 %	18			\$3,800
D3020	Heat Generating Systems	\$5.19	S.F.	22,350	30	2013	2043		86.67 %	0.00 %	26			\$115,997
D3040	Distribution Systems	\$6.26	S.F.	22,350	30	1936	1966		0.00 %	110.00 %	-51		\$153,902.00	\$139,911
D3050	Terminal & Package Units	\$7.39	S.F.	22,350	15	2004	2019		13.33 %	0.00 %	2			\$165,167
D3060	Controls & Instrumentation	\$1.98	S.F.	22,350	20	1997	2017		0.00 %	110.00 %	0		\$48,678.00	\$44,253
D4010	Sprinklers	\$4.41	S.F.	22,350	30			2017	0.00 %	110.00 %	0		\$108,420.00	\$98,564
D4020	Standpipes	\$0.69	S.F.	22,350	30			2017	0.00 %	110.00 %	0		\$16,964.00	\$15,422
D5010	Electrical Service/Distribution	\$1.73	S.F.	22,350	40	1961	2001		0.00 %	110.00 %	-16		\$42,532.00	\$38,666
D5020	Branch Wiring	\$5.20	S.F.	22,350	30	1961	1991		0.00 %	110.00 %	-26		\$127,842.00	\$116,220
D5020	Lighting	\$12.12	S.F.	22,350	30	2002	2032		50.00 %	0.00 %	15			\$270,882
D5030810	Security & Detection Systems	\$1.91	S.F.	22,350	15	2010	2025		53.33 %	0.00 %	8			\$42,689
D5030910	Fire Alarm Systems	\$3.46	S.F.	22,350	15	2010	2025		53.33 %	0.00 %	8			\$77,331
D5030920	Data Communication	\$4.47	S.F.	22,350	15	2013	2028		73.33 %	0.00 %	11			\$99,905
D5090	Other Electrical Systems	\$0.12	S.F.	22,350	20	2010	2030		65.00 %	0.00 %	13			\$2,682
E1020	Institutional Equipment	\$0.30	S.F.	22,350	20	2002	2022		25.00 %	0.00 %	5			\$6,705
E1090	Other Equipment	\$1.94	S.F.	22,350	20	2002	2022		25.00 %	0.00 %	5			\$43,359
E2010	Fixed Furnishings	\$5.95	S.F.	22,350	20	2002	2022		25.00 %	0.00 %	5			\$132,983
<b>Total</b>									<b>26.23 %</b>	<b>35.46 %</b>			<b>\$1,446,429.00</b>	<b>\$4,079,555</b>

## System Notes

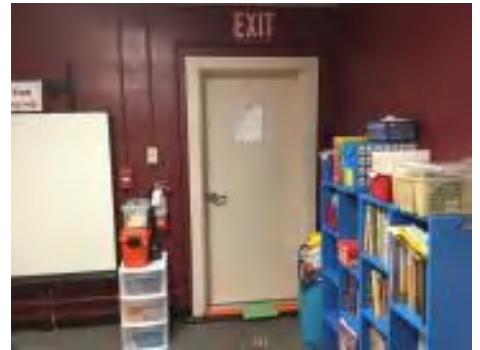
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** B1020 - Roof Construction



**Note:**

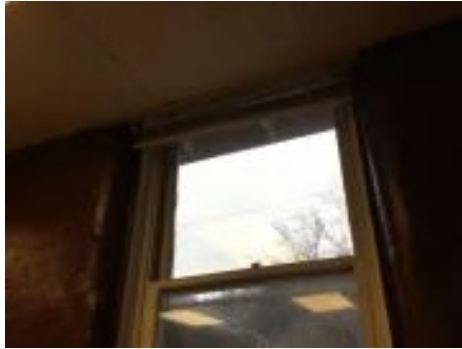
**System:** B2010 - Exterior Walls



**Note:**

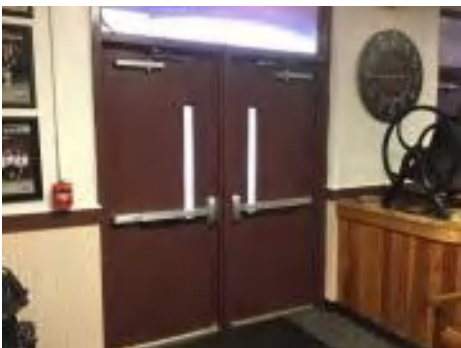
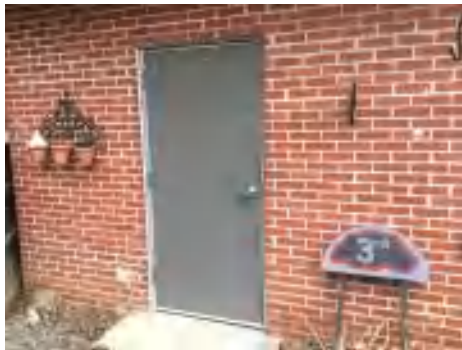
# Campus Assessment Report - 1936 Main

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 1936 Main

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**System:** B3010140 - Asphalt Shingles



**Note:**

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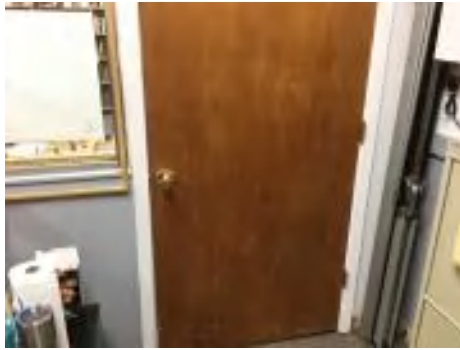
**System:** C1010 - Partitions



**Note:**

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**System:** C1020 - Interior Doors



**Note:**



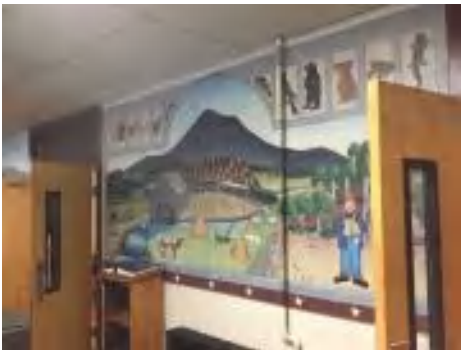
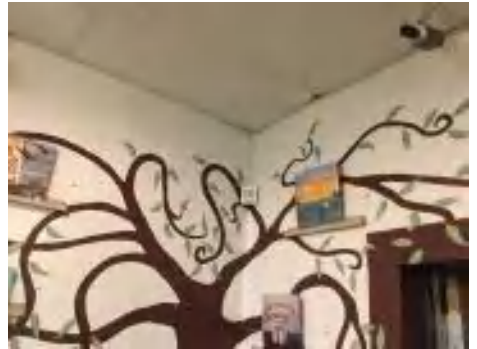
## Campus Assessment Report - 1936 Main

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

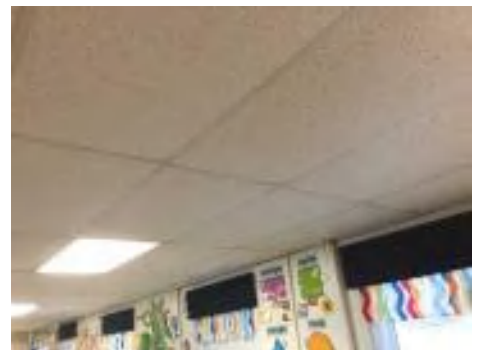
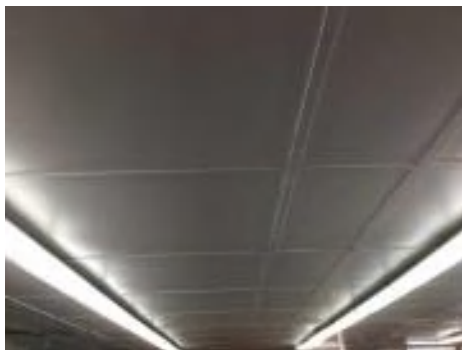
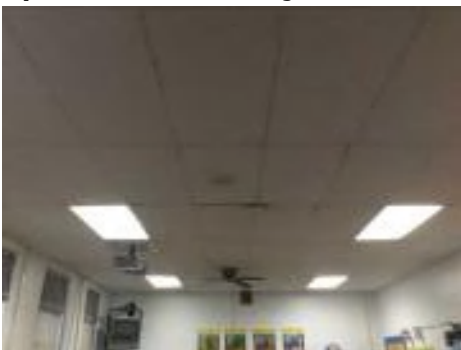
## Campus Assessment Report - 1936 Main

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**



## Campus Assessment Report - 1936 Main

**System:** D2010 - Plumbing Fixtures



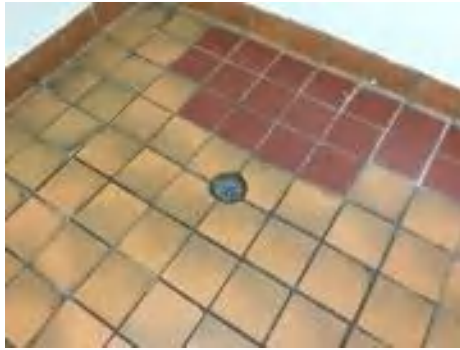
**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

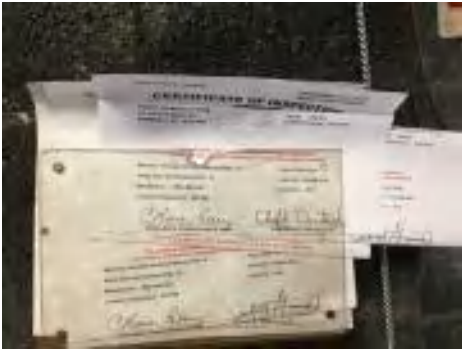
## Campus Assessment Report - 1936 Main

**System:** D2090 - Other Plumbing Systems -Nat Gas



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

## Campus Assessment Report - 1936 Main

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**System:** D3050 - Terminal & Package Units



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

**System:** D5010 - Electrical Service/Distribution

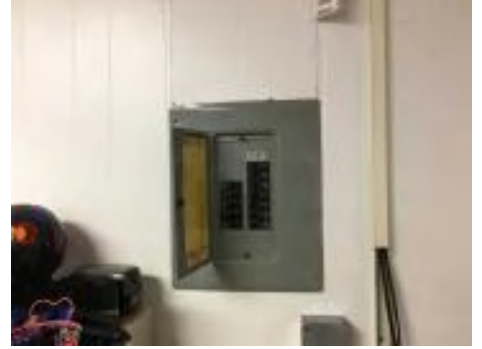


**Note:**



## Campus Assessment Report - 1936 Main

**System:** D5020 - Branch Wiring



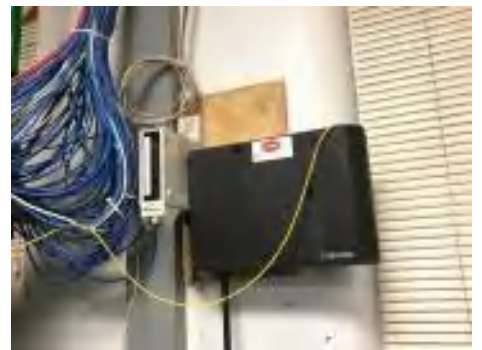
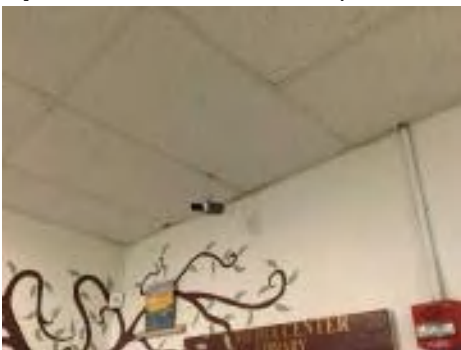
**Note:**

**System:** D5020 - Lighting



**Note:**

**System:** D5030810 - Security & Detection Systems



**Note:**

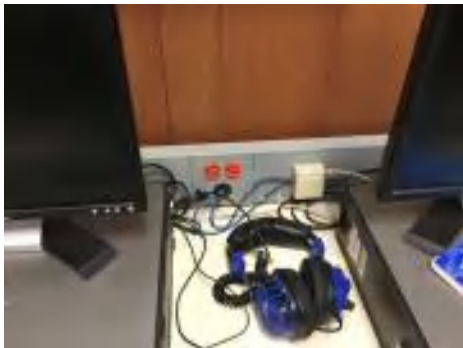
## Campus Assessment Report - 1936 Main

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

## Campus Assessment Report - 1936 Main

**System:** E1020 - Institutional Equipment



**Note:**

**System:** E1090 - Other Equipment



**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$1,446,429</b>	<b>\$0</b>	<b>\$192,747</b>	<b>\$0</b>	<b>\$0</b>	<b>\$233,422</b>	<b>\$0</b>	<b>\$85,871</b>	<b>\$167,240</b>	<b>\$0</b>	<b>\$721,266</b>	<b>\$2,846,976</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B1020 - Roof Construction</b>	\$395,327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$395,327
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$316,194	\$316,194
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,353	\$35,353
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$140,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,966
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$63,675	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,675
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,871	\$0	\$0	\$0	\$85,871
<b>C3020 - Floor Finishes</b>	\$285,186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285,186
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$369,719	\$369,719
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



## Campus Assessment Report - 1936 Main

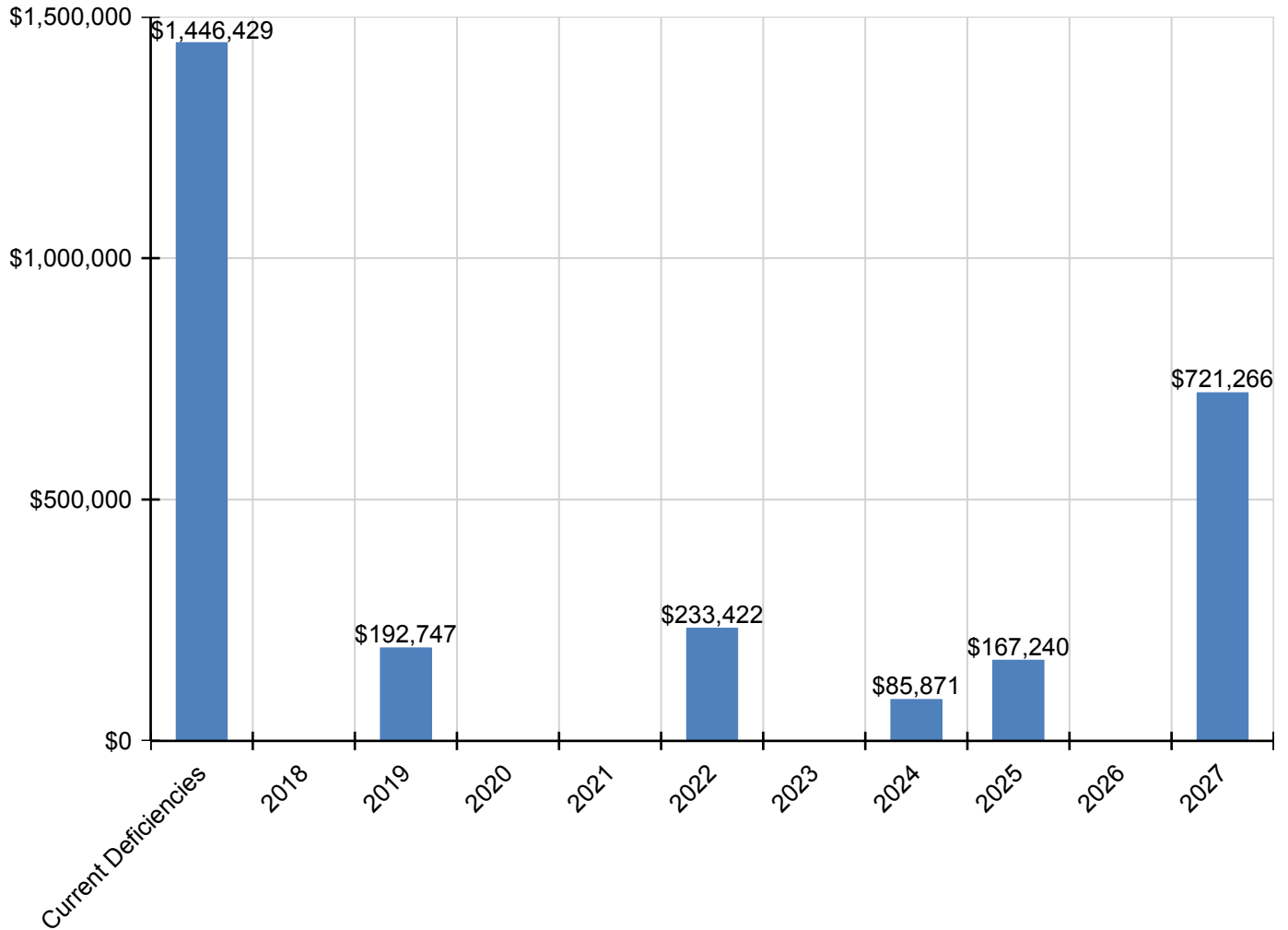
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$24,339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,339
D2030 - Sanitary Waste	\$38,598	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,598
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$153,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,902
D3050 - Terminal & Package Units	\$0	\$0	\$192,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$192,747
D3060 - Controls & Instrumentation	\$48,678	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,678
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$108,420	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,420
D4020 - Standpipes	\$16,964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,964
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$42,532	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,532
D5020 - Branch Wiring	\$127,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127,842
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,484	\$0	\$0	\$59,484
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107,757	\$0	\$0	\$107,757
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$8,551	\$0	\$0	\$0	\$0	\$0	\$0	\$8,551
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$55,292	\$0	\$0	\$0	\$0	\$0	\$0	\$55,292
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$169,580	\$0	\$0	\$0	\$0	\$0	\$0	\$169,580

\* Indicates non-renewable system



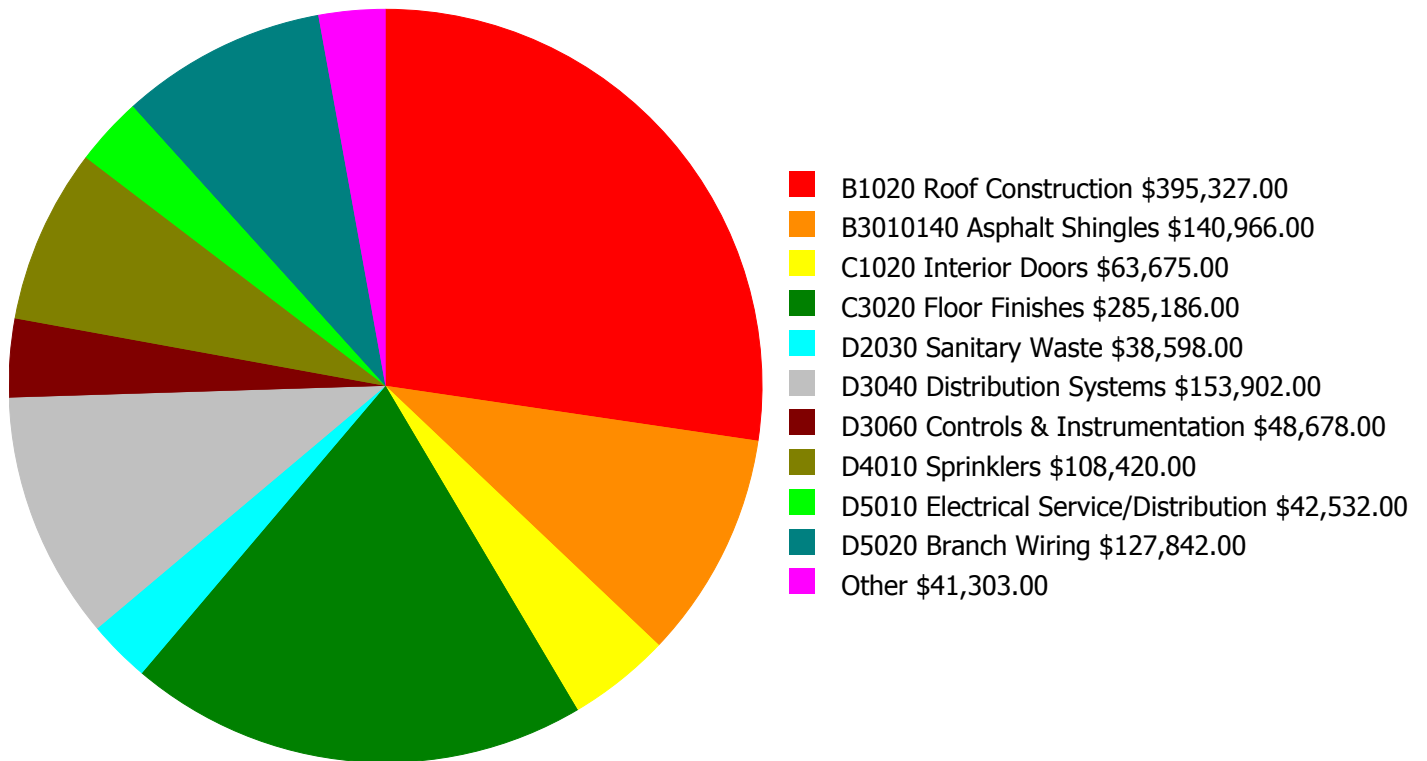
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



### Deficiency Summary by System

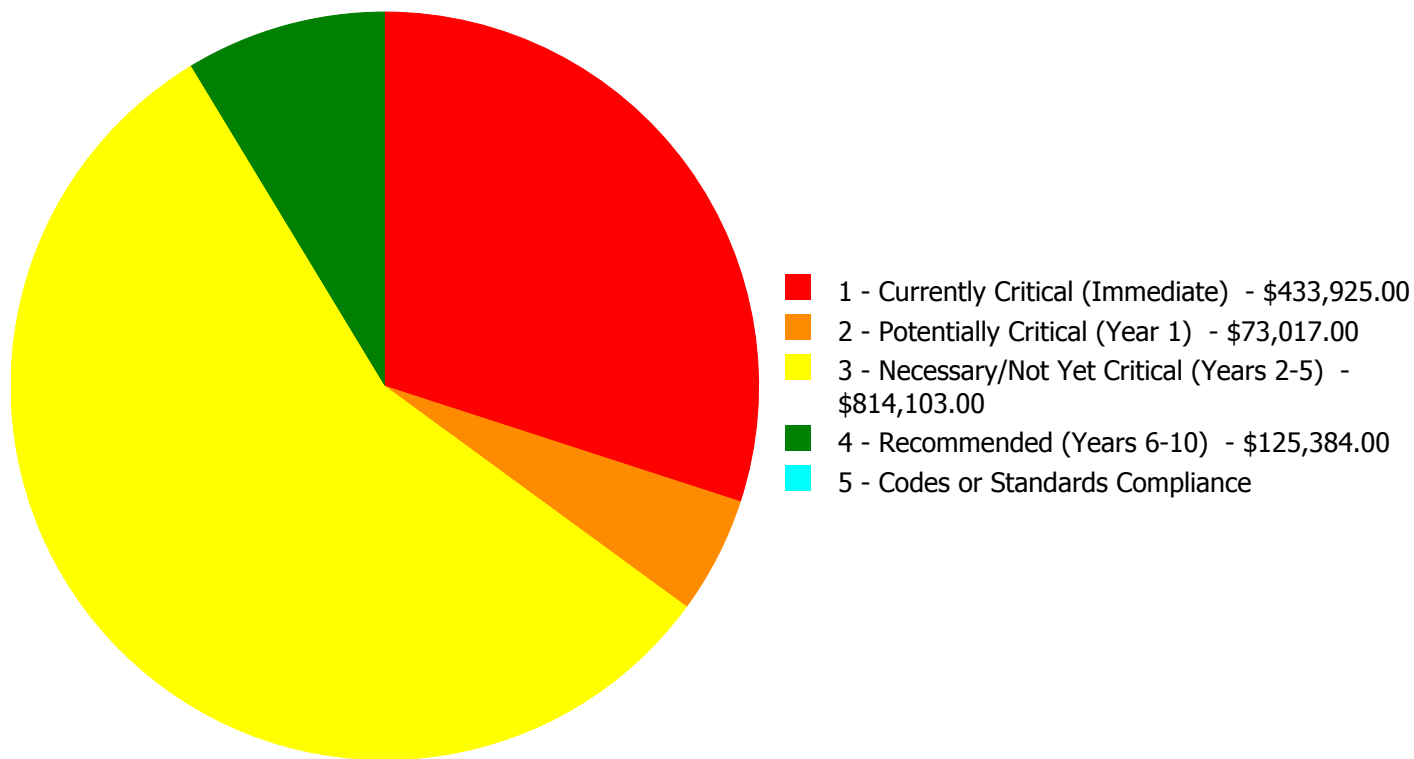
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$1,446,429.00**

### Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$1,446,429.00**

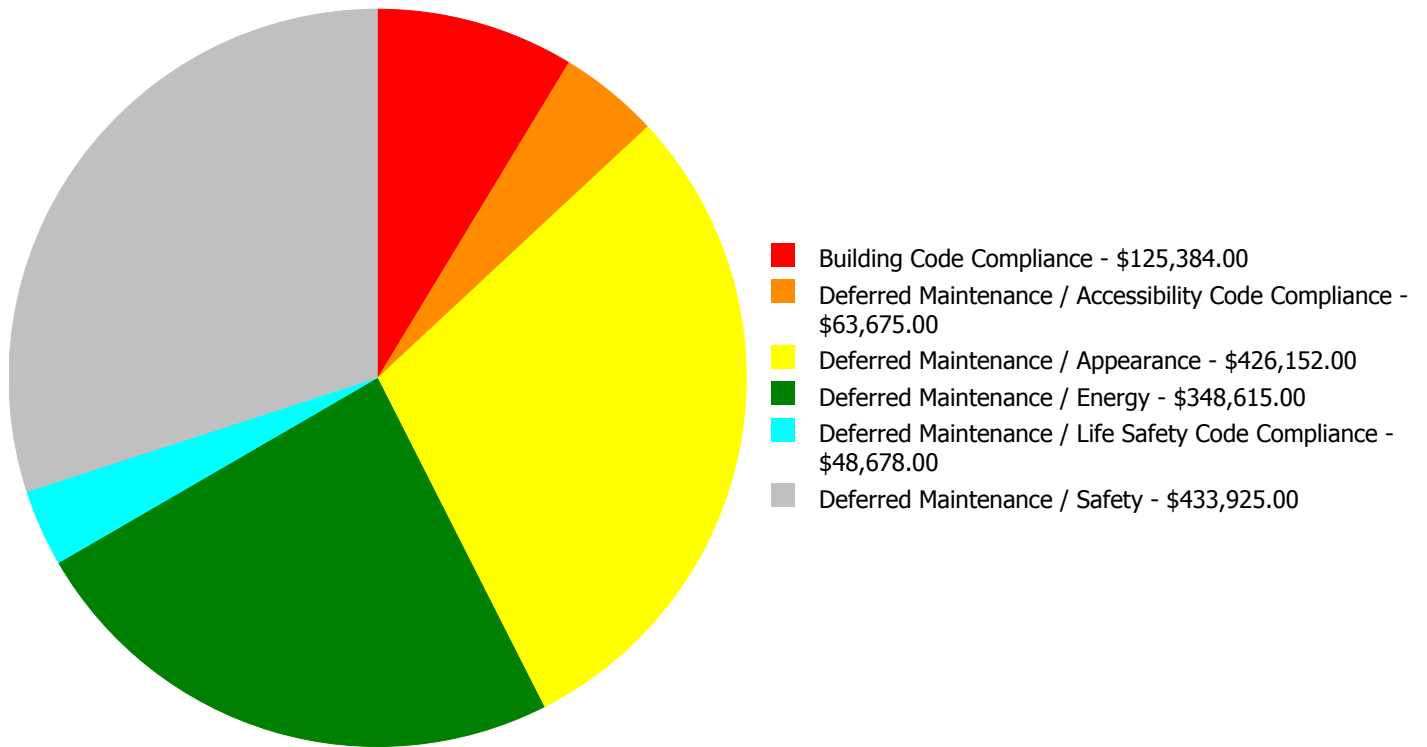
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B1020	Roof Construction	\$395,327.00	\$0.00	\$0.00	\$0.00	\$0.00	\$395,327.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$140,966.00	\$0.00	\$0.00	\$140,966.00
C1020	Interior Doors	\$0.00	\$0.00	\$63,675.00	\$0.00	\$0.00	\$63,675.00
C3020	Floor Finishes	\$0.00	\$0.00	\$285,186.00	\$0.00	\$0.00	\$285,186.00
D2020	Domestic Water Distribution	\$0.00	\$24,339.00	\$0.00	\$0.00	\$0.00	\$24,339.00
D2030	Sanitary Waste	\$38,598.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,598.00
D3040	Distribution Systems	\$0.00	\$0.00	\$153,902.00	\$0.00	\$0.00	\$153,902.00
D3060	Controls & Instrumentation	\$0.00	\$48,678.00	\$0.00	\$0.00	\$0.00	\$48,678.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$108,420.00	\$0.00	\$108,420.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$16,964.00	\$0.00	\$16,964.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$42,532.00	\$0.00	\$0.00	\$42,532.00
D5020	Branch Wiring	\$0.00	\$0.00	\$127,842.00	\$0.00	\$0.00	\$127,842.00
	<b>Total:</b>	\$433,925.00	\$73,017.00	\$814,103.00	\$125,384.00	\$0.00	\$1,446,429.00

## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$1,446,429.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 1 - Currently Critical (Immediate):

#### System: B1020 - Roof Construction



**Location:** Main roof  
**Distress:** Failing  
**Category:** Deferred Maintenance / Safety  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Renew System  
**Qty:** 22,350.00  
**Unit of Measure:** S.F.  
**Estimate:** \$395,327.00  
**Assessor Name:** Terence Davis  
**Date Created:** 02/10/2017

**Notes:** The original wood roof construction is failing and should be replaced. It was recommended that no person should get on the roof for fear of falling through. Roofing structure failure is also causing roof deck failure.

#### System: D2030 - Sanitary Waste



**Location:** Throughout  
**Distress:** Failing  
**Category:** Deferred Maintenance / Safety  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Renew System  
**Qty:** 22,350.00  
**Unit of Measure:** S.F.  
**Estimate:** \$38,598.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** The sanitary waste system is aged, has reported periodic failures, and should be replaced. System requires daily pump-out.

**Priority 2 - Potentially Critical (Year 1):**

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 22,350.00  
**Unit of Measure:** S.F.  
**Estimate:** \$24,339.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** The domestic water distribution system is aged and should be replaced.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout  
**Distress:** Inadequate  
**Category:** Deferred Maintenance / Life Safety Code Compliance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 22,350.00  
**Unit of Measure:** S.F.  
**Estimate:** \$48,678.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** HVAC controls are limited to one thermostat near the front door and is unreliable and should be replaced.

---

**Priority 3 - Necessary/Not Yet Critical (Years 2-5):**

**System: B3010140 - Asphalt Shingles**

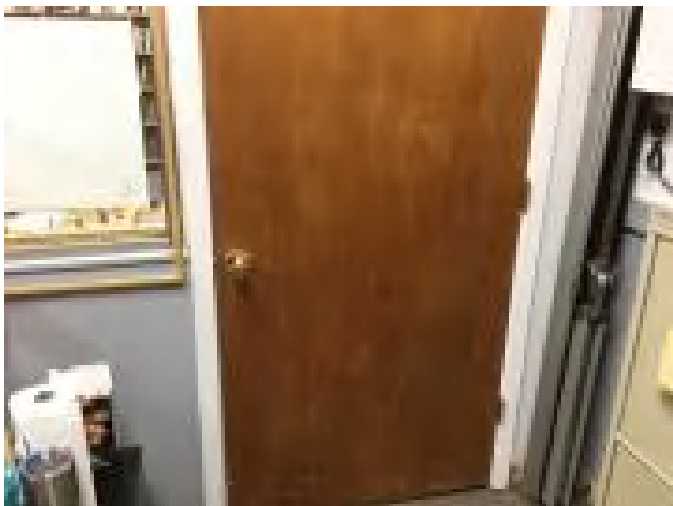


**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 22,350.00  
**Unit of Measure:** S.F.  
**Estimate:** \$140,966.00  
**Assessor Name:** Terence Davis  
**Date Created:** 03/01/2017

**Notes:** The asphalt shingle roofing is aged, damaged and should be replaced.

---

**System: C1020 - Interior Doors**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Accessibility Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 22,350.00  
**Unit of Measure:** S.F.  
**Estimate:** \$63,675.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** The interior doors are aged, failing, most hardware is not ADA or code compliant and should be replaced

---



**System: C3020 - Floor Finishes**



**Location:** Throughout  
**Distress:** Failing  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 22,350.00  
**Unit of Measure:** S.F.  
**Estimate:** \$285,186.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** The carpet is aged, stained, frayed, and should be replaced.  
The VCT flooring is aged, cracked, worn, and should be replaced.

---

**System: D3040 - Distribution Systems**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 22,350.00  
**Unit of Measure:** S.F.  
**Estimate:** \$153,902.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** The steam and hot water supply distribution system is aged, in marginal condition, and should be replaced.

---

**System: D5010 - Electrical Service/Distribution**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 22,350.00  
**Unit of Measure:** S.F.  
**Estimate:** \$42,532.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** The original electrical distribution system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

---

**System: D5020 - Branch Wiring**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 22,350.00  
**Unit of Measure:** S.F.  
**Estimate:** \$127,842.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.

---

**Priority 4 - Recommended (Years 6-10):**

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 22,350.00  
**Unit of Measure:** S.F.  
**Estimate:** \$108,420.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

---

**System: D4020 - Standpipes**

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 22,350.00  
**Unit of Measure:** S.F.  
**Estimate:** \$16,964.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

---

## Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	2,000
Year Built:	1961
Last Renovation:	
Replacement Value:	\$296,640
Repair Cost:	\$127,754.00
Total FCI:	43.07 %
Total RSLI:	27.09 %
FCA Score:	56.93



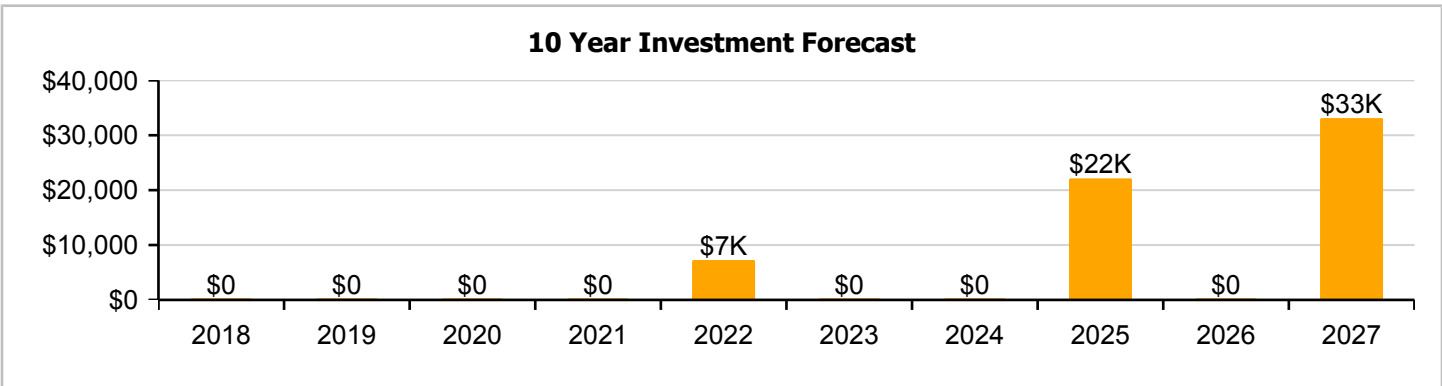
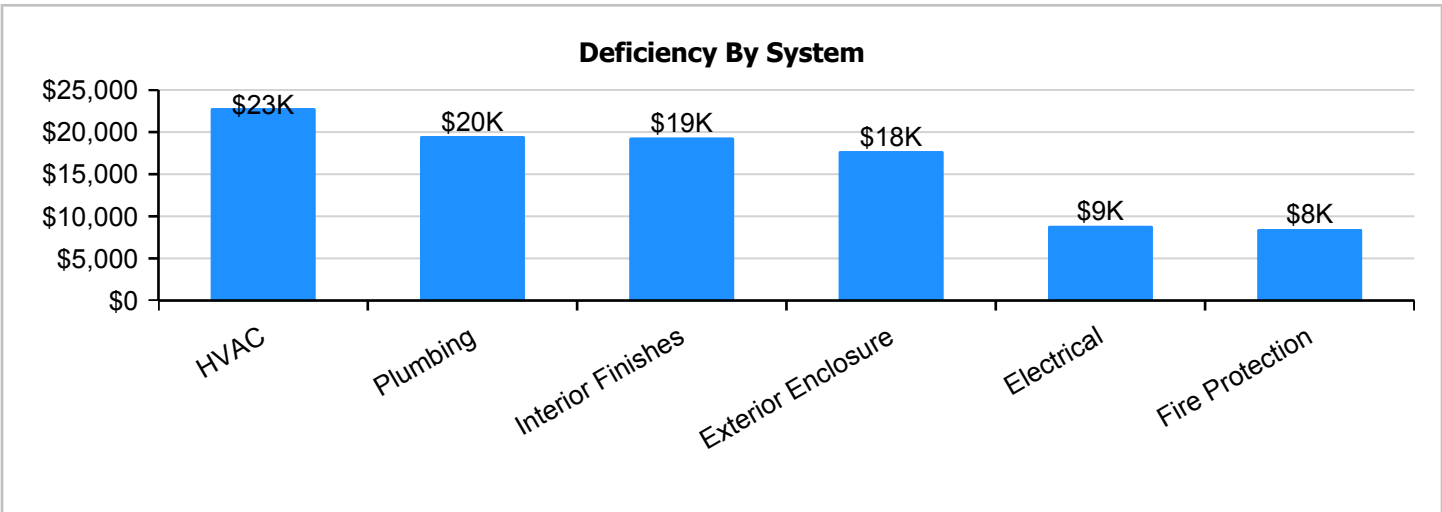
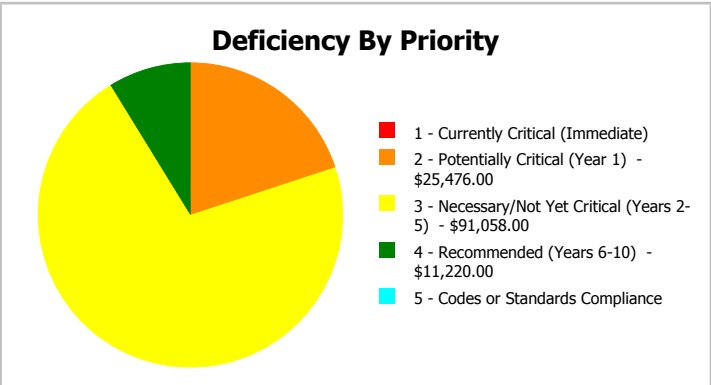
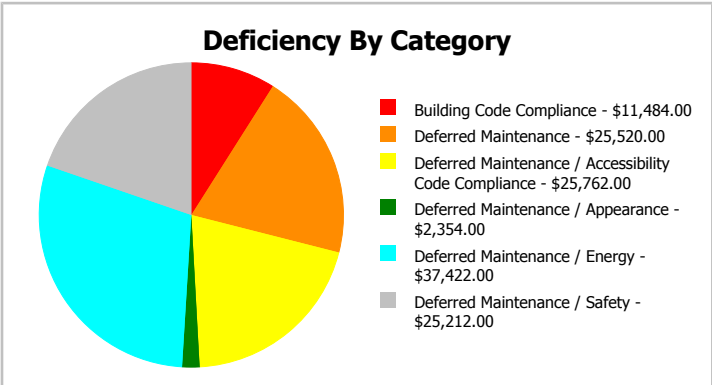
### Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	2,000
Year Built:	1961	Last Renovation:	
Repair Cost:	\$127,754	Replacement Value:	\$296,640
FCI:	43.07 %	RSLI%:	27.09 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	44.00 %	0.00 %	\$0.00
B10 - Superstructure	44.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	20.88 %	57.80 %	\$23,408.00
B30 - Roofing	75.00 %	0.00 %	\$0.00
C10 - Interior Construction	25.33 %	0.00 %	\$0.00
C30 - Interior Finishes	23.00 %	49.79 %	\$25,520.00
D20 - Plumbing	0.00 %	110.00 %	\$25,762.00
D30 - HVAC	0.00 %	110.00 %	\$30,140.00
D40 - Fire Protection	0.00 %	110.00 %	\$11,220.00
D50 - Electrical	40.56 %	23.07 %	\$11,704.00
<b>Totals:</b>	<b>27.09 %</b>	<b>43.07 %</b>	<b>\$127,754.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Feb 01, 2017



2). South Elevation - Feb 01, 2017



3). West Elevation - Feb 01, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.



## System Listing

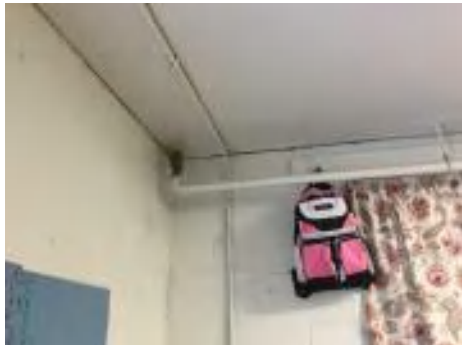
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	2,000	100	1961	2061		44.00 %	0.00 %	44			\$9,760
A1030	Slab on Grade	\$8.61	S.F.	2,000	100	1961	2061		44.00 %	0.00 %	44			\$17,220
B1010	Floor Construction	\$1.66	S.F.	2,000	100	1961	2061		44.00 %	0.00 %	44			\$3,320
B1020	Roof Construction	\$16.08	S.F.	2,000	100	1961	2061		44.00 %	0.00 %	44			\$32,160
B2010	Exterior Walls	\$9.61	S.F.	2,000	100	1961	2061		44.00 %	0.00 %	44			\$19,220
B2020	Exterior Windows	\$9.57	S.F.	2,000	30	1961	1991		0.00 %	110.00 %	-26		\$21,054.00	\$19,140
B2030	Exterior Doors	\$1.07	S.F.	2,000	30	1961	1991		0.00 %	110.00 %	-26		\$2,354.00	\$2,140
B3010140	Asphalt Shingles	\$4.32	S.F.	2,000	20	2012	2032		75.00 %	0.00 %	15			\$8,640
C1010	Partitions	\$11.01	S.F.	2,000	75	1961	2036		25.33 %	0.00 %	19			\$22,020
C3010	Wall Finishes	\$2.84	S.F.	2,000	10	2012	2022		50.00 %	0.00 %	5			\$5,680
C3020	Floor Finishes	\$11.60	S.F.	2,000	20	1961	1981		0.00 %	110.00 %	-36		\$25,520.00	\$23,200
C3030	Ceiling Finishes	\$11.19	S.F.	2,000	25	2002	2027		40.00 %	0.00 %	10			\$22,380
D2010	Plumbing Fixtures	\$11.71	S.F.	2,000	30	1961	1991		0.00 %	110.00 %	-26		\$25,762.00	\$23,420
D3040	Distribution Systems	\$6.26	S.F.	2,000	30	1961	1991		0.00 %	110.00 %	-26		\$13,772.00	\$12,520
D3050	Terminal & Package Units	\$7.44	S.F.	2,000	15	2000	2015		0.00 %	110.00 %	-2		\$16,368.00	\$14,880
D4010	Sprinklers	\$4.41	S.F.	2,000	30			2017	0.00 %	110.00 %	0		\$9,702.00	\$8,820
D4020	Standpipes	\$0.69	S.F.	2,000	30			2017	0.00 %	110.00 %	0		\$1,518.00	\$1,380
D5020	Branch Wiring	\$5.20	S.F.	2,000	30	1961	1991		0.00 %	110.00 %	-26		\$11,440.00	\$10,400
D5020	Lighting	\$12.12	S.F.	2,000	30	2002	2032		50.00 %	0.00 %	15			\$24,240
D5030910	Fire Alarm Systems	\$3.46	S.F.	2,000	15	2010	2025		53.33 %	0.00 %	8			\$6,920
D5030920	Data Communication	\$4.47	S.F.	2,000	15	2010	2025		53.33 %	0.00 %	8			\$8,940
D5090	Other Electrical Systems	\$0.12	S.F.	2,000	20			2017	0.00 %	110.00 %	0		\$264.00	\$240
<b>Total</b>									<b>27.09 %</b>	<b>43.07 %</b>			<b>\$127,754.00</b>	<b>\$296,640</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** B2010 - Exterior Walls



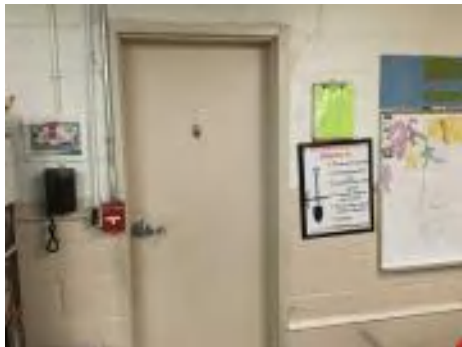
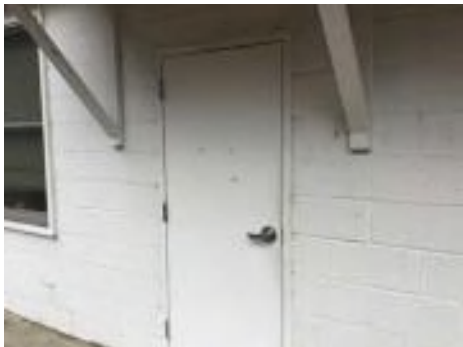
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 1961 Classrooms

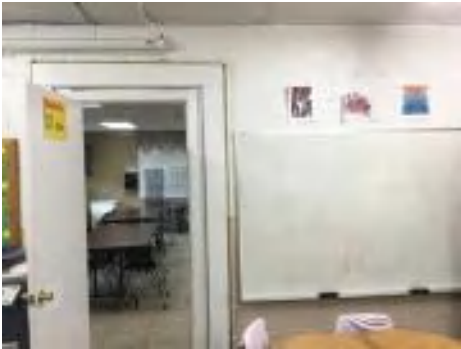
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**System:** B3010140 - Asphalt Shingles



**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

## Campus Assessment Report - 1961 Classrooms

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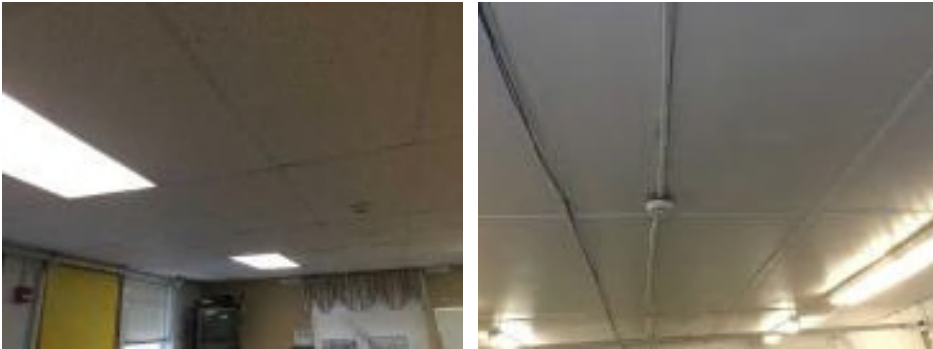
**System:** C3020 - Floor Finishes



**Note:**

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**System:** C3030 - Ceiling Finishes



**Note:**

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**System:** D2010 - Plumbing Fixtures



**Note:**

## Campus Assessment Report - 1961 Classrooms

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**System:** D3040 - Distribution Systems



**Note:**

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**System:** D3050 - Terminal & Package Units



**Note:**

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**System:** D5020 - Branch Wiring

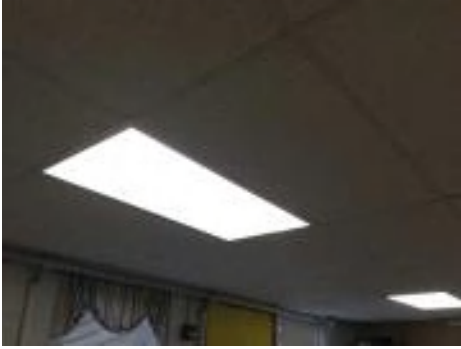


**Note:**

## Campus Assessment Report - 1961 Classrooms

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**System:** D5020 - Lighting



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**



## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$127,754</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,243</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,100</b>	<b>\$0</b>	<b>\$33,085</b>	<b>\$190,182</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$21,054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,054
<b>B2030 - Exterior Doors</b>	\$2,354	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,354
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$7,243	\$0	\$0	\$0	\$0	\$0	\$7,243
<b>C3020 - Floor Finishes</b>	\$25,520	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,520
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,085	\$33,085
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D2010 - Plumbing Fixtures</b>	\$25,762	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,762

## Campus Assessment Report - 1961 Classrooms

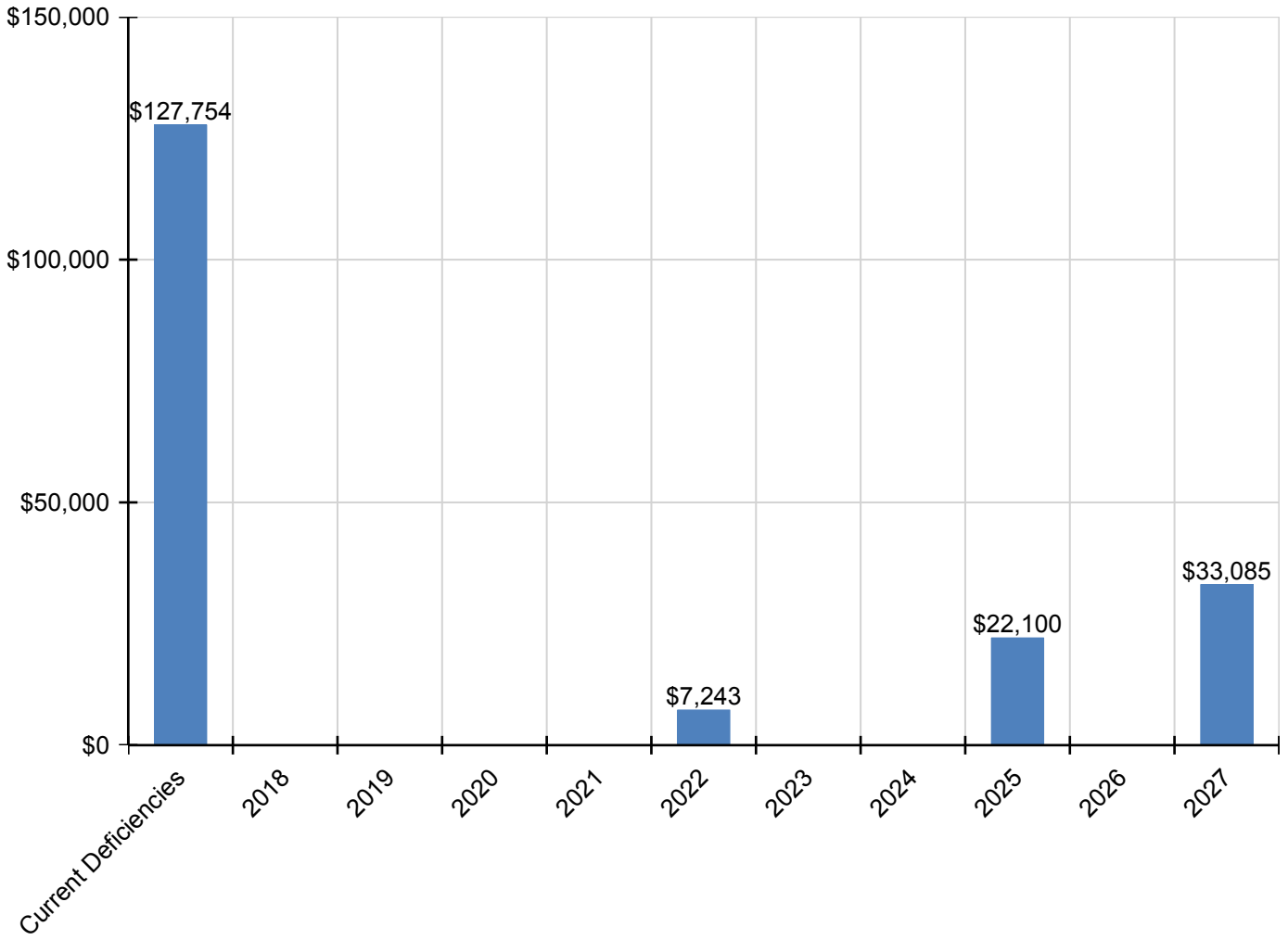
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D3040 - Distribution Systems</b>	\$13,772	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$13,772</b>
<b>D3050 - Terminal &amp; Package Units</b>	\$16,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$16,368</b>
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D4010 - Sprinklers</b>	\$9,702	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$9,702</b>
<b>D4020 - Standpipes</b>	\$1,518	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$1,518</b>
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5020 - Branch Wiring</b>	\$11,440	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$11,440</b>
<b>D5020 - Lighting</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>D5030 - Communications and Security</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>D5030910 - Fire Alarm Systems</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,643	\$0	\$0	<b>\$9,643</b>
<b>D5030920 - Data Communication</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,457	\$0	\$0	<b>\$12,457</b>
<b>D5090 - Other Electrical Systems</b>	\$264	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$264</b>

\* Indicates non-renewable system



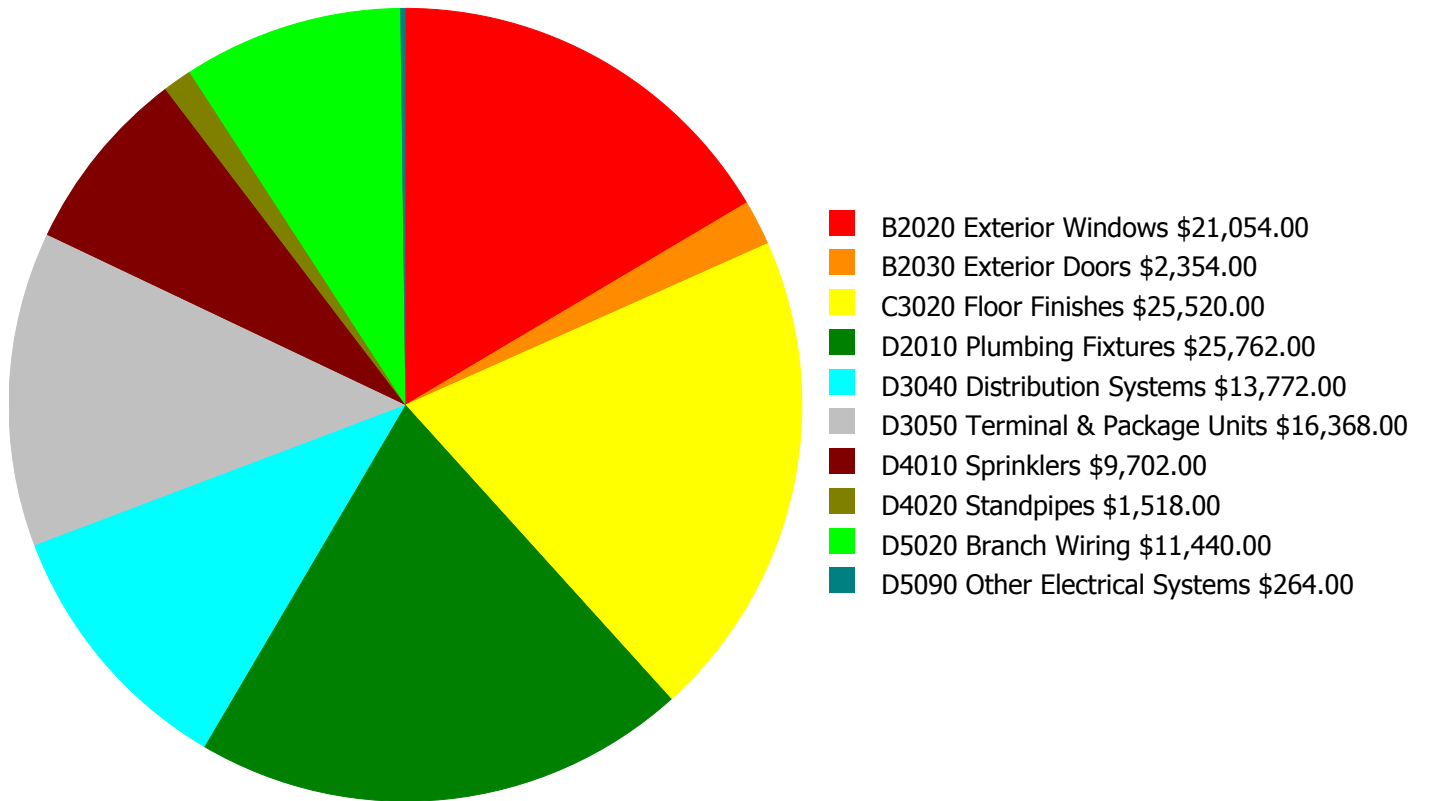
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



## Deficiency Summary by System

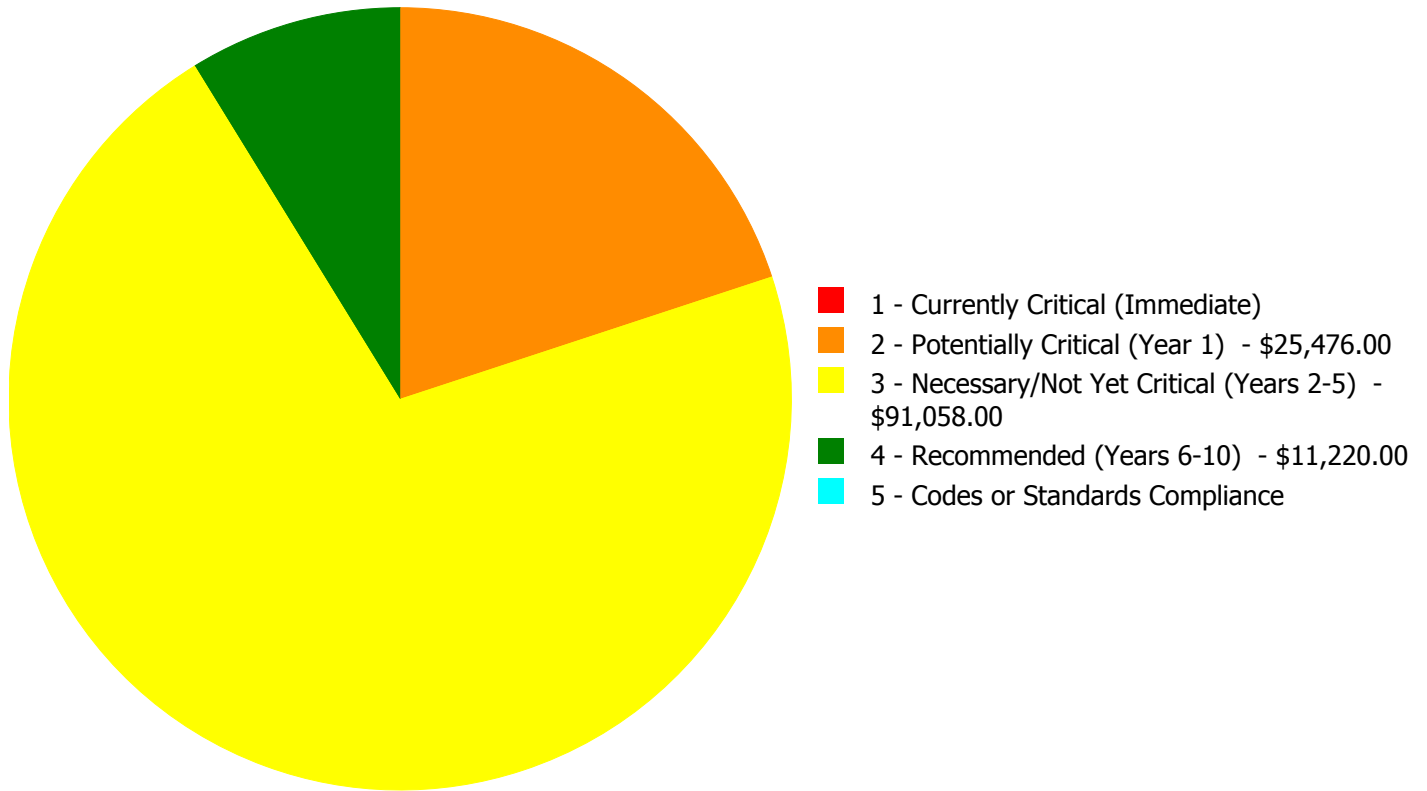
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$127,754.00**

### Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$127,754.00**

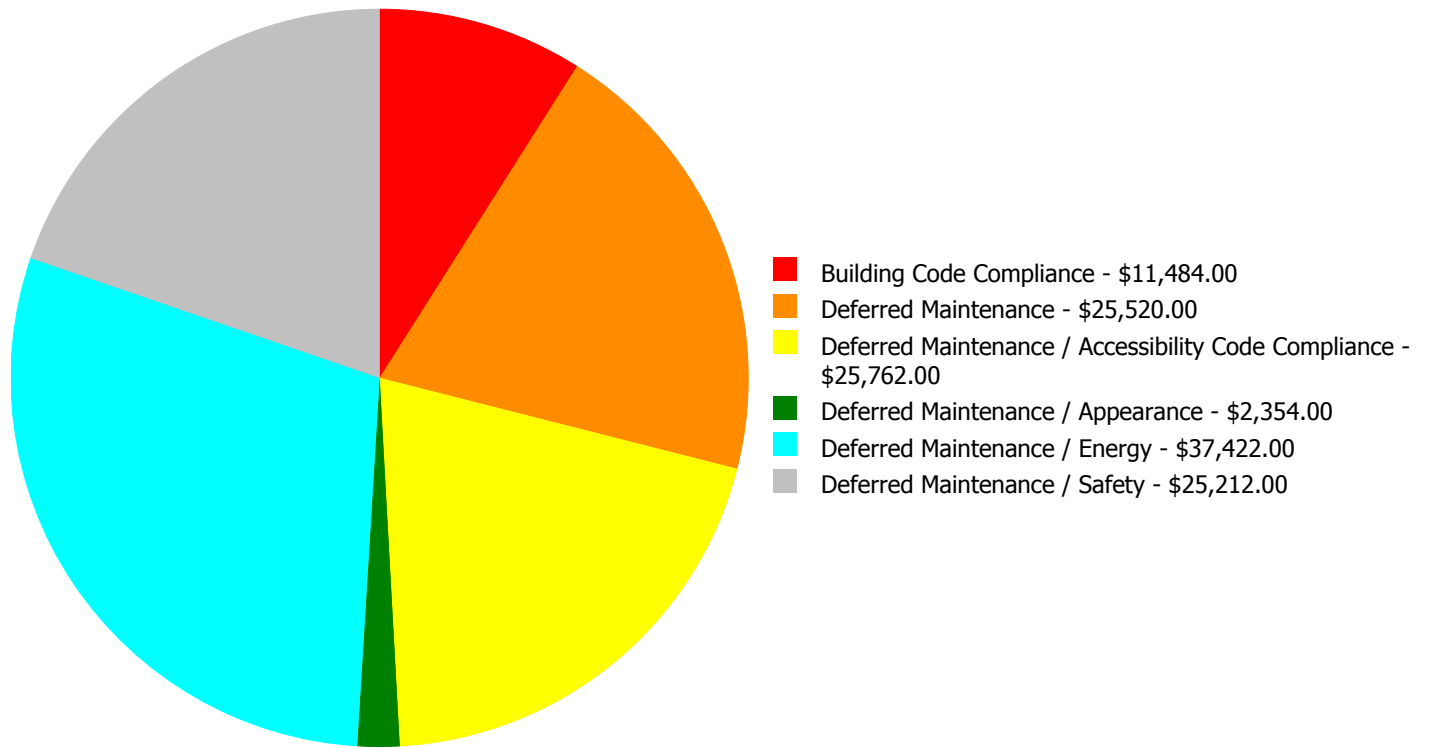
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$21,054.00	\$0.00	\$0.00	\$21,054.00
B2030	Exterior Doors	\$0.00	\$0.00	\$2,354.00	\$0.00	\$0.00	\$2,354.00
C3020	Floor Finishes	\$0.00	\$0.00	\$25,520.00	\$0.00	\$0.00	\$25,520.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$25,762.00	\$0.00	\$0.00	\$25,762.00
D3040	Distribution Systems	\$0.00	\$13,772.00	\$0.00	\$0.00	\$0.00	\$13,772.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$16,368.00	\$0.00	\$0.00	\$16,368.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$9,702.00	\$0.00	\$9,702.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$1,518.00	\$0.00	\$1,518.00
D5020	Branch Wiring	\$0.00	\$11,440.00	\$0.00	\$0.00	\$0.00	\$11,440.00
D5090	Other Electrical Systems	\$0.00	\$264.00	\$0.00	\$0.00	\$0.00	\$264.00
<b>Total:</b>		\$0.00	\$25,476.00	\$91,058.00	\$11,220.00	\$0.00	\$127,754.00

## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$127,754.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 2 - Potentially Critical (Year 1):

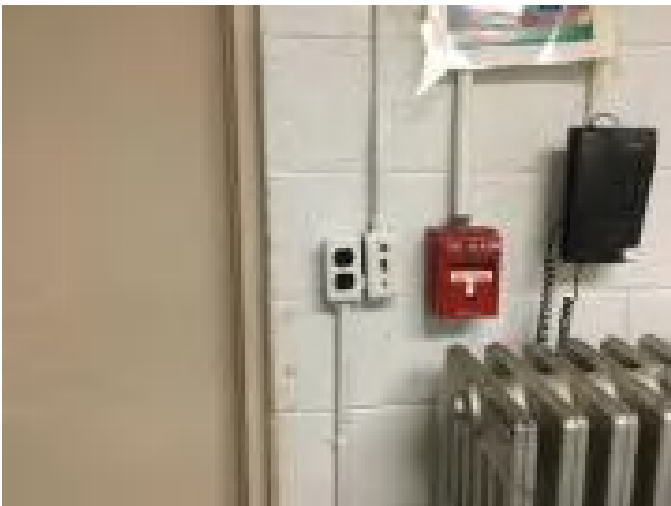
#### System: D3040 - Distribution Systems



**Location:** Throughout  
**Distress:** Failing  
**Category:** Deferred Maintenance / Safety  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 2,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$13,772.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** The radiators units are aged, becoming logistically unsupportable, and should be replaced.

#### System: D5020 - Branch Wiring



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Safety  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 2,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$11,440.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.

**System: D5090 - Other Electrical Systems**

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 2,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$264.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** An emergency lighting system is missing and should be installed.

---

**Priority 3 - Necessary/Not Yet Critical (Years 2-5):**

**System: B2020 - Exterior Windows**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 2,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$21,054.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** The steel frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

---

**System: B2030 - Exterior Doors**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 2,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$2,354.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** The original exterior doors are aged, rusted, and should be replaced.

---



**System: C3020 - Floor Finishes**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 2,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$25,520.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** The carpet is aged, stained, frayed, and should be replaced.

---

**System: D2010 - Plumbing Fixtures**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Accessibility Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 2,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$25,762.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

---

**System: D3050 - Terminal & Package Units**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 2,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$16,368.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** The window mounted DX condensers are aged, rusted, not energy efficient, and should be replaced.

---

**Priority 4 - Recommended (Years 6-10):**

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 2,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$9,702.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

---

**System: D4020 - Standpipes**

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 2,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,518.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/27/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

---

## Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as  $100 - \text{Total FCI}$  (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	64
Year Built:	1949
Last Renovation:	
Replacement Value:	\$10,032
Repair Cost:	\$3,362.00
Total FCI:	33.51 %
Total RSLI:	29.60 %
FCA Score:	66.49



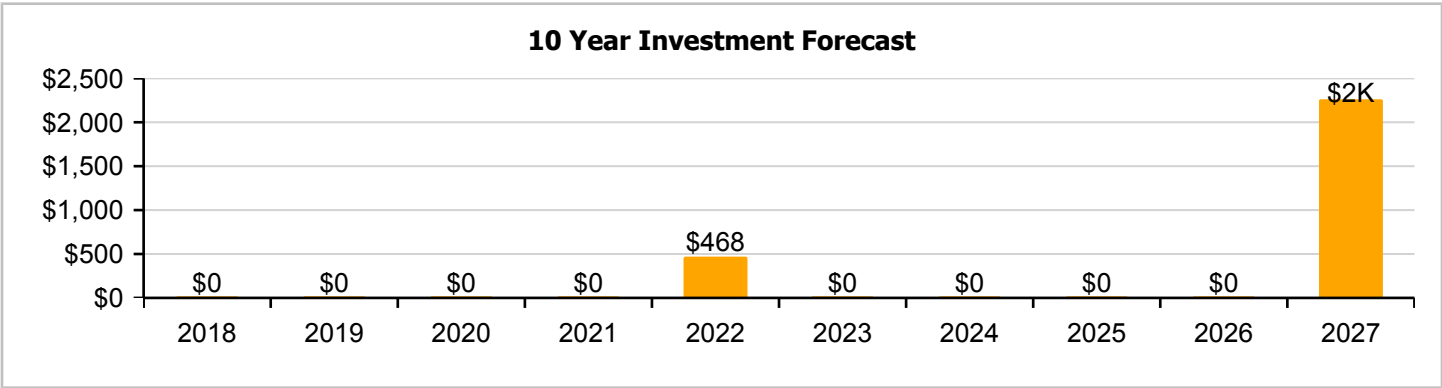
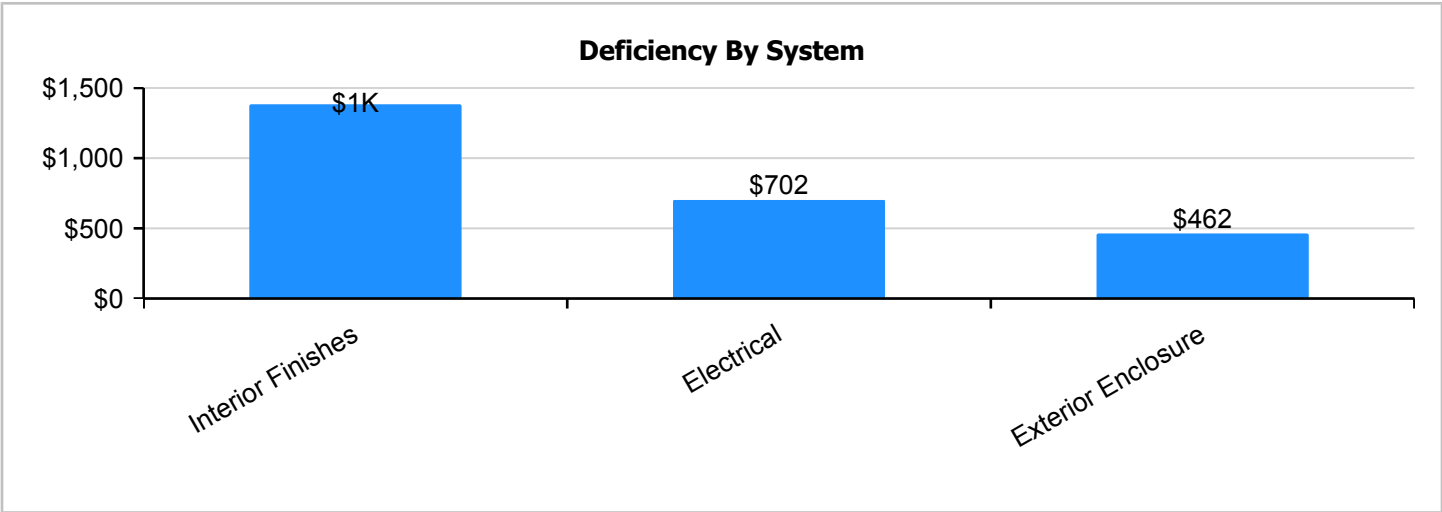
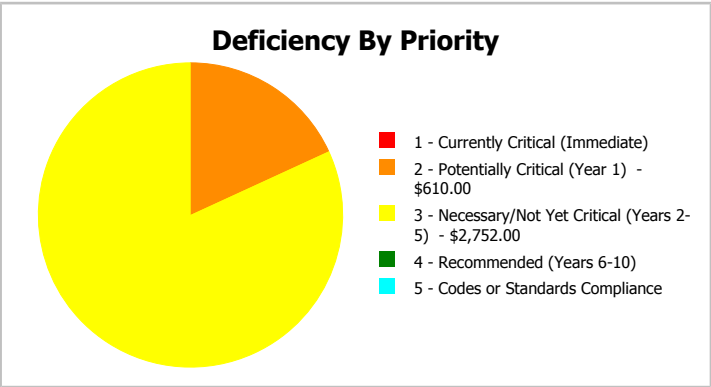
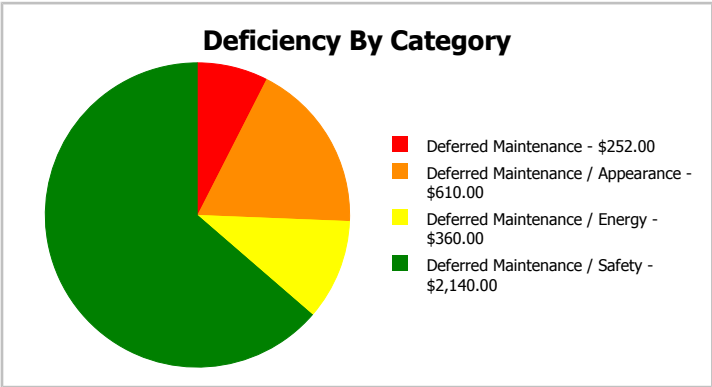
### Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	64
Year Built:	1949	Last Renovation:	
Repair Cost:	\$3,362	Replacement Value:	\$10,032
FCI:	33.51 %	RSLI%:	29.60 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	44.00 %	0.00 %	\$0.00
B10 - Superstructure	44.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	34.10 %	24.79 %	\$610.00
B30 - Roofing	25.00 %	0.00 %	\$0.00
C30 - Interior Finishes	16.80 %	63.85 %	\$1,826.00
D50 - Electrical	0.00 %	109.98 %	\$926.00
<b>Totals:</b>	<b>29.60 %</b>	<b>33.51 %</b>	<b>\$3,362.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). South Elevation - Feb 01, 2017



2). East Elevation - Feb 01, 2017



3). West Elevation - Feb 01, 2017



4). North Elevation - Feb 01, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.



## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	64	100	1961	2061		44.00 %	0.00 %	44			\$1,288
A1030	Slab on Grade	\$19.75	S.F.	64	100	1961	2061		44.00 %	0.00 %	44			\$1,264
B1020	Roof Construction	\$16.26	S.F.	64	100	1961	2061		44.00 %	0.00 %	44			\$1,041
B2010	Exterior Walls	\$29.79	S.F.	64	100	1961	2061		44.00 %	0.00 %	44			\$1,907
B2030	Exterior Doors	\$8.66	S.F.	64	30	1961	1991		0.00 %	110.11 %	-26		\$610.00	\$554
B3010140	Asphalt Shingles	\$4.32	S.F.	64	20	2002	2022		25.00 %	0.00 %	5			\$276
C3010	Wall Finishes	\$5.11	S.F.	64	10	1961	1971		0.00 %	110.09 %	-46		\$360.00	\$327
C3020	Floor Finishes	\$20.82	S.F.	64	20	1961	1981		0.00 %	110.06 %	-36		\$1,466.00	\$1,332
C3030	Ceiling Finishes	\$18.76	S.F.	64	25	2002	2027		40.00 %	0.00 %	10			\$1,201
D5020	Branch Wiring	\$3.58	S.F.	64	30	1961	1991		0.00 %	110.04 %	-26		\$252.00	\$229
D5020	Lighting	\$9.58	S.F.	64	30	1961	1991		0.00 %	109.95 %	-26		\$674.00	\$613
<b>Total</b>									<b>29.60 %</b>	<b>33.51 %</b>			<b>\$3,362.00</b>	<b>\$10,032</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

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**System:** B2030 - Exterior Doors



**Note:**

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**System:** B3010140 - Asphalt Shingles



**Note:**

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**System:** C3010 - Wall Finishes



**Note:**

## Campus Assessment Report - 1961 Pump House

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**System:** C3020 - Floor Finishes



**Note:**

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**System:** C3030 - Ceiling Finishes



**Note:**

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**System:** D5020 - Branch Wiring



**Note:**

## Campus Assessment Report - 1961 Pump House

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**System:** D5020 - Lighting



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

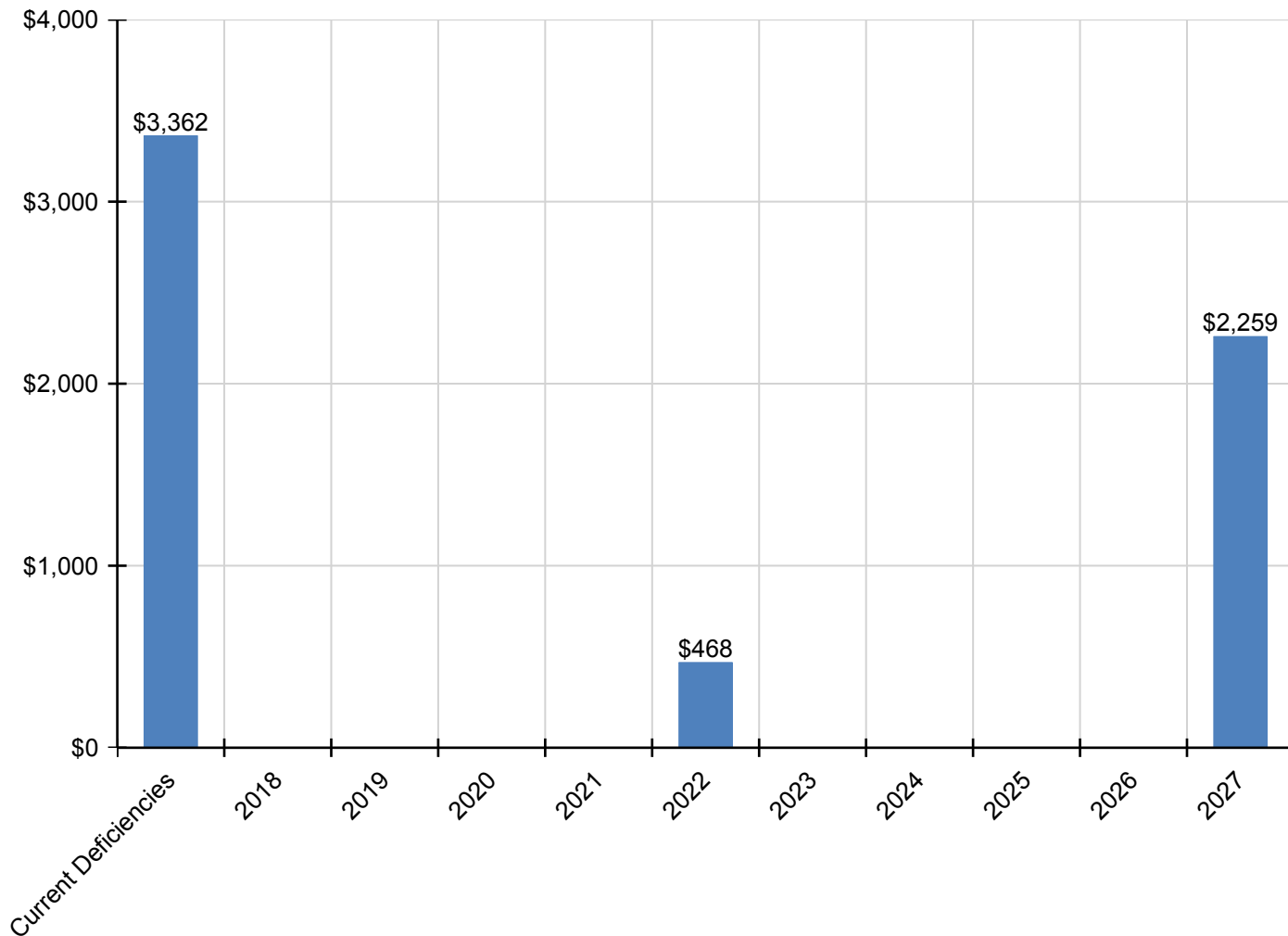
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$3,362</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$468</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,259</b>	<b>\$6,089</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$610
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$0	\$0	\$0	\$468	\$0	\$0	\$0	\$0	\$0	\$468
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$484	\$844
<b>C3020 - Floor Finishes</b>	\$1,466	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,466
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,775	\$1,775
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D50 - Electrical</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5020 - Branch Wiring</b>	\$252	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$252
<b>D5020 - Lighting</b>	\$674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$674

*\* Indicates non-renewable system*

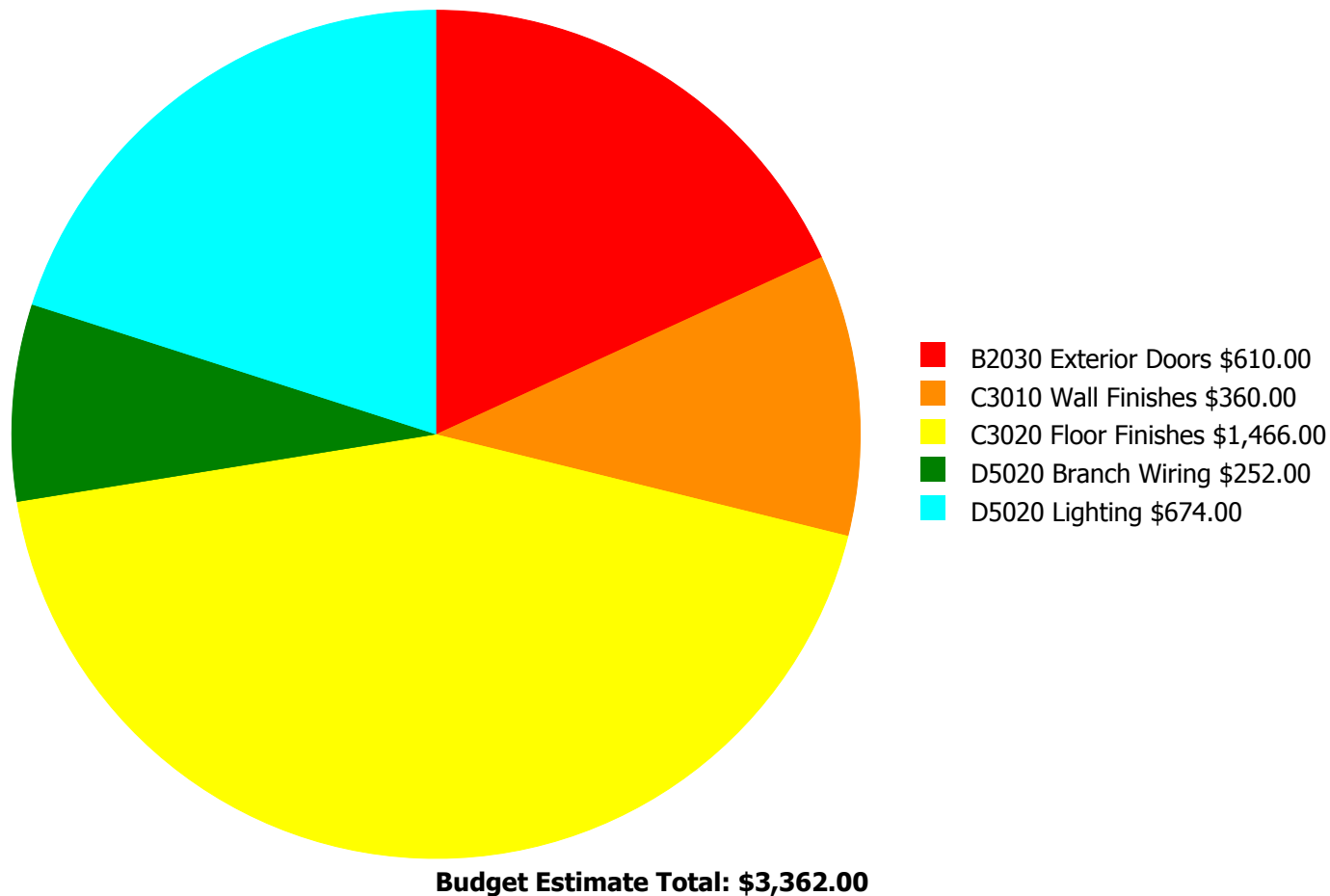
### Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



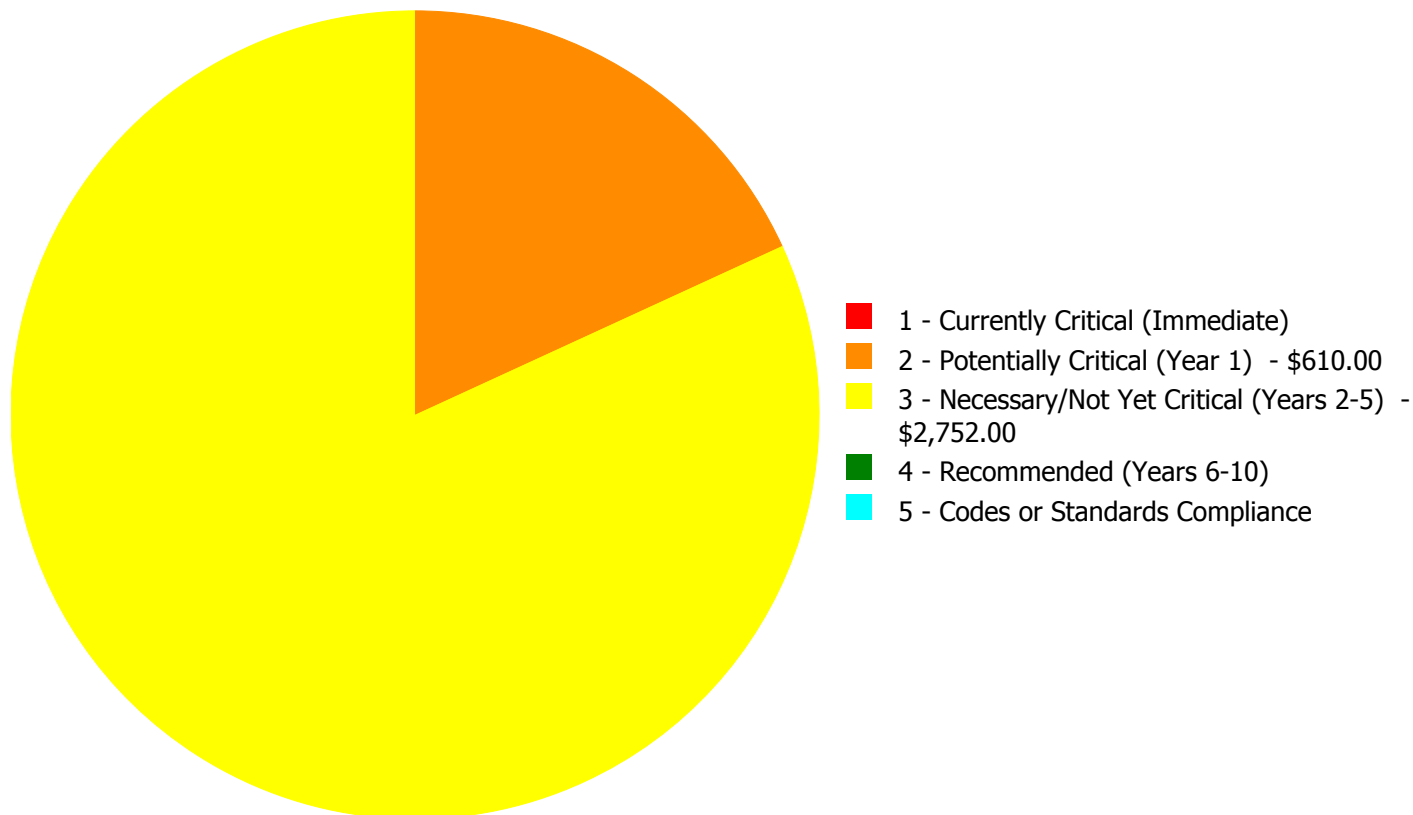
### Deficiency Summary by System

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



### Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$3,362.00**



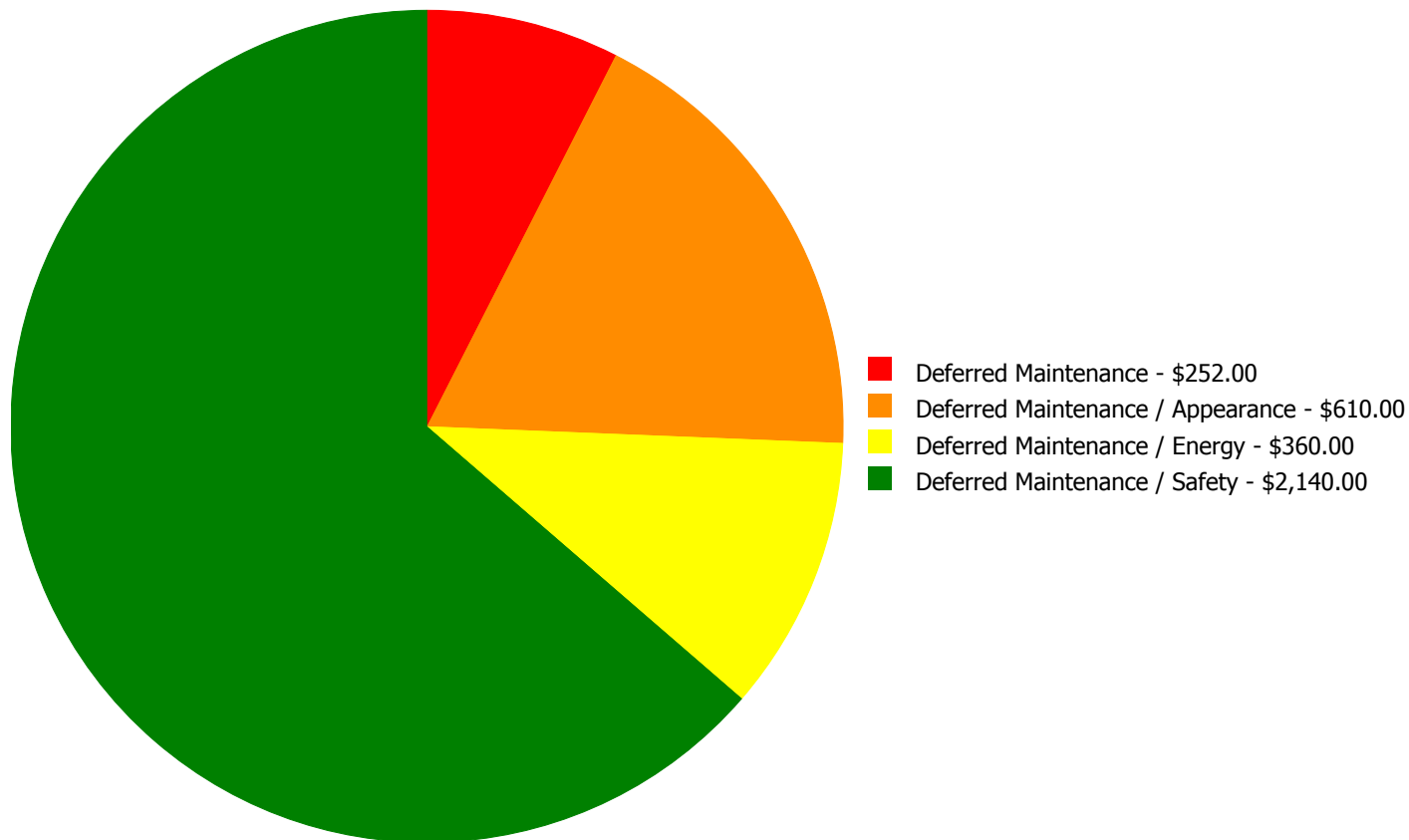
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	\$0.00	\$610.00	\$0.00	\$0.00	\$0.00	\$610.00
C3010	Wall Finishes	\$0.00	\$0.00	\$360.00	\$0.00	\$0.00	\$360.00
C3020	Floor Finishes	\$0.00	\$0.00	\$1,466.00	\$0.00	\$0.00	\$1,466.00
D5020	Branch Wiring	\$0.00	\$0.00	\$252.00	\$0.00	\$0.00	\$252.00
D5020	Lighting	\$0.00	\$0.00	\$674.00	\$0.00	\$0.00	\$674.00
	<b>Total:</b>	\$0.00	\$610.00	\$2,752.00	\$0.00	\$0.00	\$3,362.00

### Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$3,362.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 2 - Potentially Critical (Year 1):

#### **System: B2030 - Exterior Doors**



**Location:** Entrance  
**Distress:** Failing  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 64.00  
**Unit of Measure:** S.F.  
**Estimate:** \$610.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2017

**Notes:** The original exterior door is failing and should be replaced.

---

**Priority 3 - Necessary/Not Yet Critical (Years 2-5):**

**System: C3010 - Wall Finishes**



**Location:** Throughout  
**Distress:** Inadequate  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 64.00  
**Unit of Measure:** S.F.  
**Estimate:** \$360.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2017

**Notes:** Walls are in need of painting or sealing to aid in temperature control.

---

**System: C3020 - Floor Finishes**



**Location:** Throughout  
**Distress:** Inadequate  
**Category:** Deferred Maintenance / Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 64.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,466.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2017

**Notes:** The original flooring is in poor condition and should be re-sealed to protect the well equipment.

---

**System: D5020 - Branch Wiring**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 64.00  
**Unit of Measure:** S.F.  
**Estimate:** \$252.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2017

**Notes:** The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.

---

**System: D5020 - Lighting**



**Location:** Throughout  
**Distress:** Inadequate  
**Category:** Deferred Maintenance / Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 64.00  
**Unit of Measure:** S.F.  
**Estimate:** \$674.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2017

**Notes:** The original lighting system is operating, but is aged, in poor condition, and should be replaced.

---

**Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	24,414
Year Built:	1936
Last Renovation:	
Replacement Value:	\$675,781
Repair Cost:	\$424,047.00
Total FCI:	62.75 %
Total RSLI:	13.66 %
FCA Score:	37.25



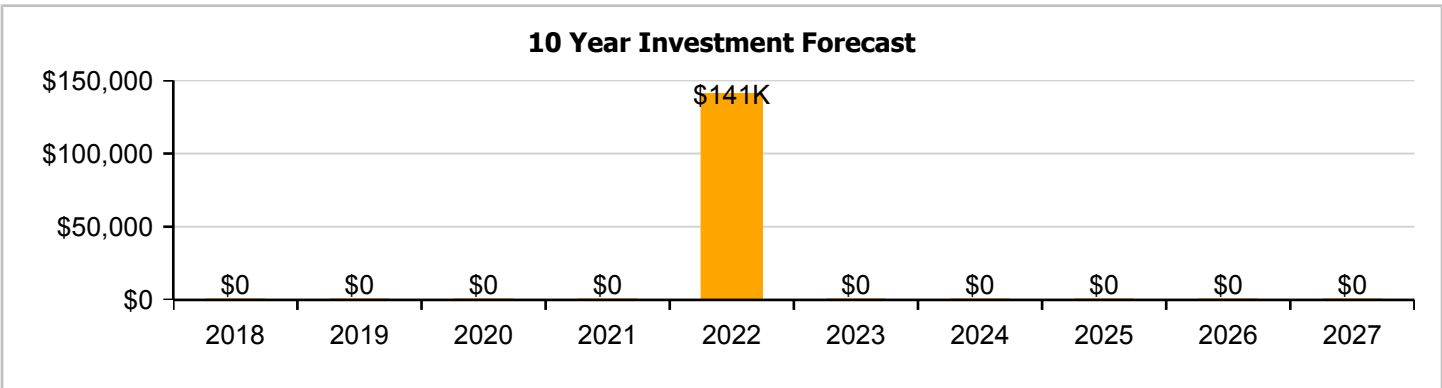
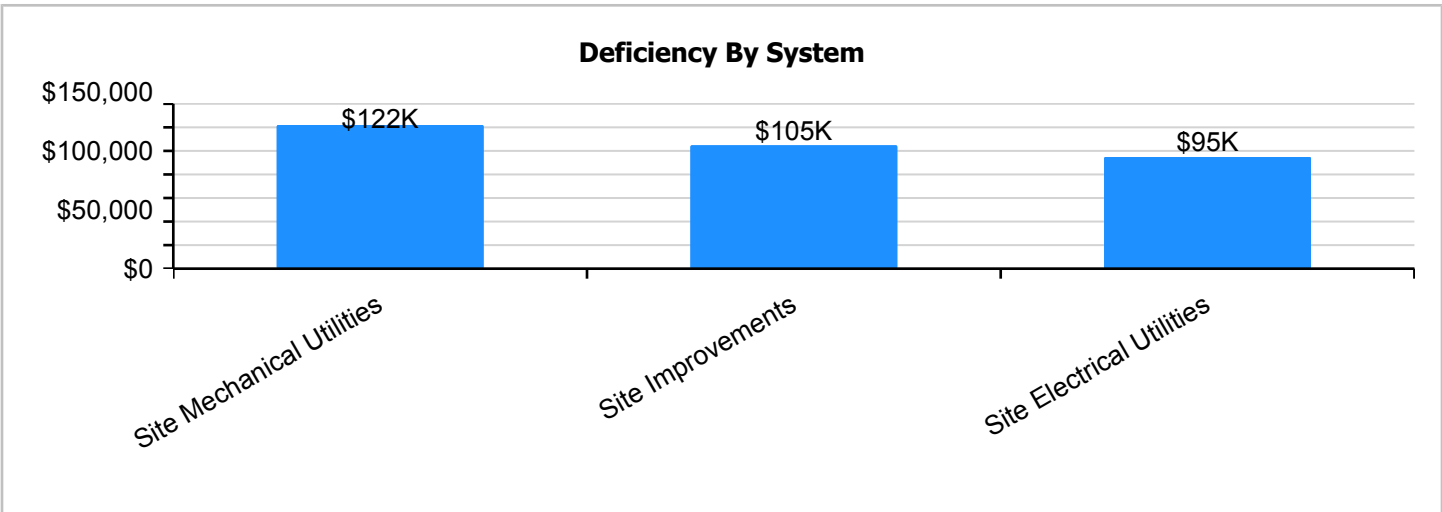
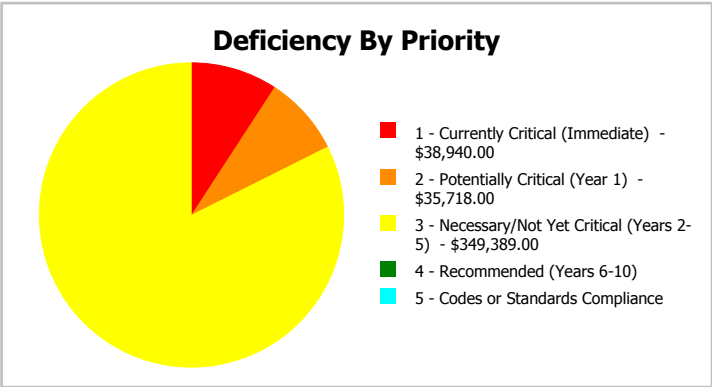
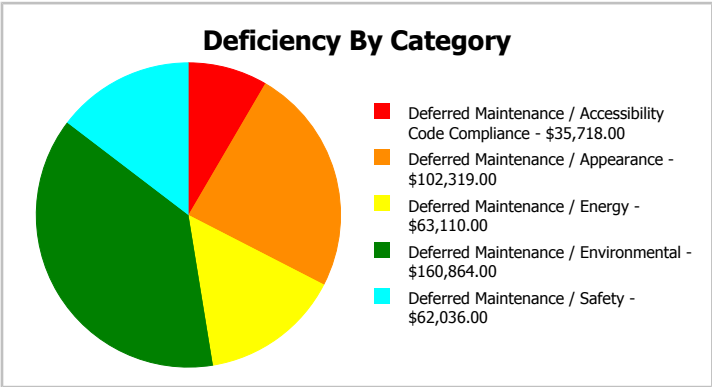
**Description:**

The narrative for this site is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	24,414
Year Built:	1936	Last Renovation:	
Repair Cost:	\$424,047	Replacement Value:	\$675,781
FCI:	62.75 %	RSLI%:	13.66 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	18.41 %	38.49 %	\$138,037.00
G30 - Site Mechanical Utilities	12.92 %	79.10 %	\$160,864.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	\$125,146.00
<b>Totals:</b>	<b>13.66 %</b>	<b>62.75 %</b>	<b>\$424,047.00</b>



## Photo Album

The photo album consists of the various cardinal directions of the building..

- 1). Aerial Image of Micaville Elementary School - Feb 24, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	24,414	25	1990	2015		0.00 %	110.00 %	-2		\$102,319.00	\$93,017
G2020	Parking Lots	\$1.33	S.F.	24,414	25	1990	2015		0.00 %	110.00 %	-2		\$35,718.00	\$32,471
G2030	Pedestrian Paving	\$1.91	S.F.	24,414	30	2002	2032		50.00 %	0.00 %	15			\$46,631
G2040105	Fence & Guardrails	\$1.23	S.F.	24,414	30	2002	2032		50.00 %	0.00 %	15			\$30,029
G2040950	Playing Field	\$4.54	S.F.	24,414	20	2002	2022		25.00 %	0.00 %	5			\$110,840
G2050	Landscaping	\$1.87	S.F.	24,414	15	2002	2017		0.00 %	0.00 %	0			\$45,654
G3010	Water Supply	\$2.34	S.F.	24,414	50	1990	2040		46.00 %	0.00 %	23			\$57,129
G3020	Sanitary Sewer	\$1.45	S.F.	24,414	50	1961	2011		0.00 %	110.00 %	-6		\$38,940.00	\$35,400
G3030	Storm Sewer	\$4.54	S.F.	24,414	50	1961	2011		0.00 %	110.00 %	-6		\$121,924.00	\$110,840
G4010	Electrical Distribution	\$2.35	S.F.	24,414	50	1961	2011		0.00 %	110.00 %	-6		\$63,110.00	\$57,373
G4020	Site Lighting	\$1.47	S.F.	24,414	30	1961	1991		0.00 %	110.00 %	-26		\$39,477.00	\$35,889
G4030	Site Communications & Security	\$0.84	S.F.	24,414	15	2002	2017		0.00 %	110.00 %	0		\$22,559.00	\$20,508
<b>Total</b>									<b>13.66 %</b>	<b>62.75 %</b>			<b>\$424,047.00</b>	<b>\$675,781</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** G2010 - Roadways



**Note:**

## Campus Assessment Report - Site

**System:** G2020 - Parking Lots



**Note:**

**System:** G2030 - Pedestrian Paving



**Note:**

**System:** G2040105 - Fence & Guardrails



**Note:**

## Campus Assessment Report - Site

---

**System:** G2040950 - Playing Field



**Note:**

---

**System:** G2050 - Landscaping



**Note:**

---

**System:** G3010 - Water Supply



**Note:**



## Campus Assessment Report - Site

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**System:** G3020 - Sanitary Sewer



**Note:**

---

**System:** G3030 - Storm Sewer



**Note:**

---

**System:** G4010 - Electrical Distribution



**Note:**

## Campus Assessment Report - Site

---

**System:** G4020 - Site Lighting



**Note:**

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**System:** G4030 - Site Communications & Security



**Note:**



## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

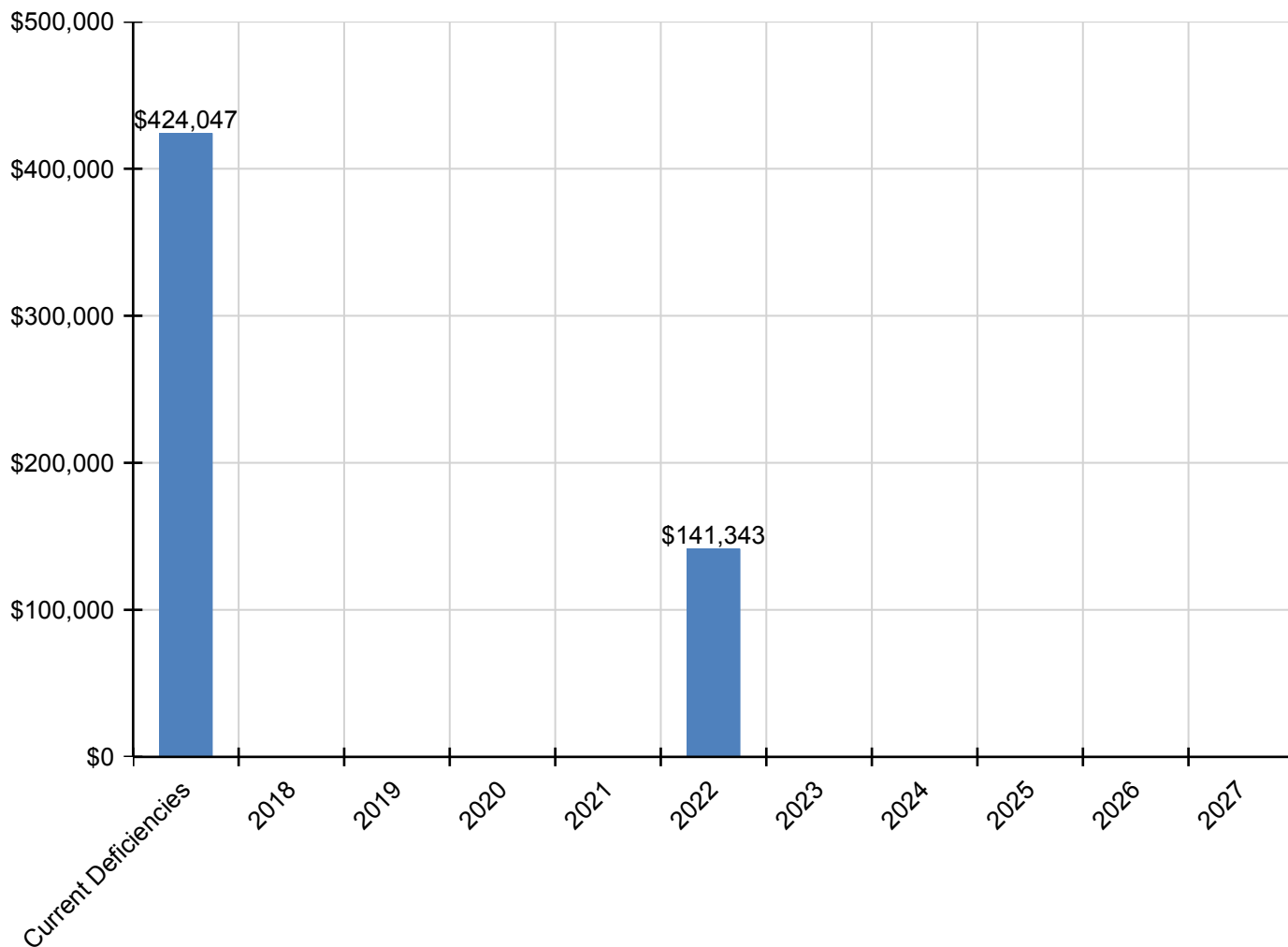
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$424,047</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$141,343</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$565,390</b>
<b>G - Building Sitework</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G20 - Site Improvements</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2010 - Roadways</b>	\$102,319	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,319
<b>G2020 - Parking Lots</b>	\$35,718	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,718
<b>G2030 - Pedestrian Paving</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040 - Site Development</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040105 - Fence &amp; Guardrails</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040950 - Playing Field</b>	\$0	\$0	\$0	\$0	\$0	\$141,343	\$0	\$0	\$0	\$0	\$0	\$141,343
<b>* G2050 - Landscaping</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G30 - Site Mechanical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3010 - Water Supply</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3020 - Sanitary Sewer</b>	\$38,940	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,940
<b>G3030 - Storm Sewer</b>	\$121,924	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,924
<b>G40 - Site Electrical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G4010 - Electrical Distribution</b>	\$63,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,110
<b>G4020 - Site Lighting</b>	\$39,477	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,477
<b>G4030 - Site Communications &amp; Security</b>	\$22,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,559

*\* Indicates non-renewable system*

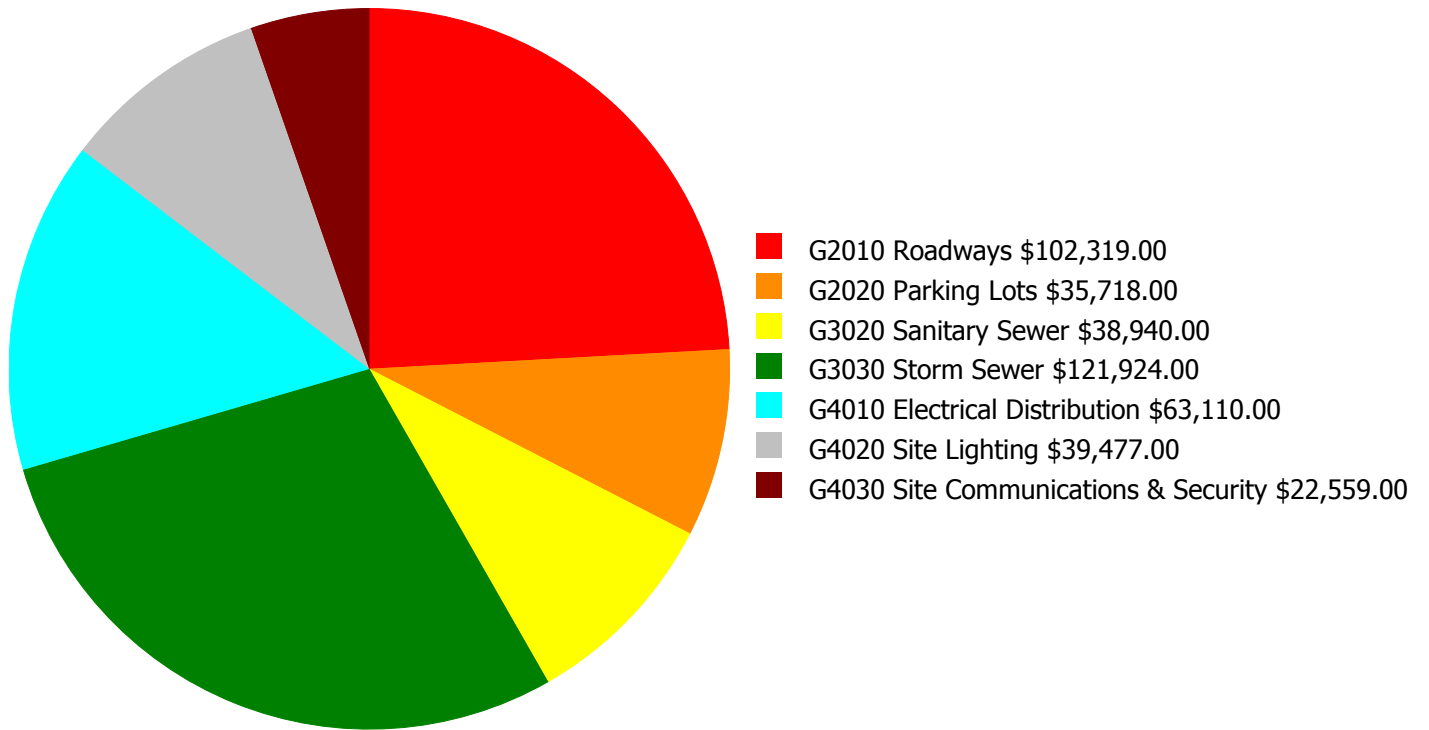
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



## Deficiency Summary by System

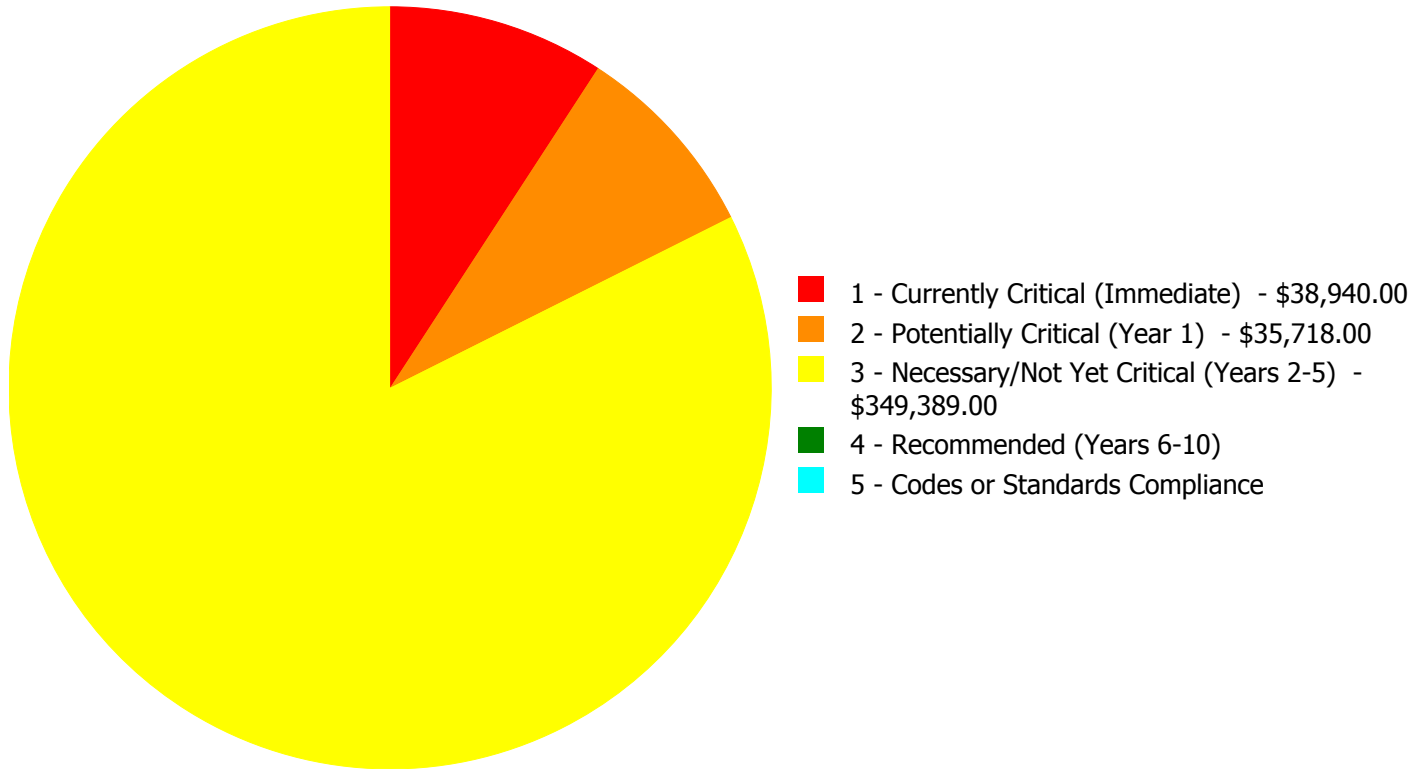
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$424,047.00**

## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$424,047.00**

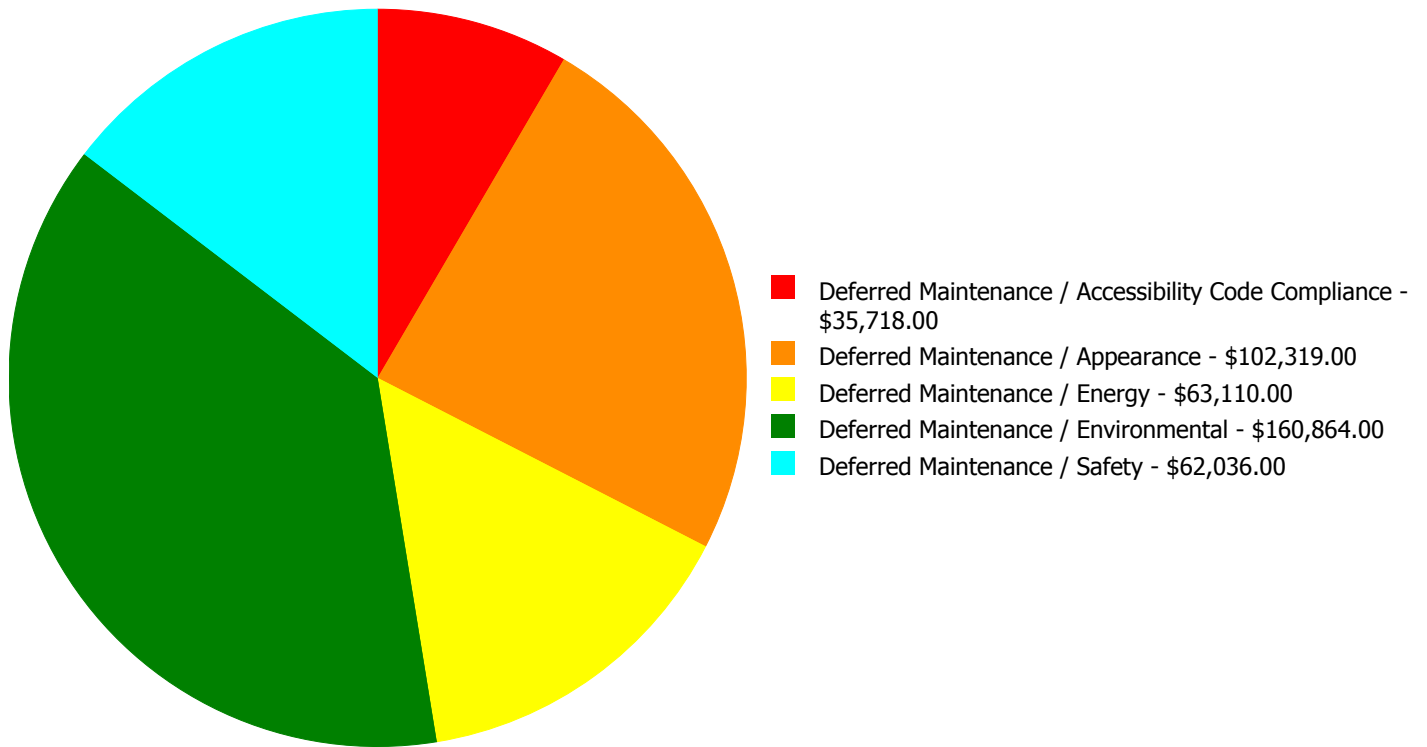
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	\$0.00	\$0.00	\$102,319.00	\$0.00	\$0.00	\$102,319.00
G2020	Parking Lots	\$0.00	\$35,718.00	\$0.00	\$0.00	\$0.00	\$35,718.00
G3020	Sanitary Sewer	\$38,940.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,940.00
G3030	Storm Sewer	\$0.00	\$0.00	\$121,924.00	\$0.00	\$0.00	\$121,924.00
G4010	Electrical Distribution	\$0.00	\$0.00	\$63,110.00	\$0.00	\$0.00	\$63,110.00
G4020	Site Lighting	\$0.00	\$0.00	\$39,477.00	\$0.00	\$0.00	\$39,477.00
G4030	Site Communications & Security	\$0.00	\$0.00	\$22,559.00	\$0.00	\$0.00	\$22,559.00
	<b>Total:</b>	\$38,940.00	\$35,718.00	\$349,389.00	\$0.00	\$0.00	\$424,047.00

## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$424,047.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 1 - Currently Critical (Immediate):

#### System: G3020 - Sanitary Sewer



**Location:** Septic  
**Distress:** Failing  
**Category:** Deferred Maintenance / Environmental  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Renew System  
**Qty:** 24,414.00  
**Unit of Measure:** S.F.  
**Estimate:** \$38,940.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2017

**Notes:** The sanitary waste system requires daily pump-out, is aged, and should be replaced.

---

**Priority 2 - Potentially Critical (Year 1):**

**System: G2020 - Parking Lots**



**Location:** Parking  
**Distress:** Failing  
**Category:** Deferred Maintenance / Accessibility Code Compliance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 24,414.00  
**Unit of Measure:** S.F.  
**Estimate:** \$35,718.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2017

**Notes:** The parking lot is aged, has many repairs and potholes, and should be replaced and re-striped. ADA signs height needs to be adjusted per minimum ADA standards.

---



**Priority 3 - Necessary/Not Yet Critical (Years 2-5):**

**System: G2010 - Roadways**



**Location:** Site entrance  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 24,414.00  
**Unit of Measure:** S.F.  
**Estimate:** \$102,319.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2017

**Notes:** The asphaltic roadway is aged, has many road cuts and repairs, and should be re-surfaced.

---

**System: G3030 - Storm Sewer**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Environmental  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 24,414.00  
**Unit of Measure:** S.F.  
**Estimate:** \$121,924.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2017

**Notes:** The storm sewer system is aged, in marginal condition, and should be replaced.

---

**System: G4010 - Electrical Distribution**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 24,414.00  
**Unit of Measure:** S.F.  
**Estimate:** \$63,110.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2017

**Notes:** The original electrical distribution system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

---

**System: G4020 - Site Lighting**



**Location:** Throughout  
**Distress:** Inadequate  
**Category:** Deferred Maintenance / Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 24,414.00  
**Unit of Measure:** S.F.  
**Estimate:** \$39,477.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2017

**Notes:** Site lighting is aged and inadequate and does not cover all areas and should be replaced.

---

**System: G4030 - Site Communications & Security**



**Location:** Throughout  
**Distress:** Inadequate  
**Category:** Deferred Maintenance / Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 24,414.00  
**Unit of Measure:** S.F.  
**Estimate:** \$22,559.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2017

**Notes:** Site security is inadequate and should be upgraded.

---

NC School District/995 Yancey County/Elementary School

# South Toe Elementary

Draft

## Campus Assessment Report

March 7, 2017



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**Campus Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index ( FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Gross Area (SF):	22,744
Year Built:	1951
Last Renovation:	
Replacement Value:	\$4,893,689
Repair Cost:	\$1,355,799.00
Total FCI:	27.71 %
Total RSLI:	24.24 %
FCA Score:	72.29



**Description:**

GENERAL:

South Toe Elementary is located at 139 South Toe School Rd in Burnsville, North Carolina. The 1 story, 22,744 square foot building was originally constructed in 1951. A 2,124 SF classroom addition was built in 2000. the campus also contains and a 1968 pump house.

This report contains condition and adequacy data collected during the 2017 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building has a partial basement.



## Campus Assessment Report - South Toe Elementary

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### B. SUPERSTRUCTURE

Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope standing seam metal and single ply membrane. Most building entrances appear to comply with ADA requirements.

### C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, and fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

### CONVEYING:

The building does not include conveying equipment.

### D. SERVICES

#### PLUMBING:

Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with gas hot water heating. Sanitary waste system is cast iron and plastic. Rain water drainage system is external with gutters and downspouts.

#### HVAC:

Heating is provided by 1 gas fired boiler. Cooling is supplied by window units only. The heating/cooling distribution system is a radiant system utilizing fin tube radiators. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are manual and are not centrally controlled by an energy management system. This building does not have a locally controlled Building Automation System.

#### FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have a fire suppression system in the kitchen. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

#### ELECTRICAL:

The main electrical service is fed from a pole mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in, recessed and surface type, fluorescent and LED light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

#### COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and do not include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is not centrally monitored; this building has a public address and paging system separate from the telephone system.

#### OTHER ELECTRICAL SYSTEMS:

This building does not have a separately derived emergency power system.

### E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, fixed casework, window treatment, and multiple seating furnishings.

### G.

#### SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, and site lighting.

## Campus Assessment Report - South Toe Elementary

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### Attributes:

#### General Attributes:

Condition Assessor: Matt Mahaffey                      Assessment Date:  
Suitability Assessor:

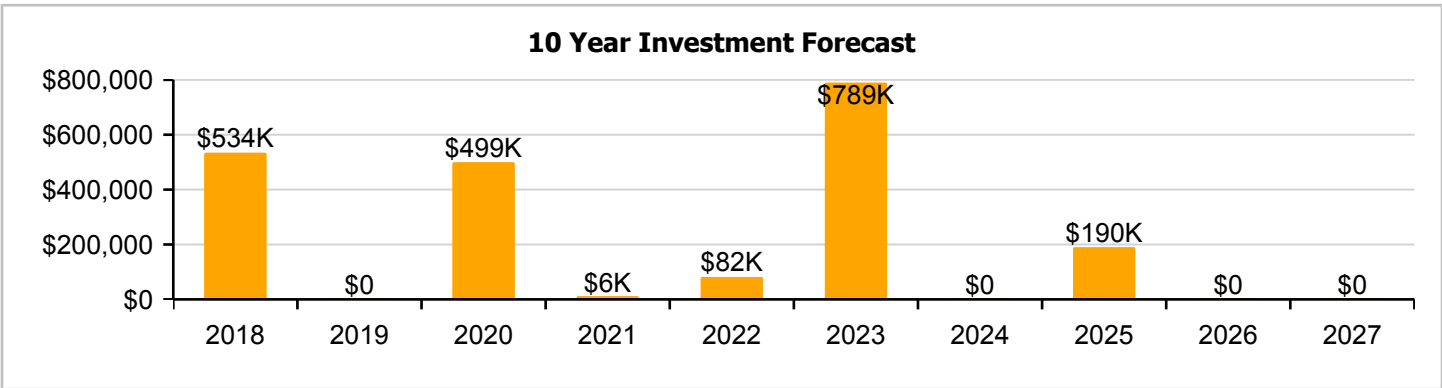
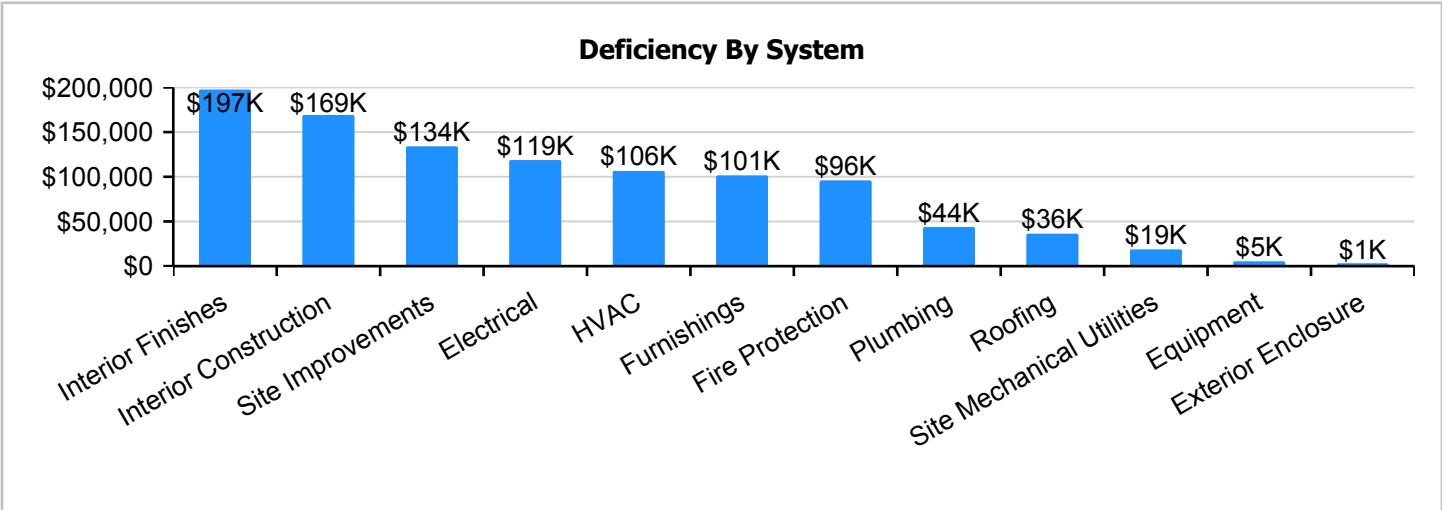
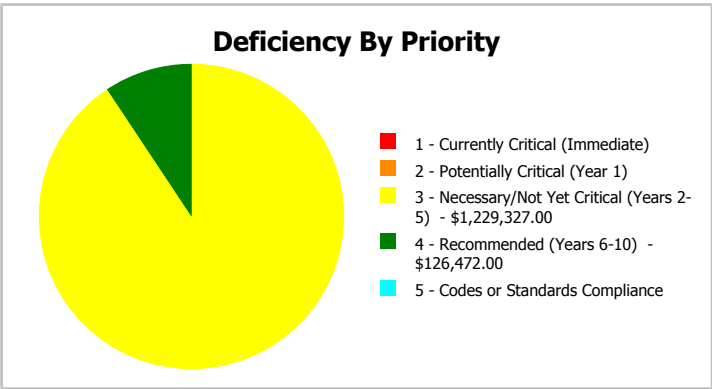
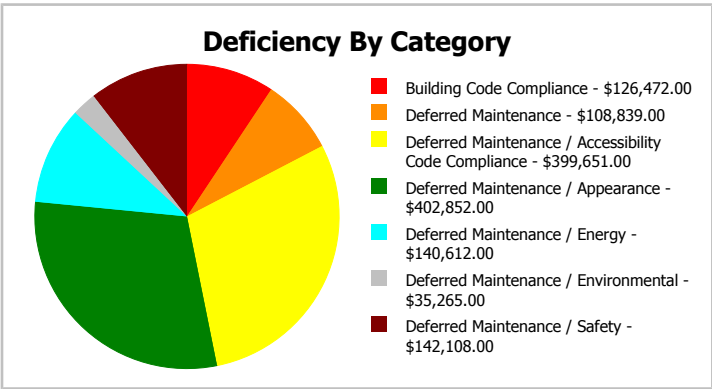
#### School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	19.1	Site Acreage:	19.1

**Campus Dashboard Summary**

Gross Area: 22,744  
 Year Built: 1951  
 Repair Cost: \$1,355,799  
 FCI: 27.71 %

Last Renovation:  
 Replacement Value: \$4,893,689  
 RSLI%: 24.24 %



## Campus Condition Summary

The Table below shows the RSLI and FCI for each major system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

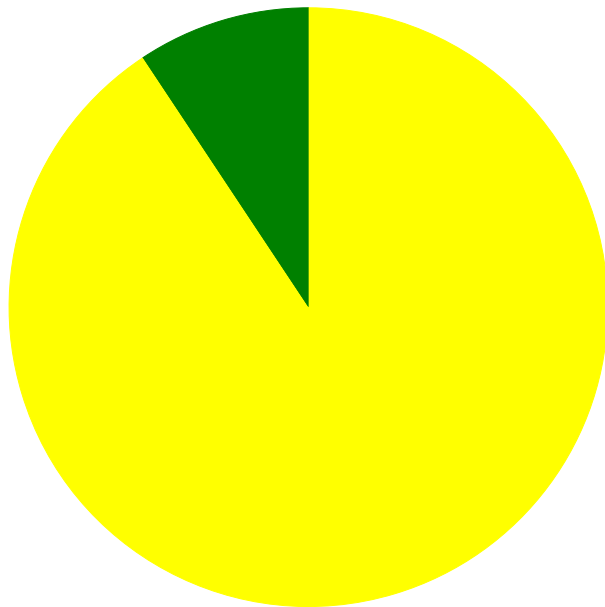
### Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	38.93 %	0.00 %	\$0.00
A20 - Basement Construction	34.00 %	0.00 %	\$0.00
B10 - Superstructure	38.72 %	0.00 %	\$0.00
B20 - Exterior Enclosure	55.41 %	0.41 %	\$1,905.00
B30 - Roofing	31.03 %	26.17 %	\$47,743.00
C10 - Interior Construction	11.53 %	42.07 %	\$223,272.00
C30 - Interior Finishes	9.36 %	44.41 %	\$260,559.00
D20 - Plumbing	18.99 %	17.82 %	\$57,502.00
D30 - HVAC	20.85 %	30.23 %	\$140,612.00
D40 - Fire Protection	0.00 %	110.00 %	\$126,472.00
D50 - Electrical	35.12 %	23.84 %	\$156,449.00
E10 - Equipment	25.98 %	14.73 %	\$6,739.00
E20 - Furnishings	1.41 %	99.64 %	\$133,649.00
G20 - Site Improvements	12.63 %	50.23 %	\$176,379.00
G30 - Site Mechanical Utilities	1.79 %	11.58 %	\$24,518.00
G40 - Site Electrical Utilities	24.29 %	0.00 %	\$0.00
<b>Totals:</b>	<b>24.24 %</b>	<b>27.71 %</b>	<b>\$1,355,799.00</b>

### Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1951 Main	20,420	29.91	\$0.00	\$0.00	\$1,025,737.00	\$114,556.00	\$0.00
1968 Pump House	200	8.59	\$0.00	\$0.00	\$2,693.00	\$0.00	\$0.00
2000 Classrooms	2,124	3.13	\$0.00	\$0.00	\$0.00	\$11,916.00	\$0.00
Site	22,744	30.03	\$0.00	\$0.00	\$200,897.00	\$0.00	\$0.00
<b>Total:</b>		<b>27.71</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,229,327.00</b>	<b>\$126,472.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$1,229,327.00
- 4 - Recommended (Years 6-10) - \$126,472.00
- 5 - Codes or Standards Compliance

**Budget Estimate Total: \$1,355,799.00**

**Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	20,420
Year Built:	1951
Last Renovation:	
Replacement Value:	\$3,812,194
Repair Cost:	\$1,140,293.00
Total FCI:	29.91 %
Total RSLI:	24.03 %
FCA Score:	70.09



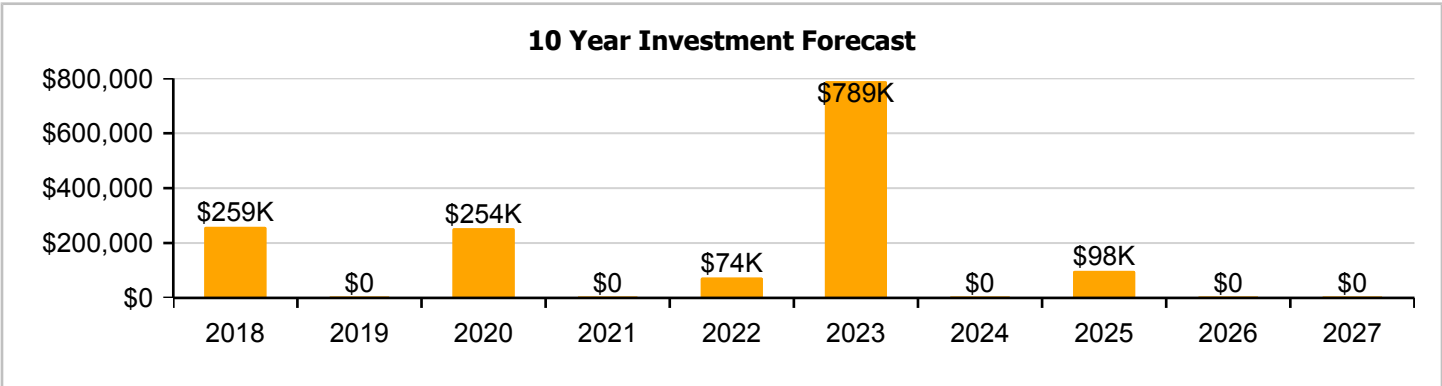
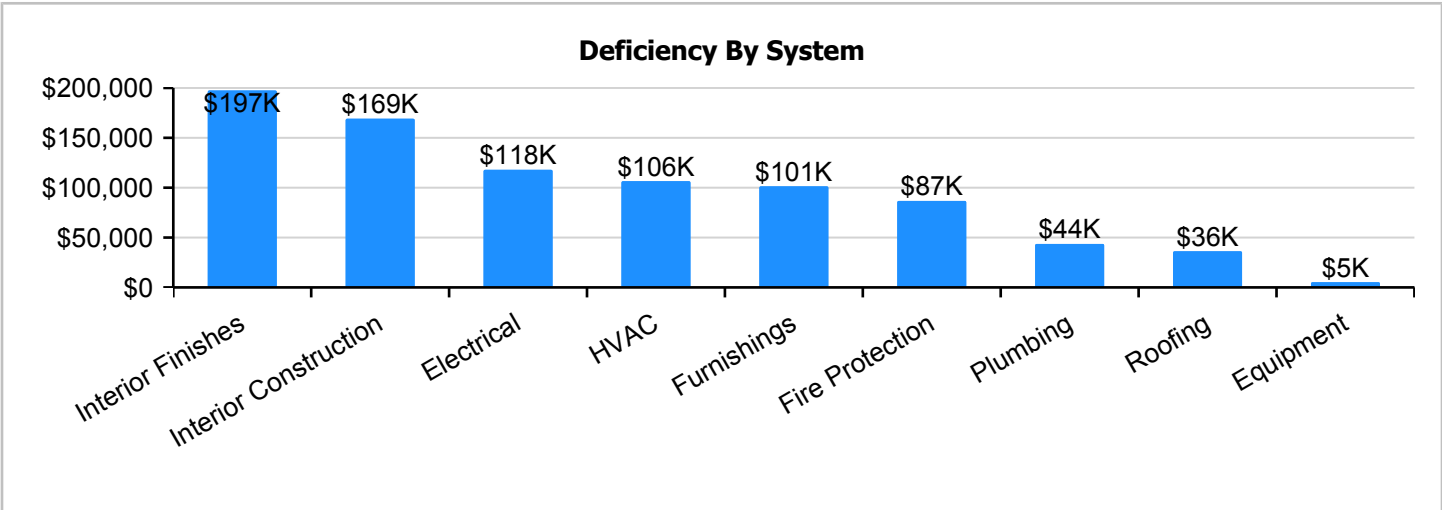
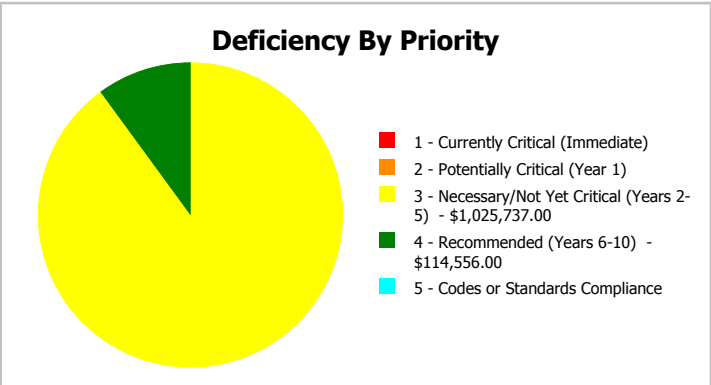
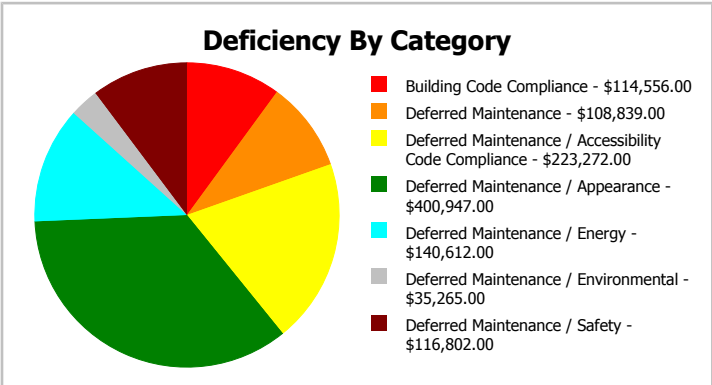
**Description:**

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	20,420
Year Built:	1951	Last Renovation:	
Repair Cost:	\$1,140,293	Replacement Value:	\$3,812,194
FCI:	29.91 %	RSLI%:	24.03 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	34.00 %	0.00 %	\$0.00
A20 - Basement Construction	34.00 %	0.00 %	\$0.00
B10 - Superstructure	34.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	55.00 %	0.00 %	\$0.00
B30 - Roofing	32.54 %	28.64 %	\$47,743.00
C10 - Interior Construction	7.81 %	46.45 %	\$223,272.00
C30 - Interior Finishes	7.29 %	49.79 %	\$260,559.00
D20 - Plumbing	16.69 %	19.50 %	\$57,502.00
D30 - HVAC	19.33 %	33.07 %	\$140,612.00
D40 - Fire Protection	0.00 %	110.00 %	\$114,556.00
D50 - Electrical	33.17 %	26.28 %	\$155,661.00
E10 - Equipment	25.98 %	14.73 %	\$6,739.00
E20 - Furnishings	0.00 %	110.00 %	\$133,649.00
<b>Totals:</b>	<b>24.03 %</b>	<b>29.91 %</b>	<b>\$1,140,293.00</b>



## Photo Album

The photo album consists of the various cardinal directions of the building..

1). South Elevation - Feb 01, 2017



2). West Elevation - Feb 01, 2017



3). North Elevation - Feb 01, 2017



4). East Elevation - Feb 01, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

# Campus Assessment Report - 1951 Main

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	20,420	100	1951	2051		34.00 %	0.00 %	34			\$99,650
A1030	Slab on Grade	\$8.61	S.F.	20,420	100	1951	2051		34.00 %	0.00 %	34			\$175,816
A2010	Basement Excavation	\$1.95	S.F.	420	100	1951	2051		34.00 %	0.00 %	34			\$819
A2020	Basement Walls	\$13.35	S.F.	420	100	1951	2051		34.00 %	0.00 %	34			\$5,607
B1010	Floor Construction	\$1.66	S.F.	20,420	100	1951	2051		34.00 %	0.00 %	34			\$33,897
B1020	Roof Construction	\$16.08	S.F.	20,420	100	1951	2051		34.00 %	0.00 %	34			\$328,354
B2010	Exterior Walls	\$9.61	S.F.	20,420	100	1951	2051		34.00 %	0.00 %	34			\$196,236
B2020	Exterior Windows	\$9.57	S.F.	20,420	30	2011	2041		80.00 %	0.00 %	24			\$195,419
B2030	Exterior Doors	\$1.07	S.F.	20,420	30	1993	2023		20.00 %	0.00 %	6			\$21,849
B3010120	Single Ply Membrane	\$6.98	S.F.	4,560	20	1993	2013		0.00 %	150.00 %	-4		\$47,743.00	\$31,829
B3010130	Preformed Metal Roofing	\$9.66	S.F.	12,430	30	2000	2030		43.33 %	0.00 %	13			\$120,074
B3010140	Asphalt Shingles	\$4.32	S.F.	3,430	20	2000	2020		15.00 %	0.00 %	3			\$14,818
C1010	Partitions	\$11.01	S.F.	20,420	75	1951	2026		12.00 %	0.00 %	9			\$224,824
C1020	Interior Doors	\$2.59	S.F.	20,420	30	1993	2023		20.00 %	0.00 %	6			\$52,888
C1030	Fittings	\$9.94	S.F.	20,420	20	1993	2013		0.00 %	110.00 %	-4		\$223,272.00	\$202,975
C3010	Wall Finishes	\$2.84	S.F.	20,420	10	2012	2022		50.00 %	0.00 %	5			\$57,993
C3020	Floor Finishes	\$11.60	S.F.	20,420	20	1993	2013		0.00 %	110.00 %	-4		\$260,559.00	\$236,872
C3030	Ceiling Finishes	\$11.19	S.F.	20,420	25	1993	2018		4.00 %	0.00 %	1			\$228,500
D2010	Plumbing Fixtures	\$11.71	S.F.	20,420	30	1993	2023		20.00 %	0.00 %	6			\$239,118
D2020	Domestic Water Distribution	\$0.99	S.F.	20,420	30	1968	1998		0.00 %	110.00 %	-19		\$22,237.00	\$20,216
D2030	Sanitary Waste	\$1.57	S.F.	20,420	30	1951	1981		0.00 %	110.00 %	-36		\$35,265.00	\$32,059
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	20,420	40	1993	2033		40.00 %	0.00 %	16			\$3,471
D3020	Heat Generating Systems	\$5.19	S.F.	20,420	30	2000	2030		43.33 %	0.00 %	13			\$105,980
D3040	Distribution Systems	\$6.26	S.F.	20,420	30	1951	1981		0.00 %	110.00 %	-36		\$140,612.00	\$127,829
D3050	Terminal & Package Units	\$7.39	S.F.	20,420	15	2005	2020		20.00 %	0.00 %	3			\$150,904
D3060	Controls & Instrumentation	\$1.98	S.F.	20,420	20	2000	2020		15.00 %	0.00 %	3			\$40,432
D4010	Sprinklers	\$4.41	S.F.	20,420	30			2017	0.00 %	110.00 %	0		\$99,057.00	\$90,052
D4020	Standpipes	\$0.69	S.F.	20,420	30			2017	0.00 %	110.00 %	0		\$15,499.00	\$14,090
D5010	Electrical Service/Distribution	\$1.73	S.F.	20,420	40	1951	1991		0.00 %	110.00 %	-26		\$38,859.00	\$35,327
D5020	Branch Wiring	\$5.20	S.F.	20,420	30	1951	1981		0.00 %	110.00 %	-36		\$116,802.00	\$106,184
D5020	Lighting	\$12.12	S.F.	20,420	30	1993	2023		20.00 %	0.00 %	6			\$247,490
D5030810	Security & Detection Systems	\$1.91	S.F.	20,420	15	2013	2028		73.33 %	0.00 %	11			\$39,002
D5030910	Fire Alarm Systems	\$3.46	S.F.	20,420	15	2010	2025		53.33 %	0.00 %	8			\$70,653
D5030920	Data Communication	\$4.47	S.F.	20,420	15	2015	2030		86.67 %	0.00 %	13			\$91,277
D5090	Other Electrical Systems	\$0.12	S.F.	20,420	20	2010	2030		65.00 %	0.00 %	13			\$2,450
E1020	Institutional Equipment	\$0.30	S.F.	20,420	20	1993	2013		0.00 %	110.01 %	-4		\$6,739.00	\$6,126
E1090	Other Equipment	\$1.94	S.F.	20,420	20	2003	2023		30.00 %	0.00 %	6			\$39,615
E2010	Fixed Furnishings	\$5.95	S.F.	20,420	20	1951	1971		0.00 %	110.00 %	-46		\$133,649.00	\$121,499
<b>Total</b>									<b>24.03 %</b>	<b>29.91 %</b>			<b>\$1,140,293.00</b>	<b>\$3,812,194</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

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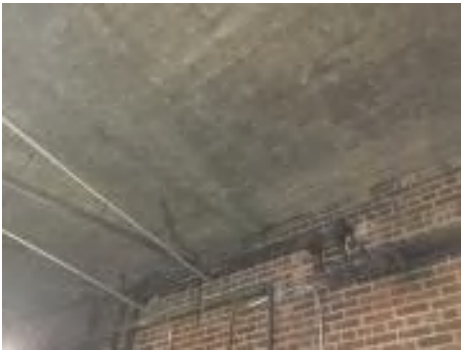
**System:** A2020 - Basement Walls



**Note:**

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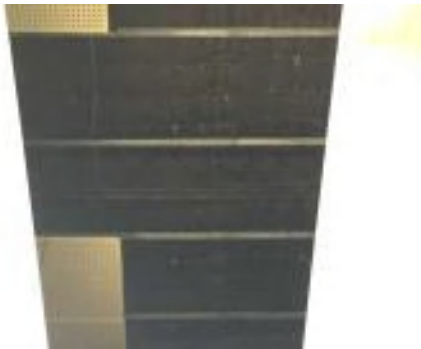
**System:** B1010 - Floor Construction



**Note:**

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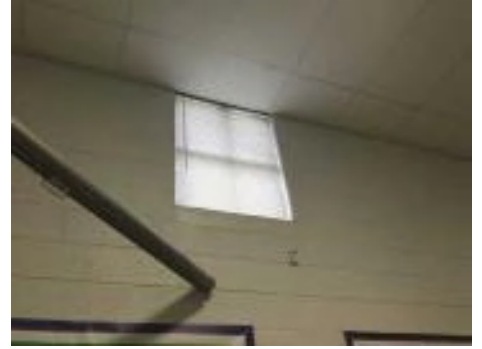
**System:** B1020 - Roof Construction



**Note:**

## Campus Assessment Report - 1951 Main

**System:** B2010 - Exterior Walls



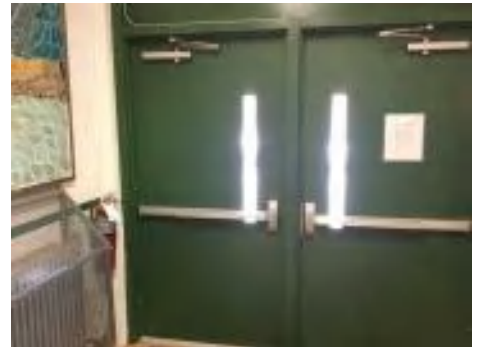
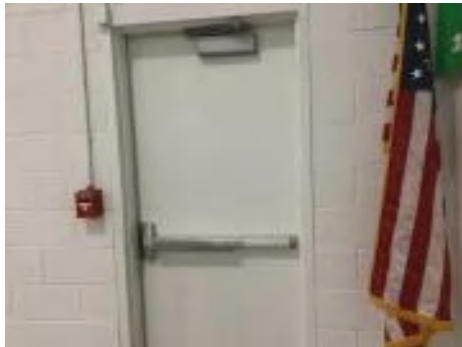
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



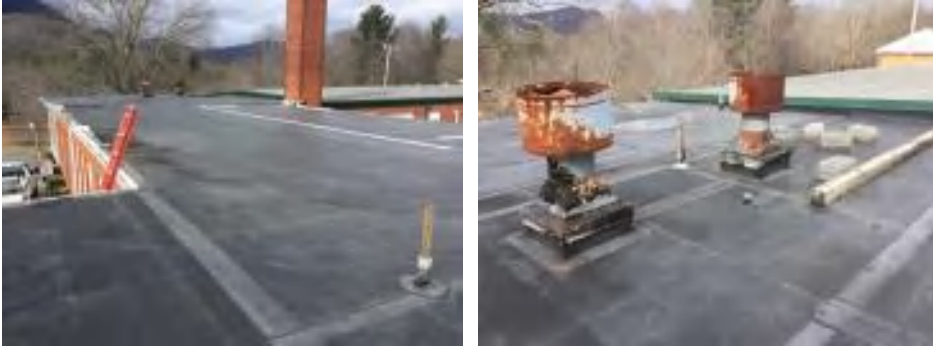
**Note:**



## Campus Assessment Report - 1951 Main

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**System:** B3010120 - Single Ply Membrane



**Note:**

**System:** B3010130 - Preformed Metal Roofing



**Note:**

**System:** B3010140 - Asphalt Shingles

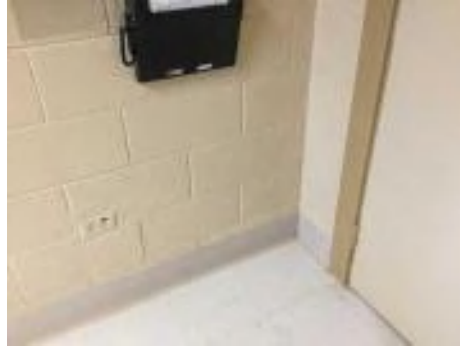


**Note:**

## Campus Assessment Report - 1951 Main

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**System:** C1010 - Partitions



**Note:**

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**System:** C1020 - Interior Doors



**Note:**

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**System:** C1030 - Fittings

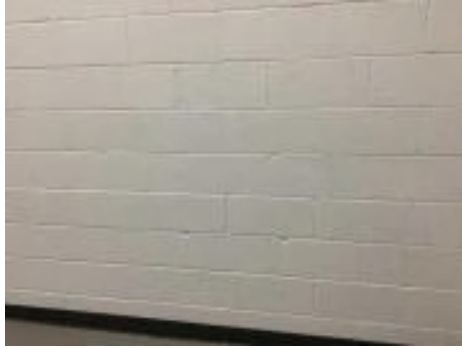
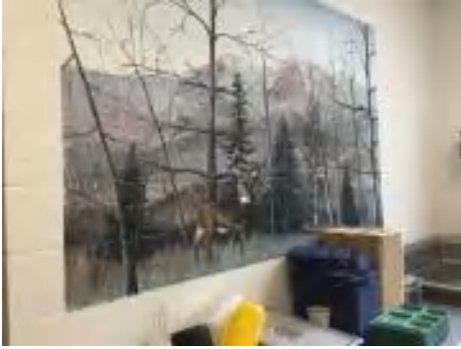


**Note:**



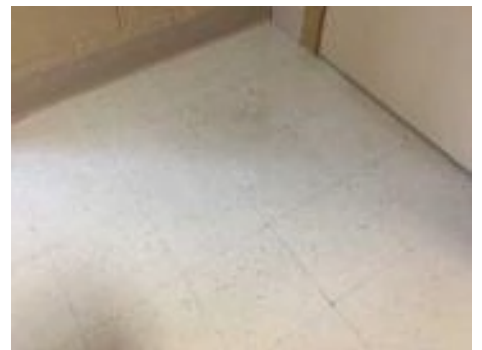
# Campus Assessment Report - 1951 Main

**System:** C3010 - Wall Finishes



**Note:**

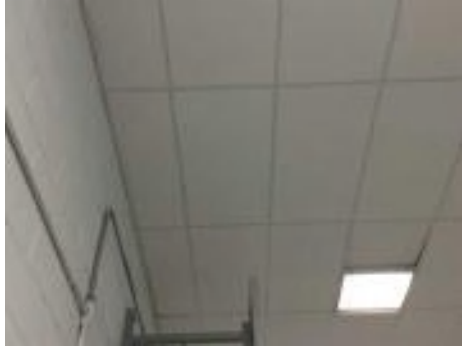
**System:** C3020 - Floor Finishes



**Note:**

## Campus Assessment Report - 1951 Main

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 1951 Main

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2090 - Other Plumbing Systems -Nat Gas



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**



## Campus Assessment Report - 1951 Main

**System:** D3040 - Distribution Systems



**Note:**

**System:** D3050 - Terminal & Package Units



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

## Campus Assessment Report - 1951 Main

**System:** D5010 - Electrical Service/Distribution



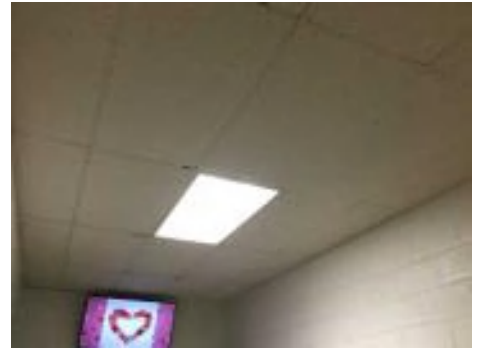
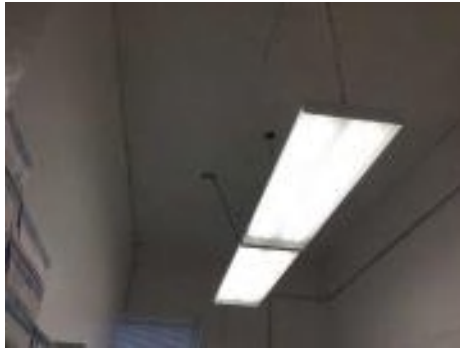
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

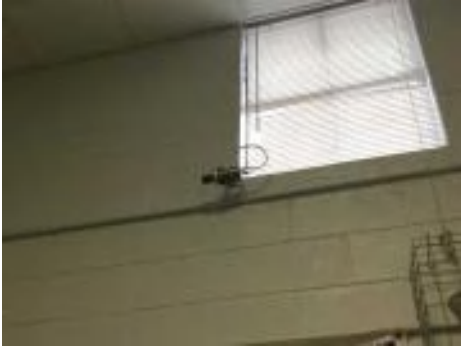
**System:** D5020 - Lighting



**Note:**

## Campus Assessment Report - 1951 Main

**System:** D5030810 - Security & Detection Systems



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

## Campus Assessment Report - 1951 Main

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**System:** D5090 - Other Electrical Systems



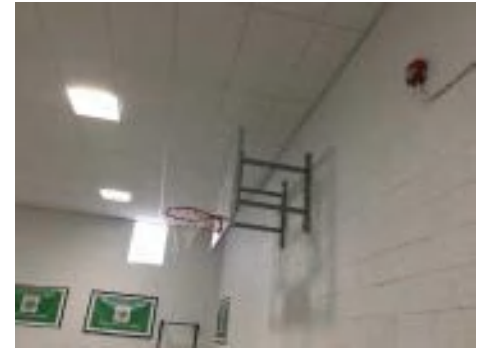
**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

**System:** E1090 - Other Equipment



**Note:**



## Campus Assessment Report - 1951 Main

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**System:** E2010 - Fixed Furnishings



**Note:**



## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$1,140,293</b>	<b>\$258,891</b>	<b>\$0</b>	<b>\$253,625</b>	<b>\$0</b>	<b>\$73,952</b>	<b>\$789,335</b>	<b>\$0</b>	<b>\$98,452</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,614,549</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$28,698	\$0	\$0	\$0	\$0	\$28,698
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010120 - Single Ply Membrane</b>	\$47,743	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,743
<b>B3010130 - Preformed Metal Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$0	\$23,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,640
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$69,466	\$0	\$0	\$0	\$0	\$69,466
<b>C1030 - Fittings</b>	\$223,272	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$223,272

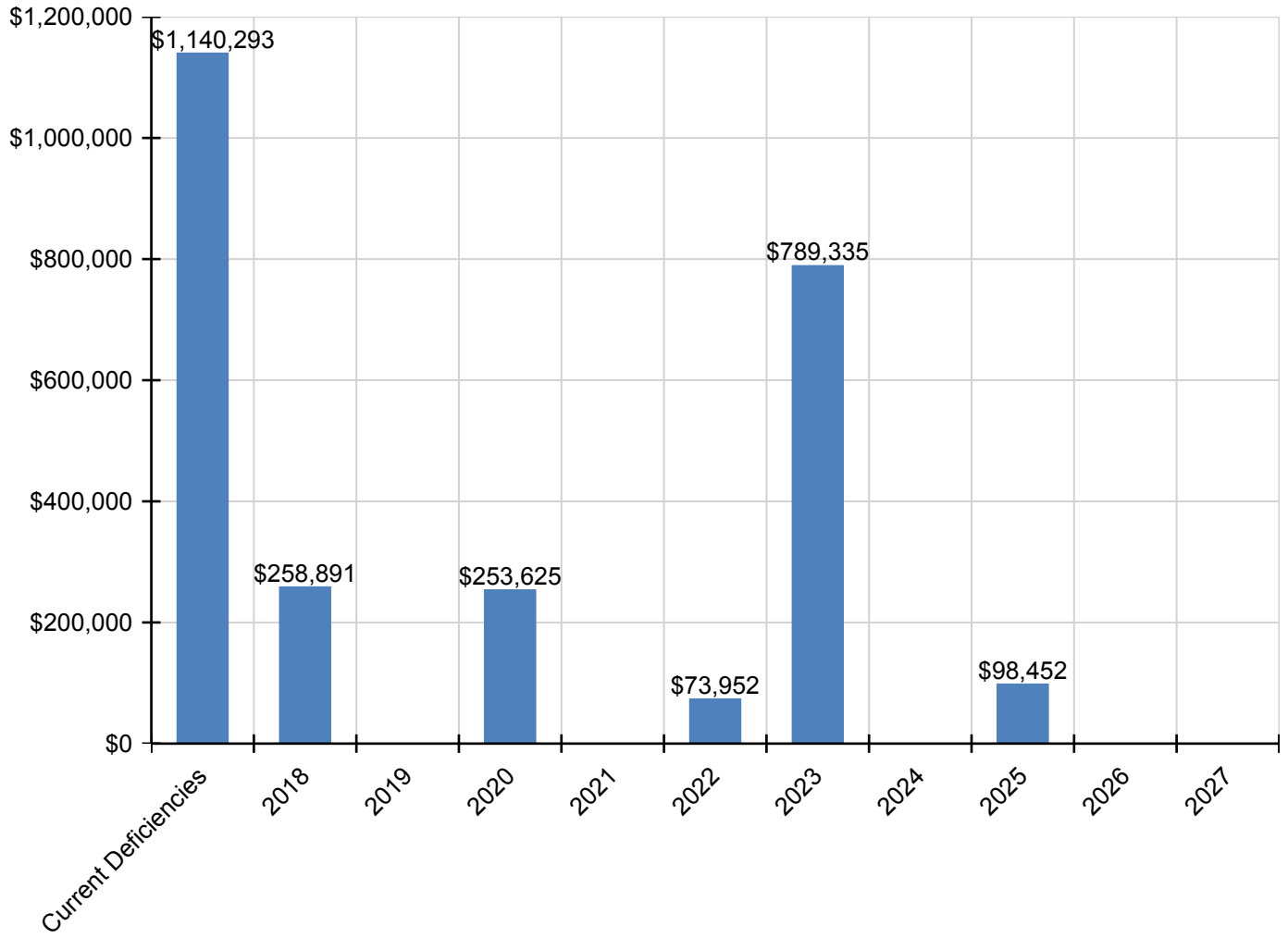
# Campus Assessment Report - 1951 Main

C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$73,952	\$0	\$0	\$0	\$0	\$0	\$73,952
C3020 - Floor Finishes	\$260,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,559
C3030 - Ceiling Finishes	\$0	\$258,891	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$258,891
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$314,072	\$0	\$0	\$0	\$0	\$314,072
D2020 - Domestic Water Distribution	\$22,237	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,237
D2030 - Sanitary Waste	\$35,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,265
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$140,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,612
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$181,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$181,386
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$48,599	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,599
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$99,057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,057
D4020 - Standpipes	\$15,499	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,499
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$38,859	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,859
D5020 - Branch Wiring	\$116,802	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,802
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$325,068	\$0	\$0	\$0	\$0	\$325,068
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,452	\$0	\$0	\$98,452
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$6,739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,739
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$52,032	\$0	\$0	\$0	\$0	\$52,032
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$133,649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,649

*\* Indicates non-renewable system*

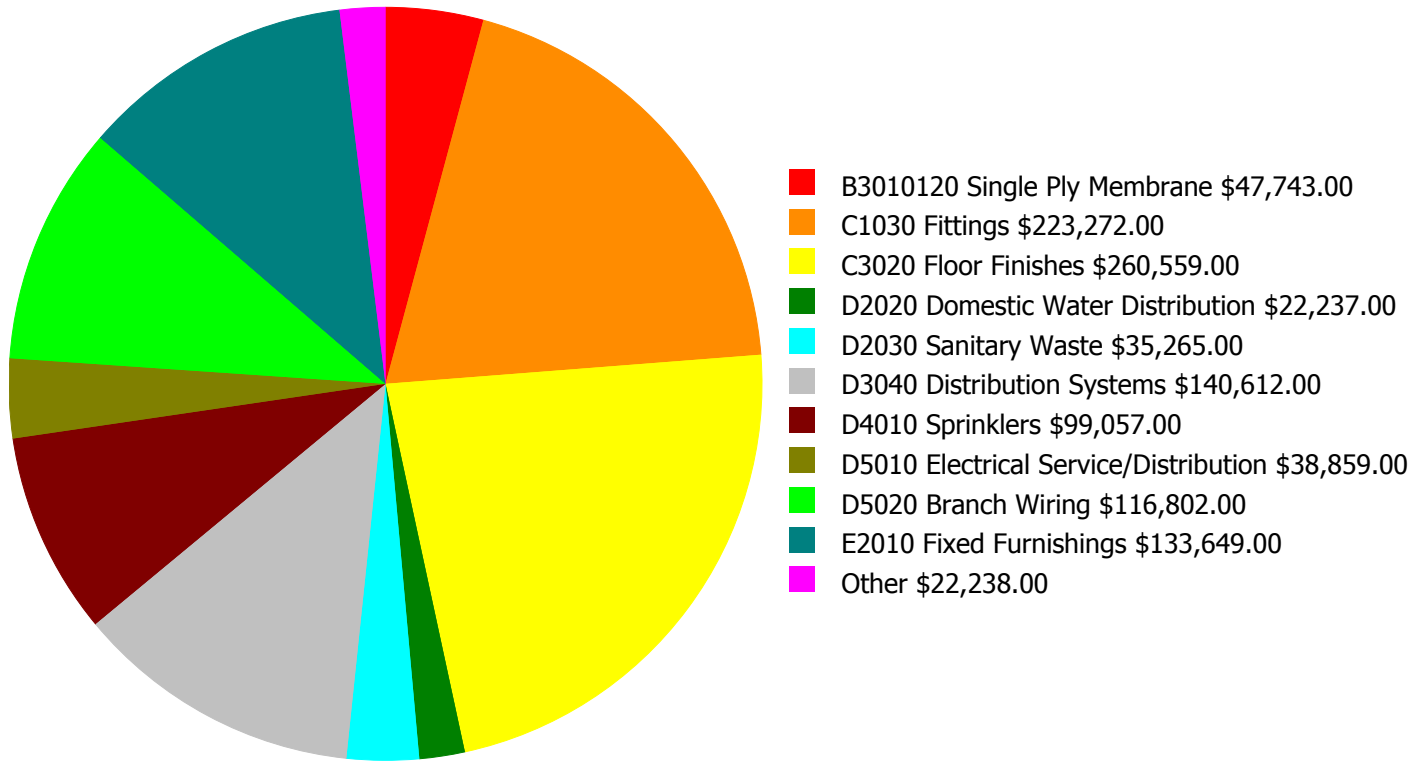
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



### Deficiency Summary by System

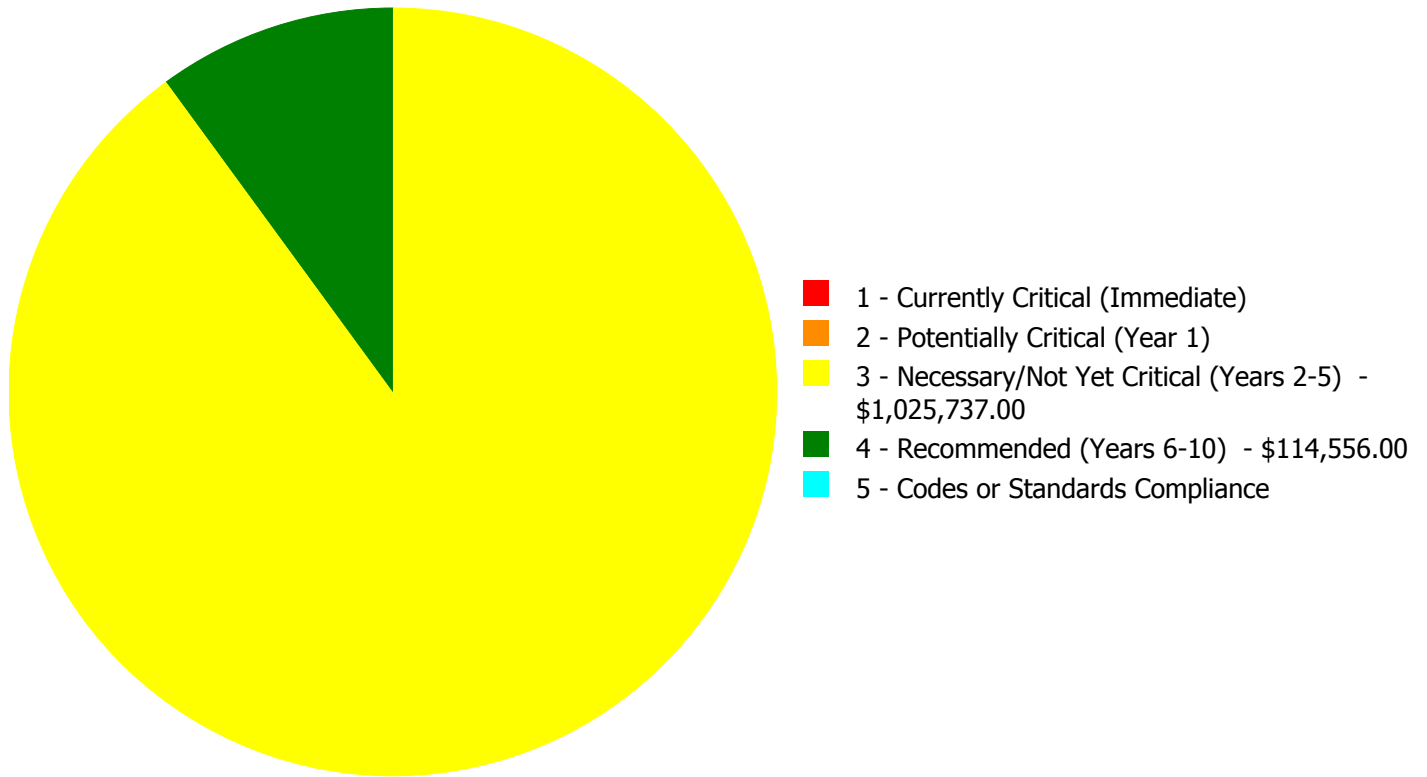
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$1,140,293.00**

## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$1,140,293.00**

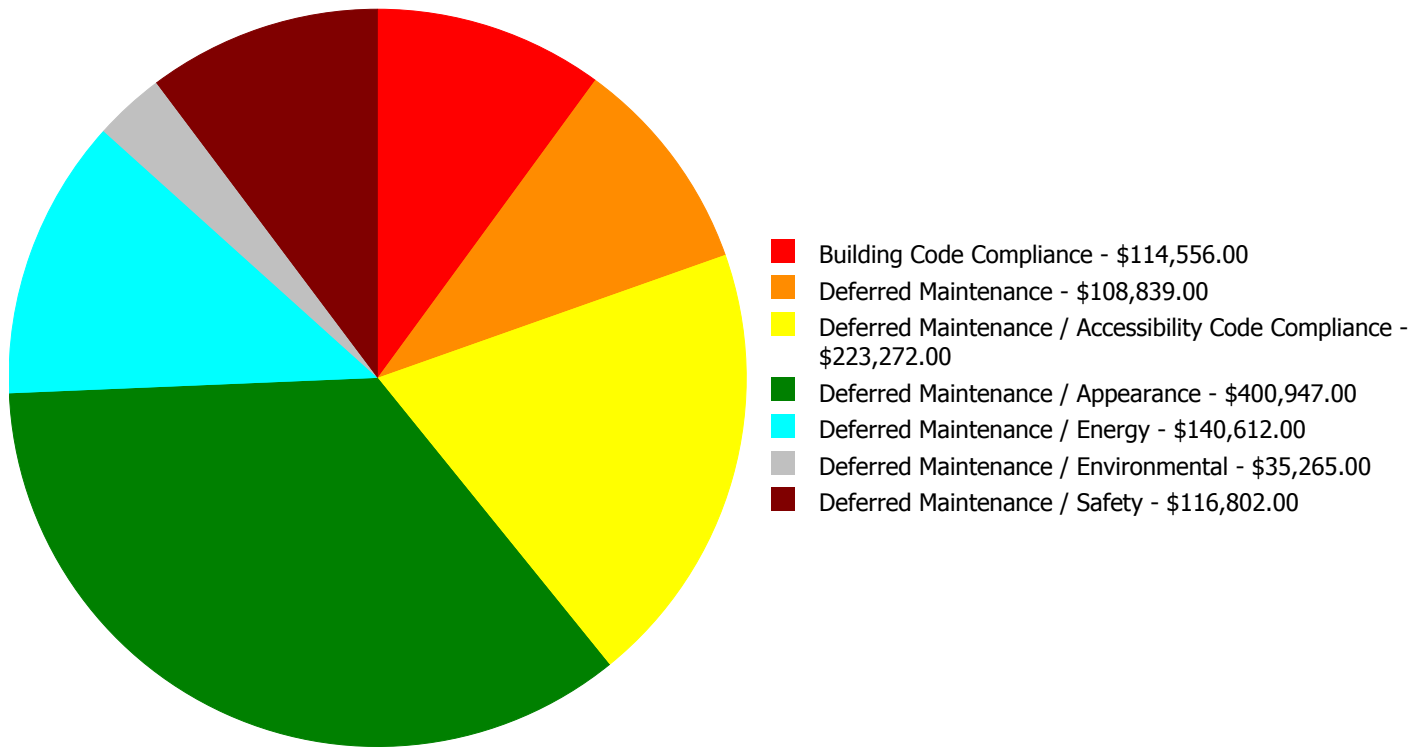
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$47,743.00	\$0.00	\$0.00	\$47,743.00
C1030	Fittings	\$0.00	\$0.00	\$223,272.00	\$0.00	\$0.00	\$223,272.00
C3020	Floor Finishes	\$0.00	\$0.00	\$260,559.00	\$0.00	\$0.00	\$260,559.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$22,237.00	\$0.00	\$0.00	\$22,237.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$35,265.00	\$0.00	\$0.00	\$35,265.00
D3040	Distribution Systems	\$0.00	\$0.00	\$140,612.00	\$0.00	\$0.00	\$140,612.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$99,057.00	\$0.00	\$99,057.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$15,499.00	\$0.00	\$15,499.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$38,859.00	\$0.00	\$0.00	\$38,859.00
D5020	Branch Wiring	\$0.00	\$0.00	\$116,802.00	\$0.00	\$0.00	\$116,802.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$6,739.00	\$0.00	\$0.00	\$6,739.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$133,649.00	\$0.00	\$0.00	\$133,649.00
	<b>Total:</b>	\$0.00	\$0.00	\$1,025,737.00	\$114,556.00	\$0.00	\$1,140,293.00

## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$1,140,293.00**



## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 3 - Necessary/Not Yet Critical (Years 2-5):

#### System: B3010120 - Single Ply Membrane



**Location:** Cafeteria  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 4,560.00  
**Unit of Measure:** S.F.  
**Estimate:** \$47,743.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/30/2017

**Notes:** The EPDM adhered roof coverings are aging, showing signs of failure and should be replaced.

#### System: C1030 - Fittings



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Accessibility Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 20,420.00  
**Unit of Measure:** S.F.  
**Estimate:** \$223,272.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/30/2017

**Notes:** The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

**System: C3020 - Floor Finishes**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 20,420.00  
**Unit of Measure:** S.F.  
**Estimate:** \$260,559.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/30/2017

**Notes:** The original flooring is in poor conditions, with different areas bubbling or separating from the substrate, and should be replaced.  
The quarry tile in the kitchen spaces is aged, chipped, cracked, patched, worn and should be replaced.  
The VCT flooring is aged, cracked, worn, and should be replaced. Some ACM remains.

---

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 20,420.00  
**Unit of Measure:** S.F.  
**Estimate:** \$22,237.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/30/2017

**Notes:** The domestic water distribution system is aged and should be replaced.

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Environmental  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 20,420.00  
**Unit of Measure:** S.F.  
**Estimate:** \$35,265.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/30/2017

**Notes:** The sanitary waste system is aged, has reported periodic failures, and should be replaced.

---

**System: D3040 - Distribution Systems**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 20,420.00  
**Unit of Measure:** S.F.  
**Estimate:** \$140,612.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/30/2017

**Notes:** The steam and hot water supply distribution system is aged, in marginal condition, and should be replaced.

---

**System: D5010 - Electrical Service/Distribution**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 20,420.00  
**Unit of Measure:** S.F.  
**Estimate:** \$38,859.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/30/2017

**Notes:** The original electrical distribution system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

---

**System: D5020 - Branch Wiring**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 20,420.00  
**Unit of Measure:** S.F.  
**Estimate:** \$116,802.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/30/2017

**Notes:** The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.

---

**System: E1020 - Institutional Equipment**



**Location:** Stage  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 20,420.00  
**Unit of Measure:** S.F.  
**Estimate:** \$6,739.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/30/2017

**Notes:** Theater equipment is aging and worn and should be replaced.

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 20,420.00  
**Unit of Measure:** S.F.  
**Estimate:** \$133,649.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/30/2017

**Notes:** The fixed furnishings are aged, in marginal condition, and should be replaced.

---

**Priority 4 - Recommended (Years 6-10):**

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 20,420.00  
**Unit of Measure:** S.F.  
**Estimate:** \$99,057.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/30/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

---

**System: D4020 - Standpipes**

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 20,420.00  
**Unit of Measure:** S.F.  
**Estimate:** \$15,499.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/30/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

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## Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	200
Year Built:	1968
Last Renovation:	
Replacement Value:	\$31,352
Repair Cost:	\$2,693.00
Total FCI:	8.59 %
Total RSLI:	38.81 %
FCA Score:	91.41



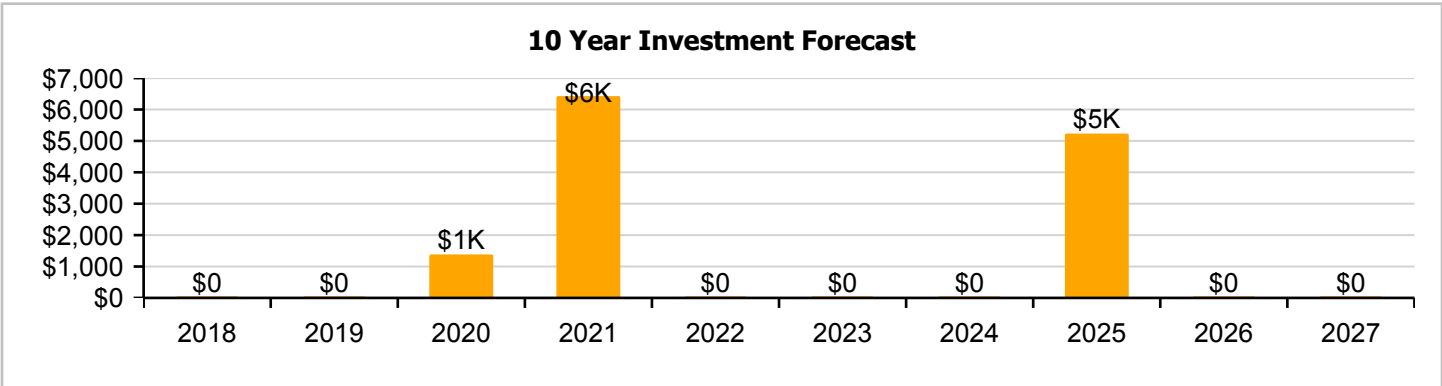
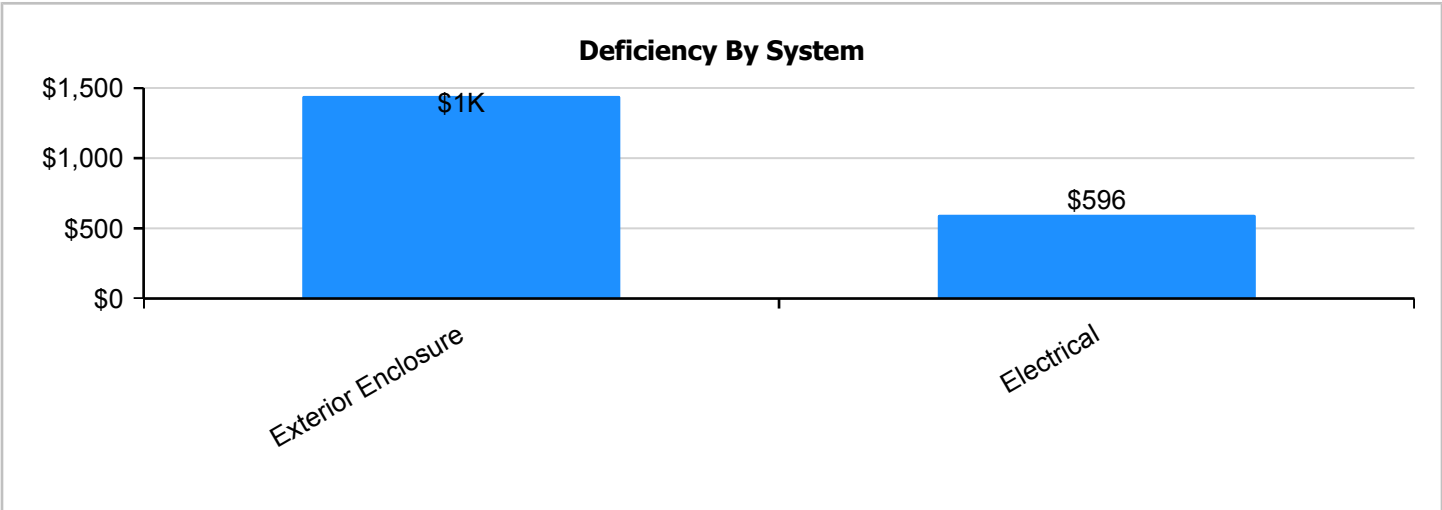
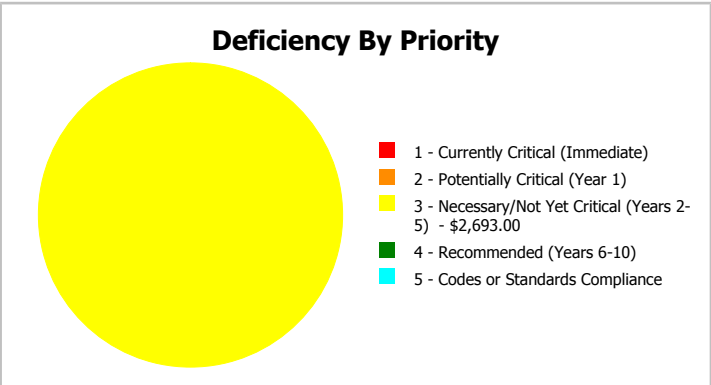
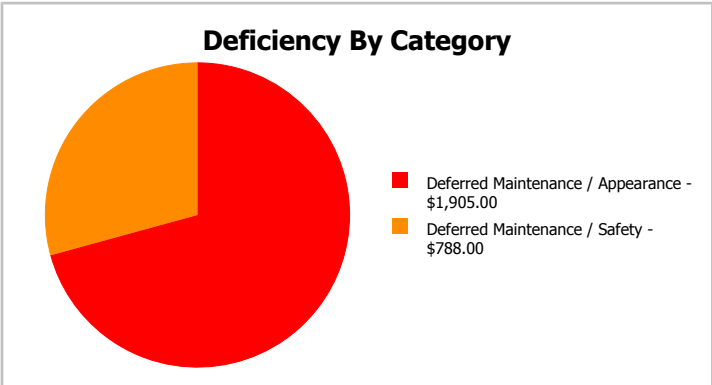
### Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	200
Year Built:	1968	Last Renovation:	
Repair Cost:	\$2,693	Replacement Value:	\$31,352
FCI:	8.59 %	RSLI%:	38.81 %





## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	51.00 %	0.00 %	\$0.00
B10 - Superstructure	51.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	39.51 %	24.77 %	\$1,905.00
B30 - Roofing	15.00 %	0.00 %	\$0.00
C30 - Interior Finishes	27.32 %	0.00 %	\$0.00
D50 - Electrical	31.55 %	29.94 %	\$788.00
<b>Totals:</b>	<b>38.81 %</b>	<b>8.59 %</b>	<b>\$2,693.00</b>

**Photo Album**

The photo album consists of the various cardinal directions of the building..

1). North Elevation - Feb 01, 2017



2). East Elevation - Feb 01, 2017



3). West Elevation - Feb 01, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	200	100	1968	2068		51.00 %	0.00 %	51			\$4,026
A1030	Slab on Grade	\$19.75	S.F.	200	100	1968	2068		51.00 %	0.00 %	51			\$3,950
B1020	Roof Construction	\$16.26	S.F.	200	100	1968	2068		51.00 %	0.00 %	51			\$3,252
B2010	Exterior Walls	\$29.79	S.F.	200	100	1968	2068		51.00 %	0.00 %	51			\$5,958
B2030	Exterior Doors	\$8.66	S.F.	200	30	1968	1998		0.00 %	109.99 %	-19		\$1,905.00	\$1,732
B3010140	Asphalt Shingles	\$4.32	S.F.	200	20	2000	2020		15.00 %	0.00 %	3			\$864
C3010	Wall Finishes	\$5.11	S.F.	200	10	1968	1978	2021	40.00 %	0.00 %	4			\$1,022
C3020	Floor Finishes	\$20.82	S.F.	200	20	1968	1988	2021	20.00 %	0.00 %	4			\$4,164
C3030	Ceiling Finishes	\$18.76	S.F.	200	25	2000	2025		32.00 %	0.00 %	8			\$3,752
D5020	Branch Wiring	\$3.58	S.F.	200	30	1968	1998		0.00 %	110.06 %	-19		\$788.00	\$716
D5020	Lighting	\$9.58	S.F.	200	30	2000	2030		43.33 %	0.00 %	13			\$1,916
<b>Total</b>									<b>38.81 %</b>	<b>8.59 %</b>			<b>\$2,693.00</b>	<b>\$31,352</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

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**System:** B2010 - Exterior Walls



**Note:**

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**System:** B2030 - Exterior Doors



**Note:**

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**System:** B3010140 - Asphalt Shingles



**Note:**

## Campus Assessment Report - 1968 Pump House

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**System:** C3010 - Wall Finishes



**Note:**

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**System:** C3020 - Floor Finishes



**Note:**

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**System:** C3030 - Ceiling Finishes



**Note:**

## Campus Assessment Report - 1968 Pump House

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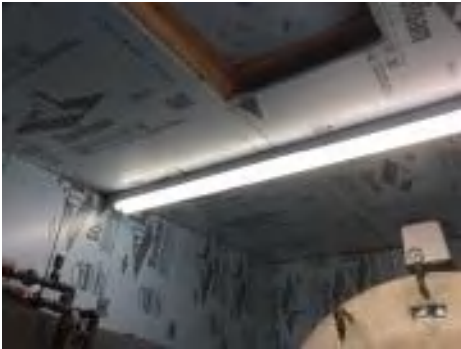
**System:** D5020 - Branch Wiring



**Note:**

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**System:** D5020 - Lighting



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

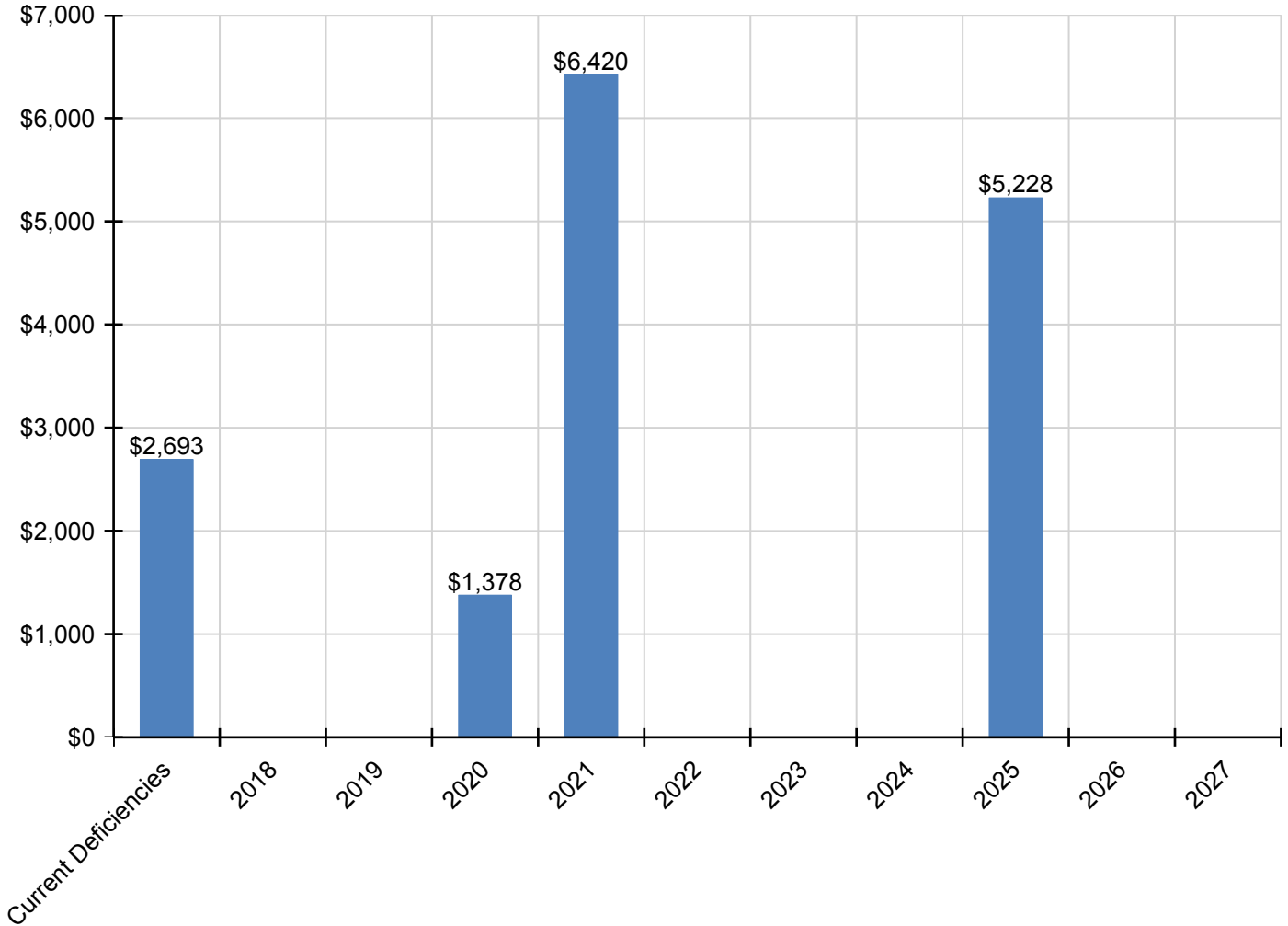
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$2,693</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,378</b>	<b>\$6,420</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,228</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,719</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$1,905	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,905
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$0	\$1,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,378
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$1,265	\$0	\$0	\$0	\$0	\$0	\$0	\$1,265
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$5,155	\$0	\$0	\$0	\$0	\$0	\$0	\$5,155
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,228	\$0	\$0	\$5,228
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D50 - Electrical</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5020 - Branch Wiring</b>	\$788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$788
<b>D5020 - Lighting</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

*\* Indicates non-renewable system*



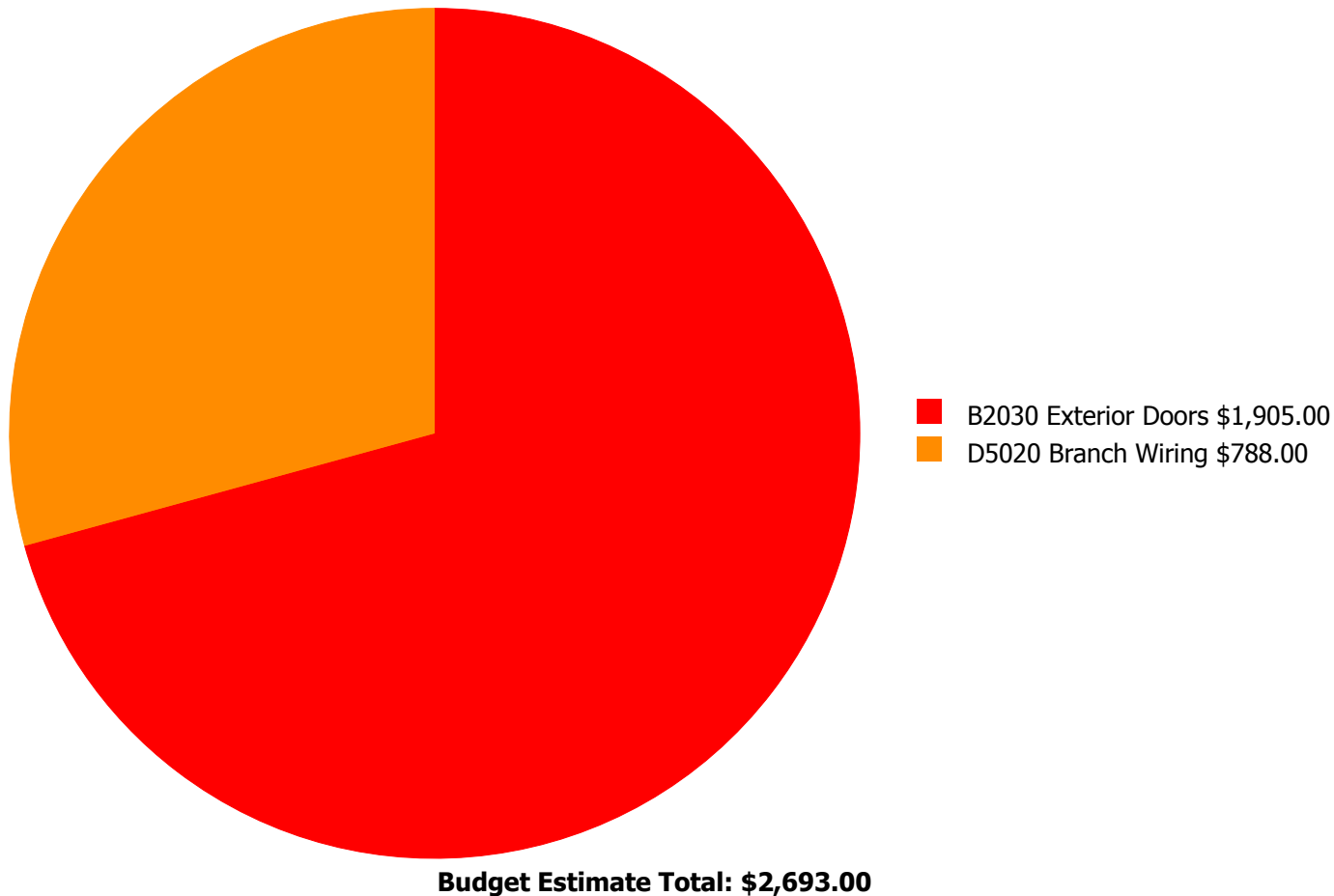
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



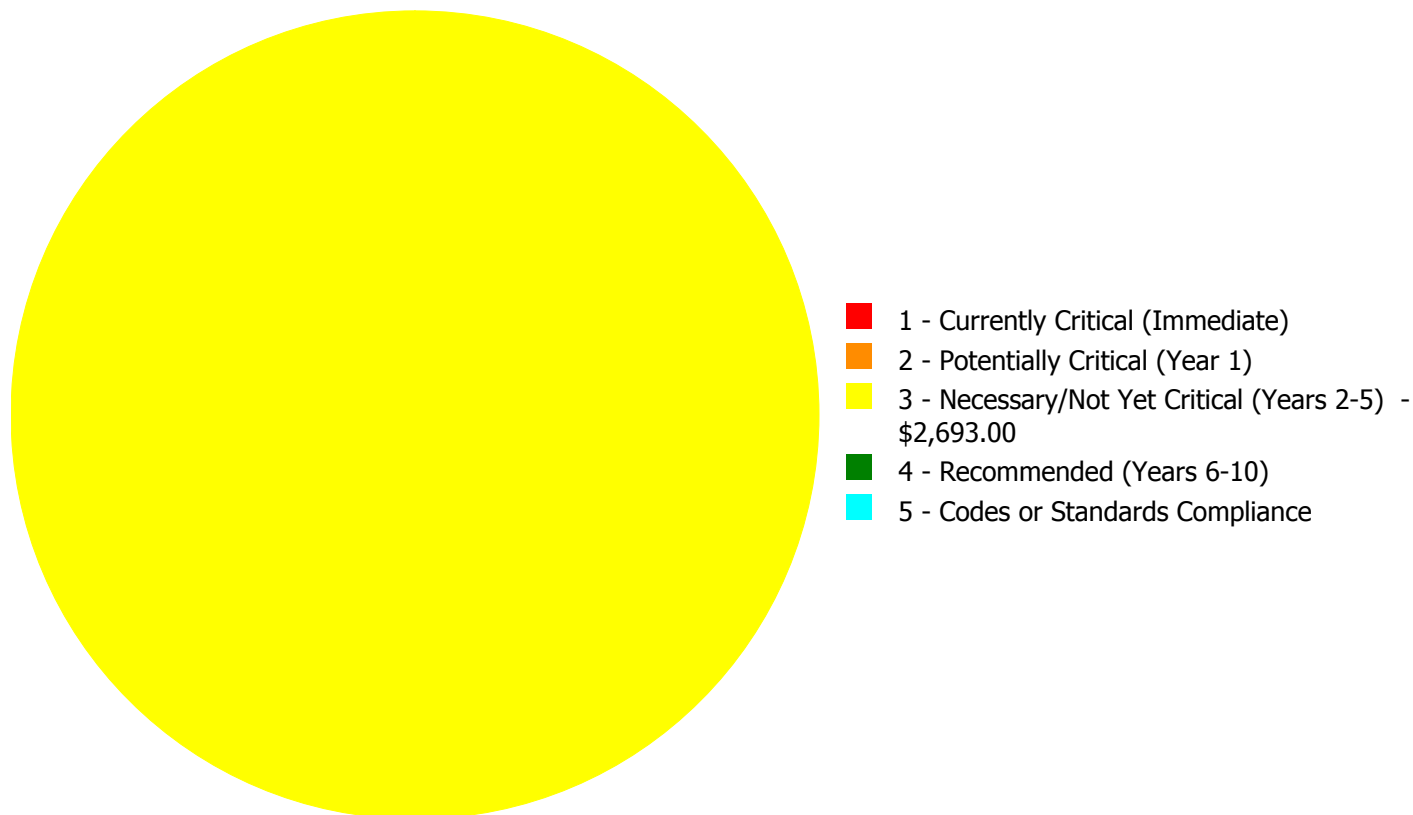
### Deficiency Summary by System

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



## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$2,693.00**

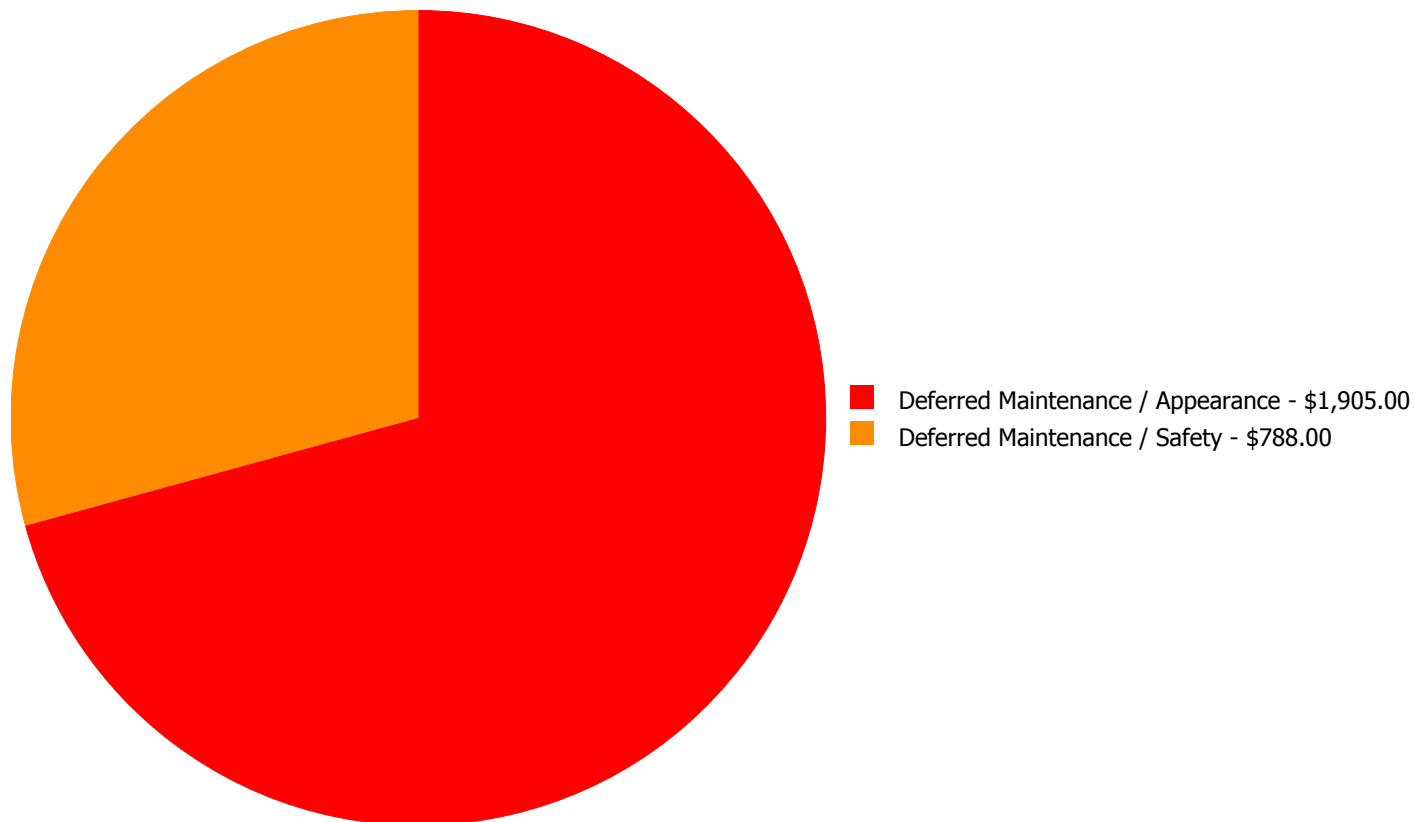
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$1,905.00	\$0.00	\$0.00	\$1,905.00
D5020	Branch Wiring	\$0.00	\$0.00	\$788.00	\$0.00	\$0.00	\$788.00
	<b>Total:</b>	\$0.00	\$0.00	\$2,693.00	\$0.00	\$0.00	\$2,693.00

### Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$2,693.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 3 - Necessary/Not Yet Critical (Years 2-5):

#### System: B2030 - Exterior Doors



**Location:** Entry  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 200.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,905.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/30/2017

**Notes:** The original exterior doors are aged, rusted, and should be replaced.

#### System: D5020 - Branch Wiring



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 200.00  
**Unit of Measure:** S.F.  
**Estimate:** \$788.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/30/2017

**Notes:** The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.

## Executive Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	2,124
Year Built:	2000
Last Renovation:	
Replacement Value:	\$381,241
Repair Cost:	\$11,916.00
Total FCI:	3.13 %
Total RSLI:	48.25 %
FCA Score:	96.87



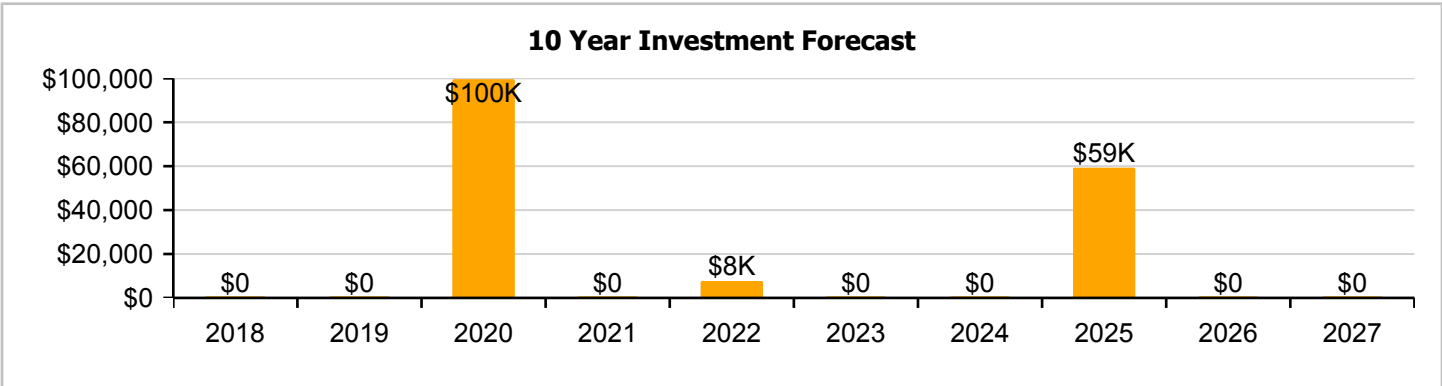
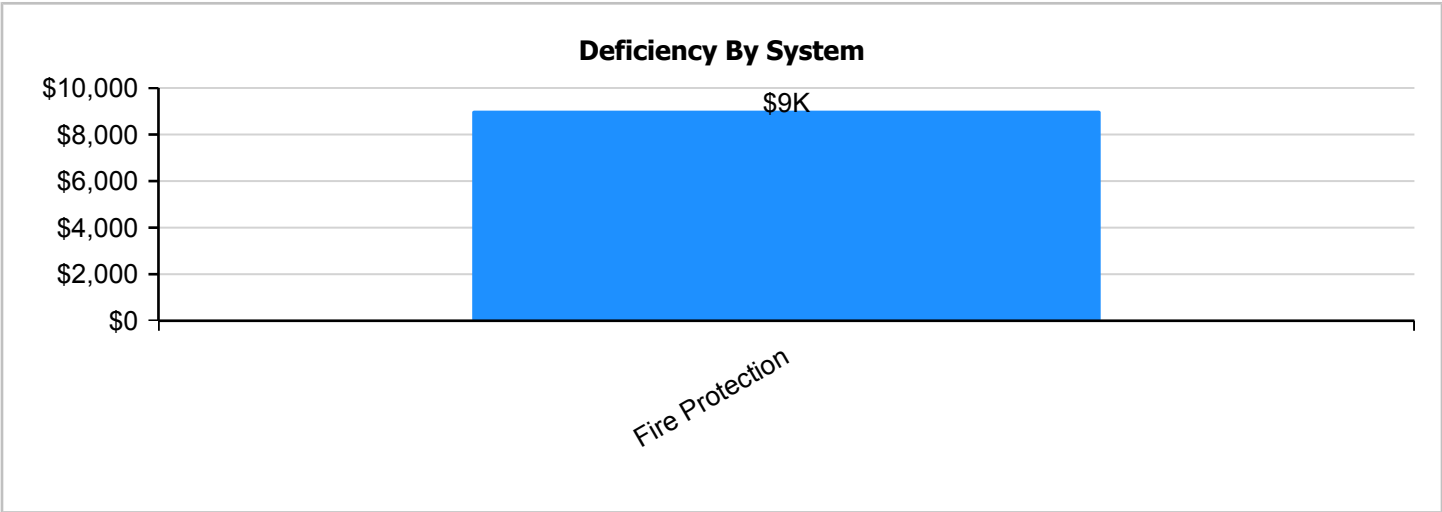
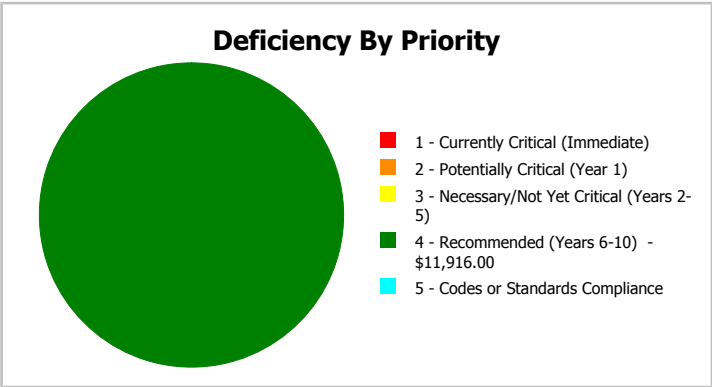
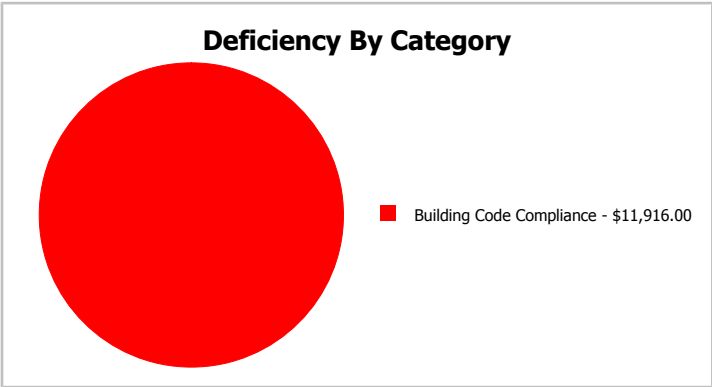
### Description:

The narrative for this building is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	2,124
Year Built:	2000	Last Renovation:	
Repair Cost:	\$11,916	Replacement Value:	\$381,241
FCI:	3.13 %	RSLI%:	48.25 %





## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	83.00 %	0.00 %	\$0.00
B10 - Superstructure	83.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	62.16 %	0.00 %	\$0.00
B30 - Roofing	15.00 %	0.00 %	\$0.00
C10 - Interior Construction	47.27 %	0.00 %	\$0.00
C30 - Interior Finishes	26.30 %	0.00 %	\$0.00
D20 - Plumbing	43.33 %	0.00 %	\$0.00
D30 - HVAC	37.11 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$11,916.00
D50 - Electrical	54.07 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>48.25 %</b>	<b>3.13 %</b>	<b>\$11,916.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

1). East Elevation - Feb 01, 2017



2). North Elevation - Feb 01, 2017



3). North Elevation - Feb 01, 2017



### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

# Campus Assessment Report - 2000 Classrooms

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	2,124	100	2000	2100		83.00 %	0.00 %	83			\$10,365
A1030	Slab on Grade	\$8.61	S.F.	2,124	100	2000	2100		83.00 %	0.00 %	83			\$18,288
B1010	Floor Construction	\$1.66	S.F.	2,124	100	2000	2100		83.00 %	0.00 %	83			\$3,526
B1020	Roof Construction	\$16.08	S.F.	2,124	100	2000	2100		83.00 %	0.00 %	83			\$34,154
B2010	Exterior Walls	\$9.61	S.F.	2,124	100	2000	2100		83.00 %	0.00 %	83			\$20,412
B2020	Exterior Windows	\$9.57	S.F.	2,124	30	2000	2030		43.33 %	0.00 %	13			\$20,327
B2030	Exterior Doors	\$1.07	S.F.	2,124	30	2000	2030		43.33 %	0.00 %	13			\$2,273
B3010120	Single Ply Membrane	\$6.98	S.F.	2,124	20	2000	2020		15.00 %	0.00 %	3			\$14,826
C1010	Partitions	\$11.01	S.F.	2,124	75	2000	2075		77.33 %	0.00 %	58			\$23,385
C1020	Interior Doors	\$2.59	S.F.	2,124	30	2000	2030		43.33 %	0.00 %	13			\$5,501
C1030	Fittings	\$9.94	S.F.	2,124	20	2000	2020		15.00 %	0.00 %	3			\$21,113
C3010	Wall Finishes	\$2.84	S.F.	2,124	10	2012	2022		50.00 %	0.00 %	5			\$6,032
C3020	Floor Finishes	\$11.60	S.F.	2,124	20	2000	2020		15.00 %	0.00 %	3			\$24,638
C3030	Ceiling Finishes	\$11.19	S.F.	2,124	25	2000	2025		32.00 %	0.00 %	8			\$23,768
D2010	Plumbing Fixtures	\$11.71	S.F.	2,124	30	2000	2030		43.33 %	0.00 %	13			\$24,872
D2040	Rain Water Drainage	\$1.41	S.F.	2,124	30	2000	2030		43.33 %	0.00 %	13			\$2,995
D3020	Heat Generating Systems	\$5.19	S.F.	2,124	30	2000	2030		43.33 %	0.00 %	13			\$11,024
D3030	Cooling Generating Systems	\$5.37	S.F.	2,124	25	2000	2025		32.00 %	0.00 %	8			\$11,406
D3040	Distribution Systems	\$6.26	S.F.	2,124	30	2000	2030		43.33 %	0.00 %	13			\$13,296
D3060	Controls & Instrumentation	\$1.98	S.F.	2,124	20	2000	2020		15.00 %	0.00 %	3			\$4,206
D4010	Sprinklers	\$4.41	S.F.	2,124	30			2017	0.00 %	110.00 %	0		\$10,304.00	\$9,367
D4020	Standpipes	\$0.69	S.F.	2,124	30			2017	0.00 %	109.96 %	0		\$1,612.00	\$1,466
D5010	Electrical Service/Distribution	\$1.73	S.F.	2,124	40	2000	2040		57.50 %	0.00 %	23			\$3,675
D5020	Branch Wiring	\$5.20	S.F.	2,124	30	2000	2030		43.33 %	0.00 %	13			\$11,045
D5020	Lighting	\$12.12	S.F.	2,124	30	2000	2030		43.33 %	0.00 %	13			\$25,743
D5030810	Security & Detection Systems	\$1.91	S.F.	2,124	15	2013	2028		73.33 %	0.00 %	11			\$4,057
D5030910	Fire Alarm Systems	\$3.46	S.F.	2,124	15	2010	2025		53.33 %	0.00 %	8			\$7,349
D5030920	Data Communication	\$4.47	S.F.	2,124	15	2015	2030		86.67 %	0.00 %	13			\$9,494
E2010	Fixed Furnishings	\$5.95	S.F.	2,124	20	2000	2020		15.00 %	0.00 %	3			\$12,638
<b>Total</b>									<b>48.25 %</b>	<b>3.13 %</b>			<b>\$11,916.00</b>	<b>\$381,241</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** B2010 - Exterior Walls



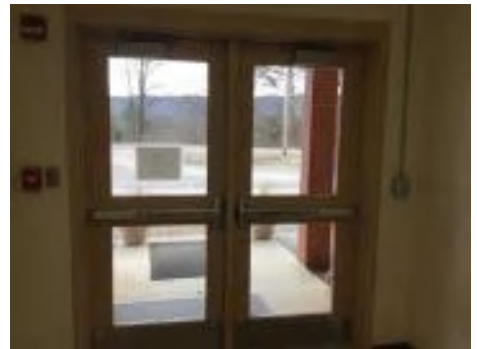
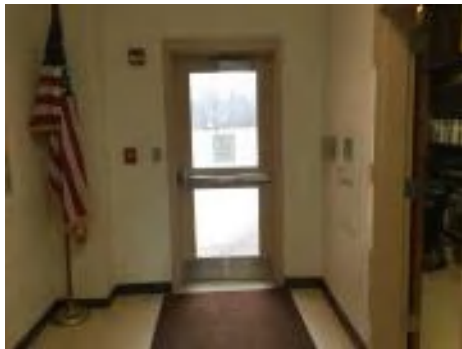
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 2000 Classrooms

**System:** B3010120 - Single Ply Membrane



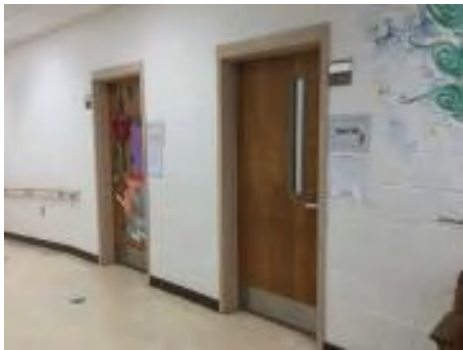
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**

## Campus Assessment Report - 2000 Classrooms

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**System:** C1030 - Fittings



**Note:**

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**System:** C3010 - Wall Finishes



**Note:**

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**System:** C3020 - Floor Finishes



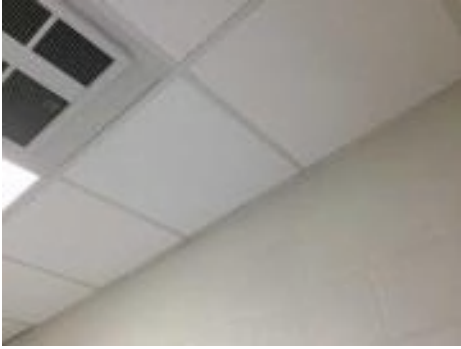
**Note:**



## Campus Assessment Report - 2000 Classrooms

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**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**



## Campus Assessment Report - 2000 Classrooms

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**System:** D3020 - Heat Generating Systems



**Note:**

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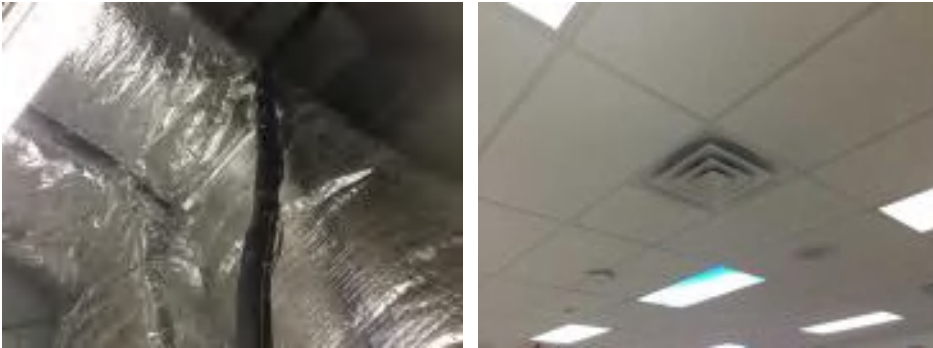
**System:** D3030 - Cooling Generating Systems



**Note:**

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**System:** D3040 - Distribution Systems



**Note:**

## Campus Assessment Report - 2000 Classrooms

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**System:** D3060 - Controls & Instrumentation



**Note:**

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**System:** D5010 - Electrical Service/Distribution



**Note:**

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**System:** D5020 - Branch Wiring

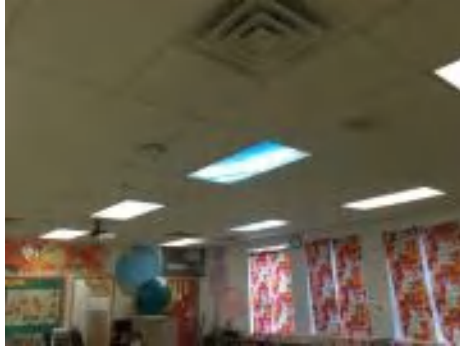


**Note:**

## Campus Assessment Report - 2000 Classrooms

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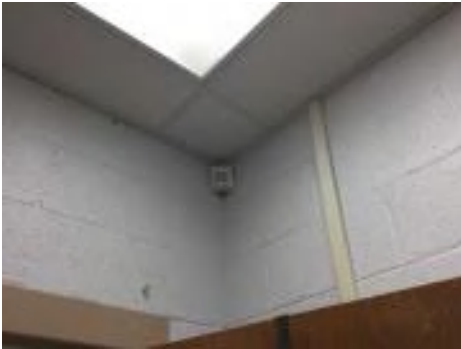
**System:** D5020 - Lighting



**Note:**

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**System:** D5030810 - Security & Detection Systems



**Note:**

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**System:** D5030910 - Fire Alarm Systems



**Note:**

## Campus Assessment Report - 2000 Classrooms

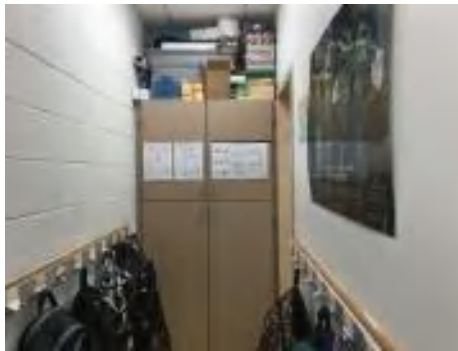
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**System:** D5030920 - Data Communication



**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$11,916</b>	<b>\$0</b>	<b>\$0</b>	<b>\$99,539</b>	<b>\$0</b>	<b>\$7,692</b>	<b>\$0</b>	<b>\$0</b>	<b>\$59,252</b>	<b>\$0</b>	<b>\$0</b>	<b>\$178,398</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010120 - Single Ply Membrane</b>	\$0	\$0	\$0	\$24,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,300
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$25,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,377
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$7,692	\$0	\$0	\$0	\$0	\$0	\$7,692
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$29,615	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,615
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,118	\$0	\$0	\$33,118
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

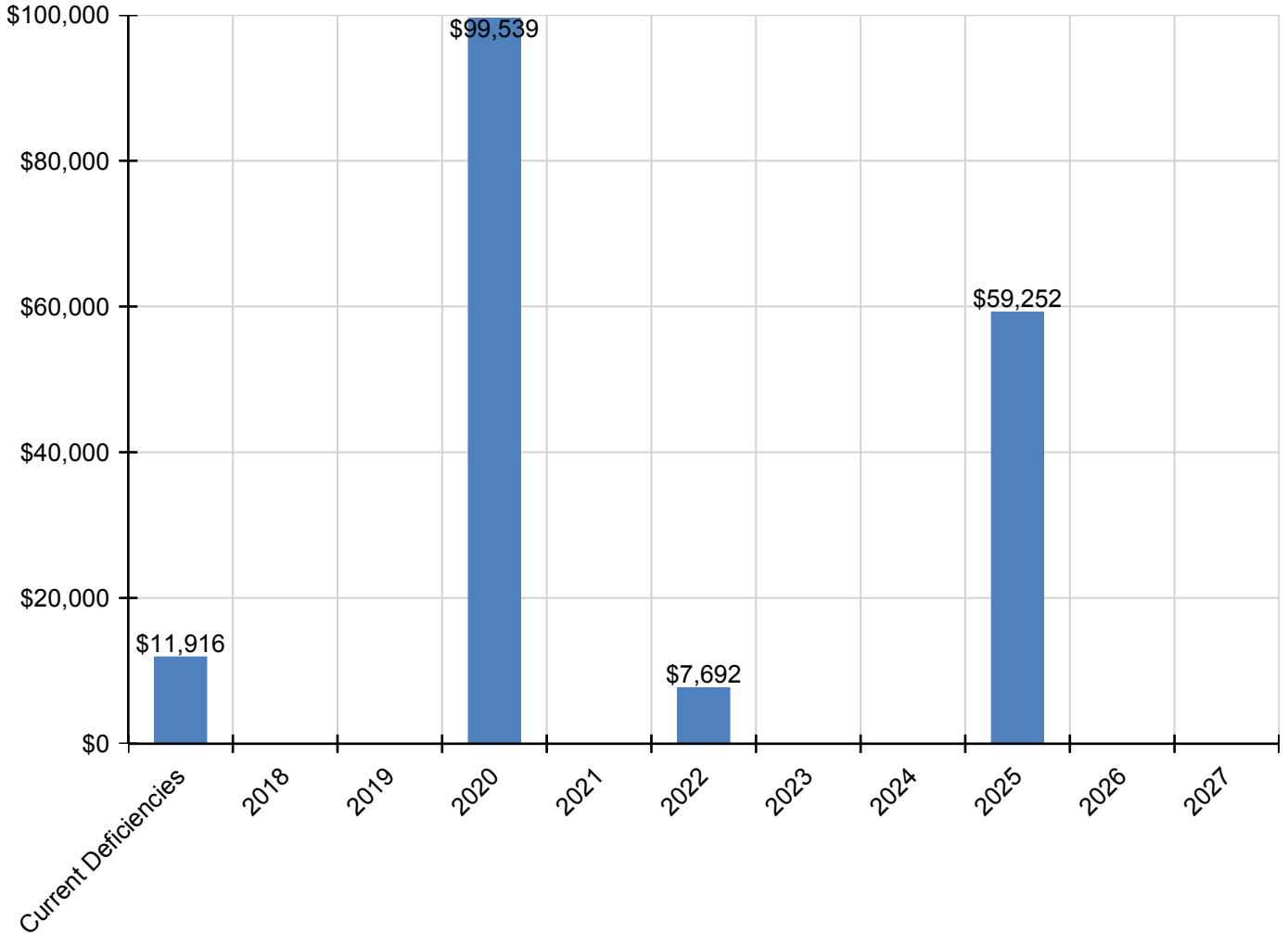
## Campus Assessment Report - 2000 Classrooms

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,893	\$0	\$0	\$15,893
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$5,055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,055
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$10,304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,304
D4020 - Standpipes	\$1,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,612
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,241	\$0	\$0	\$10,241
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$15,191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,191

\* Indicates non-renewable system

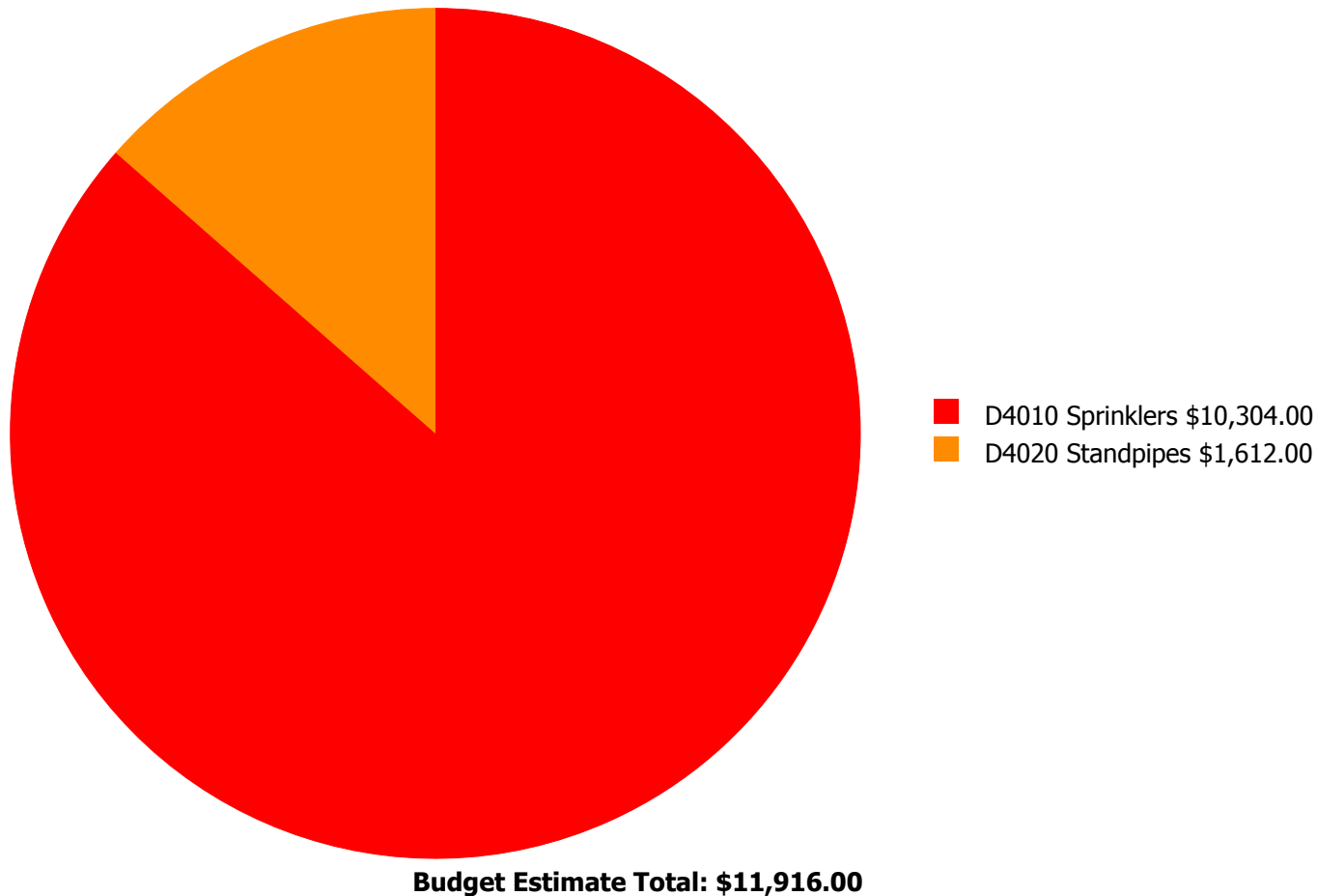
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



### Deficiency Summary by System

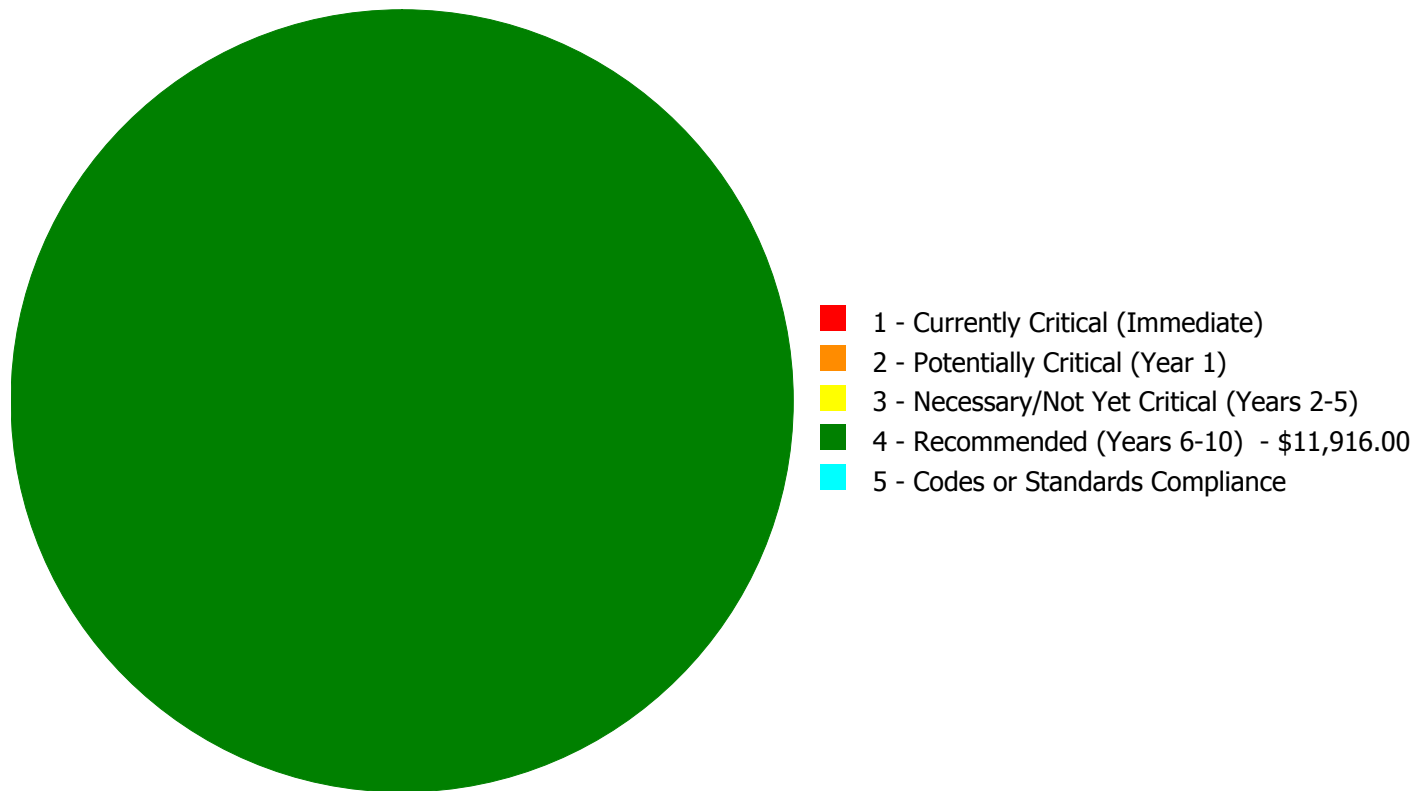
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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





## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$11,916.00**

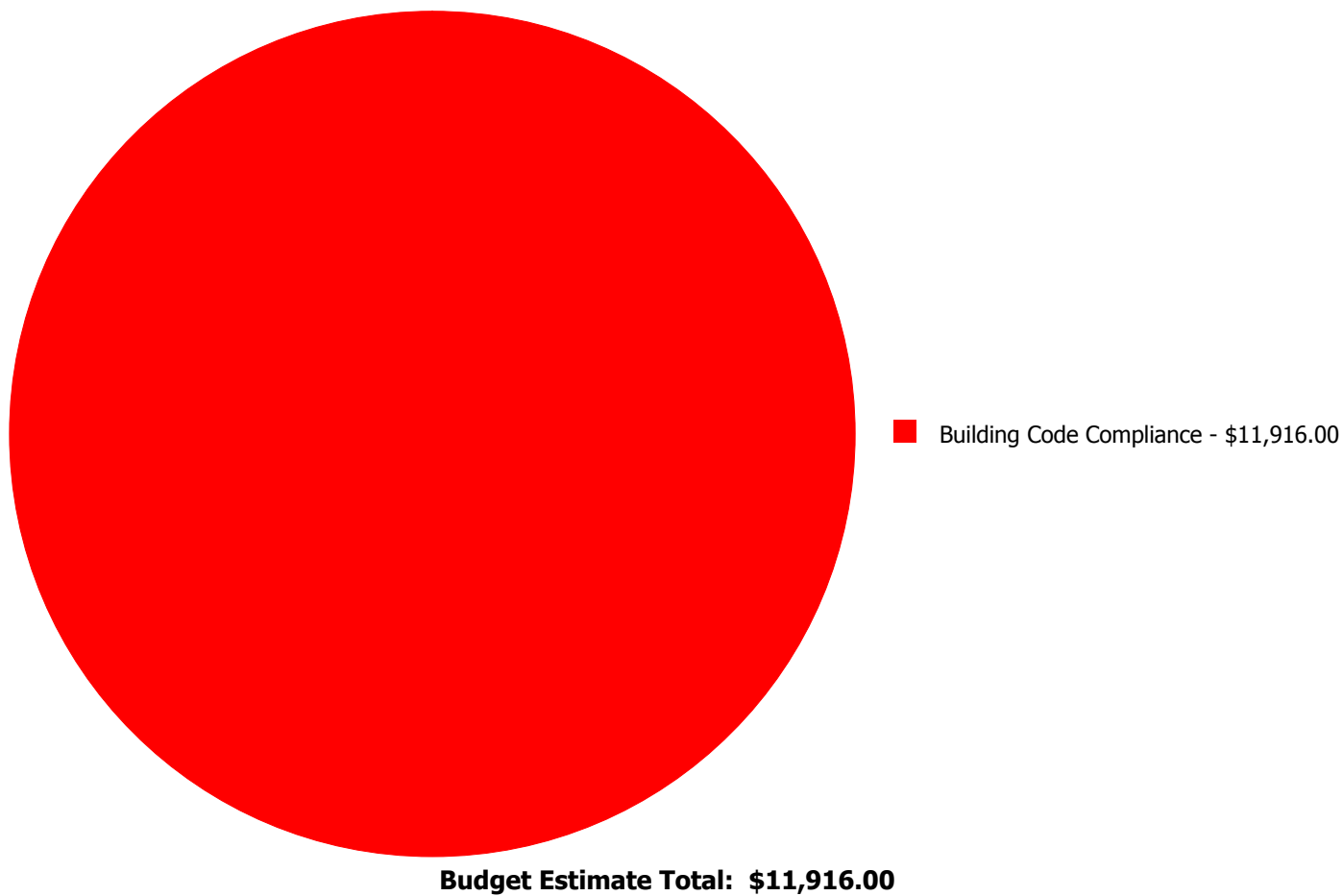
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$10,304.00	\$0.00	\$10,304.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$1,612.00	\$0.00	\$1,612.00
	<b>Total:</b>	\$0.00	\$0.00	\$0.00	\$11,916.00	\$0.00	\$11,916.00

## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 4 - Recommended (Years 6-10):

#### System: D4010 - Sprinklers

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 2,124.00  
**Unit of Measure:** S.F.  
**Estimate:** \$10,304.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/30/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

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#### System: D4020 - Standpipes

This deficiency has no image.

**Location:** Throughout  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 2,124.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,612.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/30/2017

**Notes:** A Sprinkler system is missing and is recommended to be provided to comply with current codes.

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**Executive Summary**

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

Following are the cost model's system details for this facility. The **Replacement Value** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	22,744
Year Built:	1951
Last Renovation:	
Replacement Value:	\$668,902
Repair Cost:	\$200,897.00
Total FCI:	30.03 %
Total RSLI:	11.05 %
FCA Score:	69.97



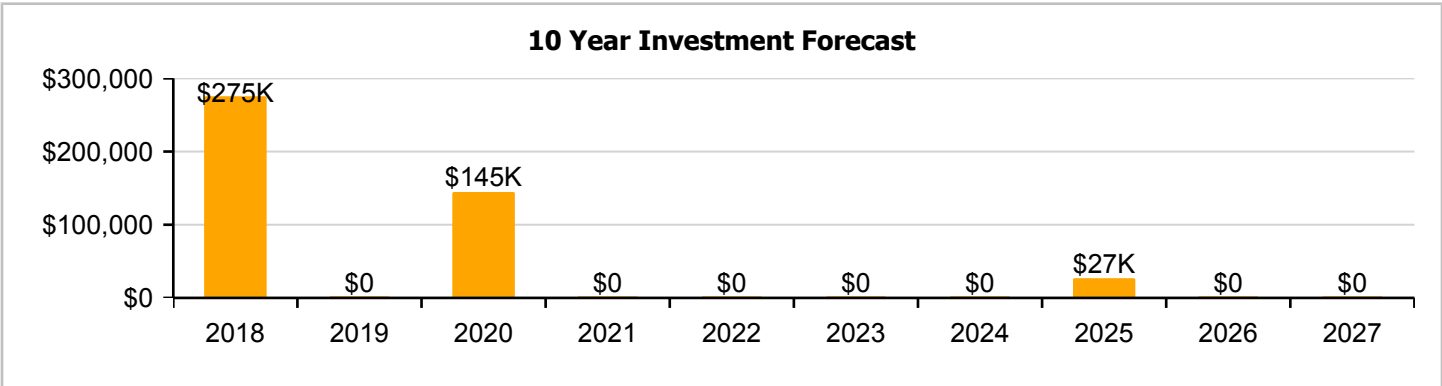
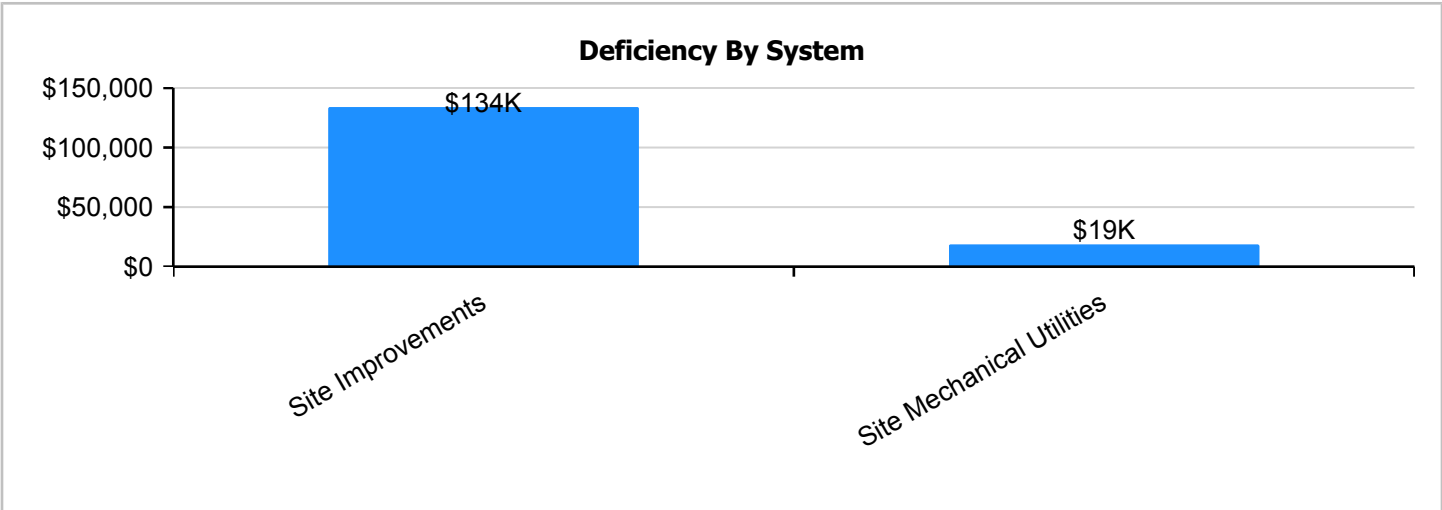
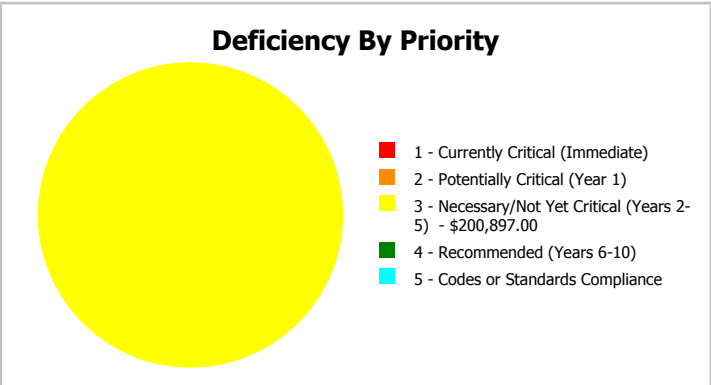
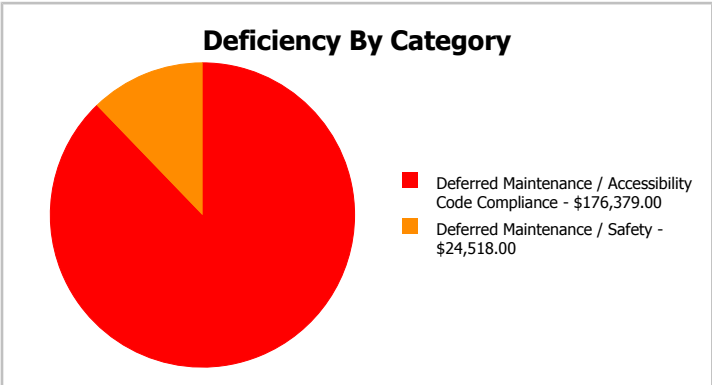
**Description:**

The narrative for this site is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	22,744
Year Built:	1951	Last Renovation:	
Repair Cost:	\$200,897	Replacement Value:	\$668,902
FCI:	30.03 %	RSLI%:	11.05 %



## Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	12.63 %	50.23 %	\$176,379.00
G30 - Site Mechanical Utilities	1.79 %	11.58 %	\$24,518.00
G40 - Site Electrical Utilities	24.29 %	0.00 %	\$0.00
<b>Totals:</b>	<b>11.05 %</b>	<b>30.03 %</b>	<b>\$200,897.00</b>

## Photo Album

The photo album consists of the various cardinal directions of the building..

- 1). Aerial Image of South Toe Elementary School - Feb 24, 2017





### Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II. The columns in the System Listing table represent the following:

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price \$: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency \$: The financial investment to repair/replace system to address deficiency.
15. Replacement Value \$: The replacement cost of the system.

## System Listing

The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to confirm the forecast next replacement year. The system listing is the basis for all data contained in the Building Assessment Report.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	22,744	25	1951	1976		0.00 %	110.00 %	-41		\$95,320.00	\$86,655
G2020	Parking Lots	\$1.33	S.F.	22,744	25	1951	1976		0.00 %	110.00 %	-41		\$33,274.00	\$30,250
G2030	Pedestrian Paving	\$1.91	S.F.	22,744	30	1951	1981		0.00 %	110.00 %	-36		\$47,785.00	\$43,441
G2040105	Fence & Guardrails	\$1.23	S.F.	22,744	30	2000	2030		43.33 %	0.00 %	13			\$27,975
G2040950	Hard Surface Play Area	\$0.75	S.F.	22,744	20	2000	2020		15.00 %	0.00 %	3			\$17,058
G2040950	Playing Field	\$4.54	S.F.	22,744	20	2000	2020		15.00 %	0.00 %	3			\$103,258
G2050	Landscaping	\$1.87	S.F.	22,744	15	2007	2022		33.33 %	0.00 %	5			\$42,531
G3010	Water Supply	\$2.34	S.F.	22,744	50	1968	2018		2.00 %	0.00 %	1			\$53,221
G3020	Sanitary Sewer	\$1.45	S.F.	22,744	50	1968	2018		2.00 %	0.00 %	1			\$32,979
G3030	Storm Sewer	\$4.54	S.F.	22,744	50	1968	2018		2.00 %	0.00 %	1			\$103,258
G3060	Fuel Distribution	\$0.98	S.F.	22,744	40	1968	2008		0.00 %	110.00 %	-9		\$24,518.00	\$22,289
G4010	Electrical Distribution	\$2.35	S.F.	22,744	50	1968	2018		2.00 %	0.00 %	1			\$53,448
G4020	Site Lighting	\$1.47	S.F.	22,744	30	2000	2030		43.33 %	0.00 %	13			\$33,434
G4030	Site Communications & Security	\$0.84	S.F.	22,744	15	2010	2025		53.33 %	0.00 %	8			\$19,105
<b>Total</b>									<b>11.05 %</b>	<b>30.03 %</b>			<b>\$200,897.00</b>	<b>\$668,902</b>

## System Notes

The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** G2010 - Roadways



**Note:**

**System:** G2020 - Parking Lots



**Note:**

**System:** G2030 - Pedestrian Paving



**Note:**

## Campus Assessment Report - Site

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**System:** G2040105 - Fence & Guardrails



**Note:**

**System:** G2040950 - Hard Surface Play Area



**Note:**

**System:** G2040950 - Playing Field



**Note:**

## Campus Assessment Report - Site

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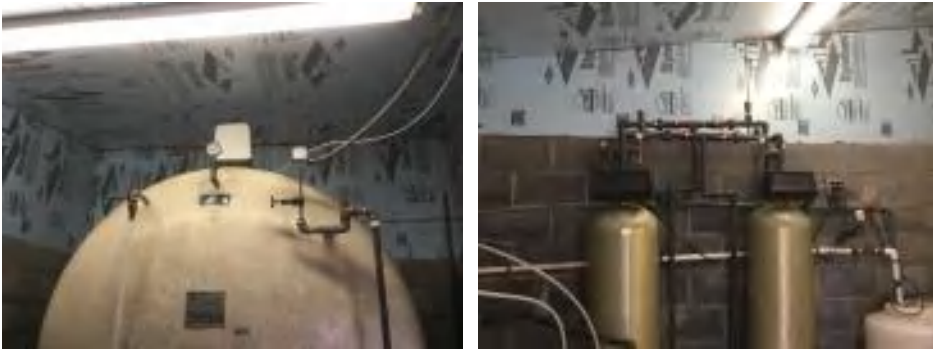
**System:** G2050 - Landscaping



**Note:**

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**System:** G3010 - Water Supply



**Note:**

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**System:** G3020 - Sanitary Sewer



**Note:**



## Campus Assessment Report - Site

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**System:** G3030 - Storm Sewer



**Note:**

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**System:** G3060 - Fuel Distribution



**Note:**

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**System:** G4010 - Electrical Distribution



**Note:**

## Campus Assessment Report - Site

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**System:** G4020 - Site Lighting



**Note:**

**System:** G4030 - Site Communications & Security



**Note:**

## Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the system listing. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or \$0) indicate no systems are scheduled for renewal in that year.

*Inflation Rate: 3%*

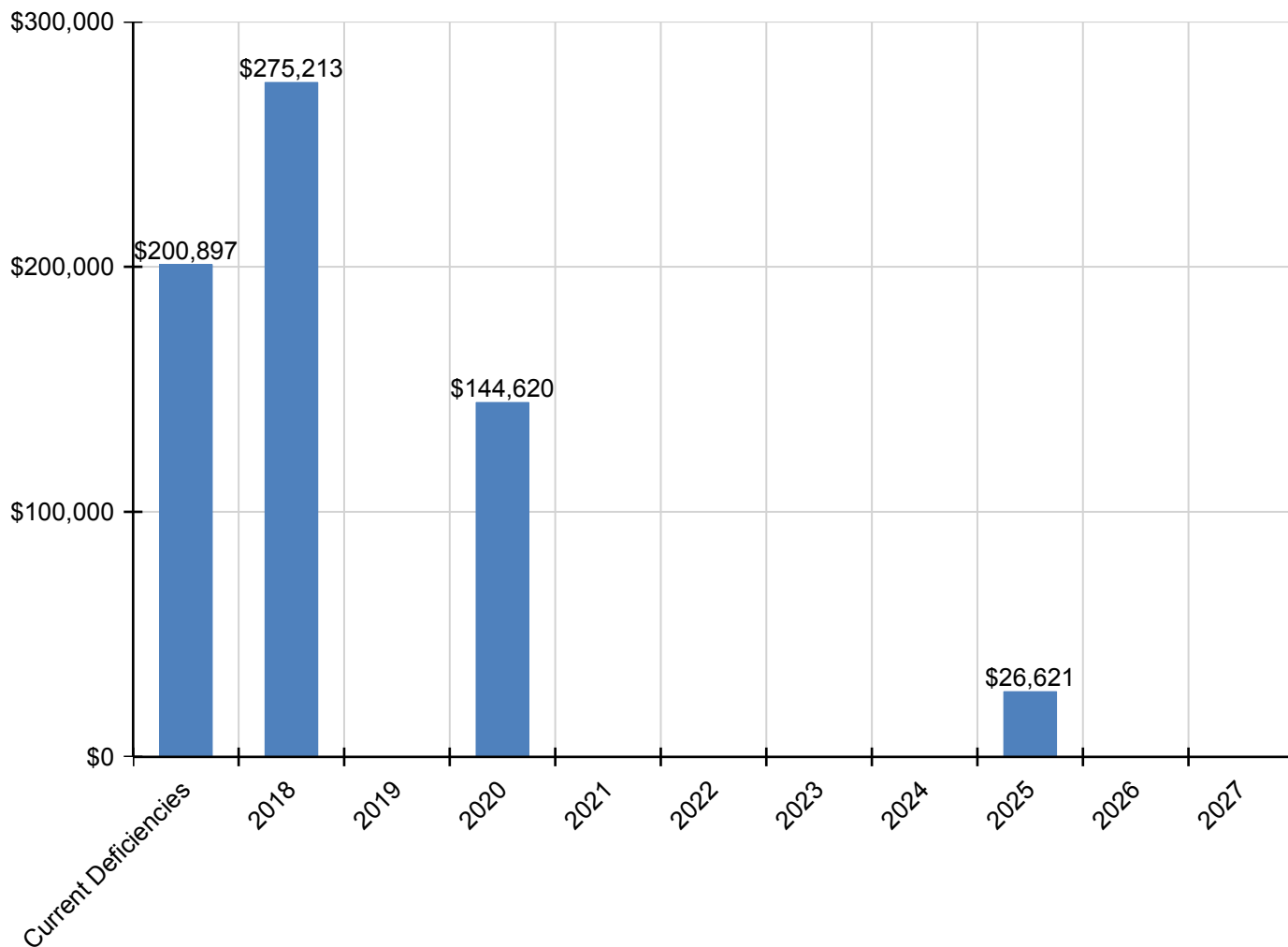
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$200,897</b>	<b>\$275,213</b>	<b>\$0</b>	<b>\$144,620</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$26,621</b>	<b>\$0</b>	<b>\$0</b>	<b>\$647,351</b>
<b>G - Building Sitework</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G20 - Site Improvements</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2010 - Roadways</b>	\$95,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,320
<b>G2020 - Parking Lots</b>	\$33,274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,274
<b>G2030 - Pedestrian Paving</b>	\$47,785	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,785
<b>G2040 - Site Development</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040105 - Fence &amp; Guardrails</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040950 - Hard Surface Play Area</b>	\$0	\$0	\$0	\$20,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,504
<b>G2040950 - Playing Field</b>	\$0	\$0	\$0	\$124,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,116
<b>* G2050 - Landscaping</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G30 - Site Mechanical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3010 - Water Supply</b>	\$0	\$60,299	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,299
<b>G3020 - Sanitary Sewer</b>	\$0	\$37,365	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,365
<b>G3030 - Storm Sewer</b>	\$0	\$116,992	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,992
<b>G3060 - Fuel Distribution</b>	\$24,518	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,518
<b>G40 - Site Electrical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G4010 - Electrical Distribution</b>	\$0	\$60,557	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,557
<b>G4020 - Site Lighting</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G4030 - Site Communications &amp; Security</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,621	\$0	\$0	\$26,621

*\* Indicates non-renewable system*



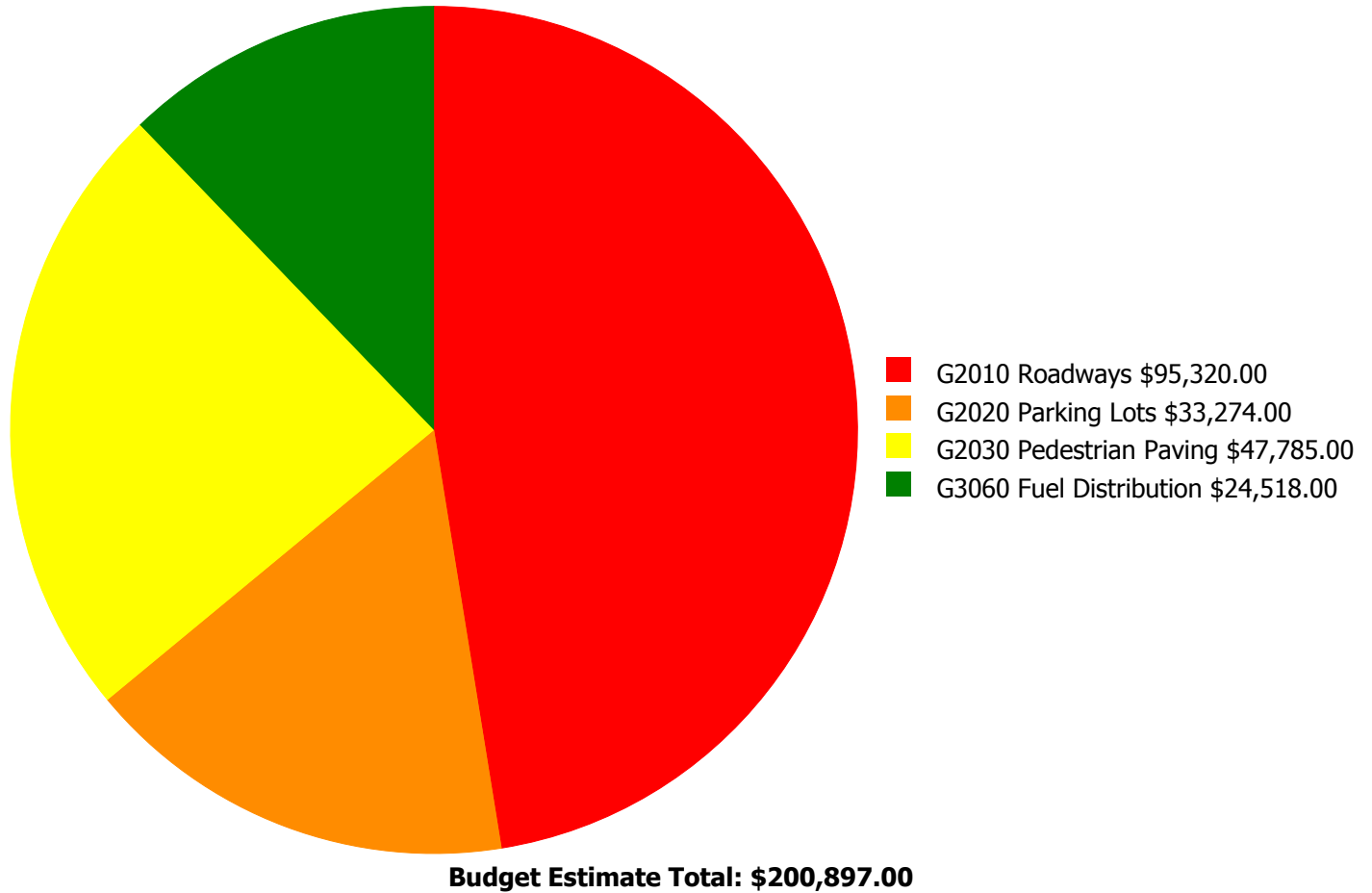
## Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.



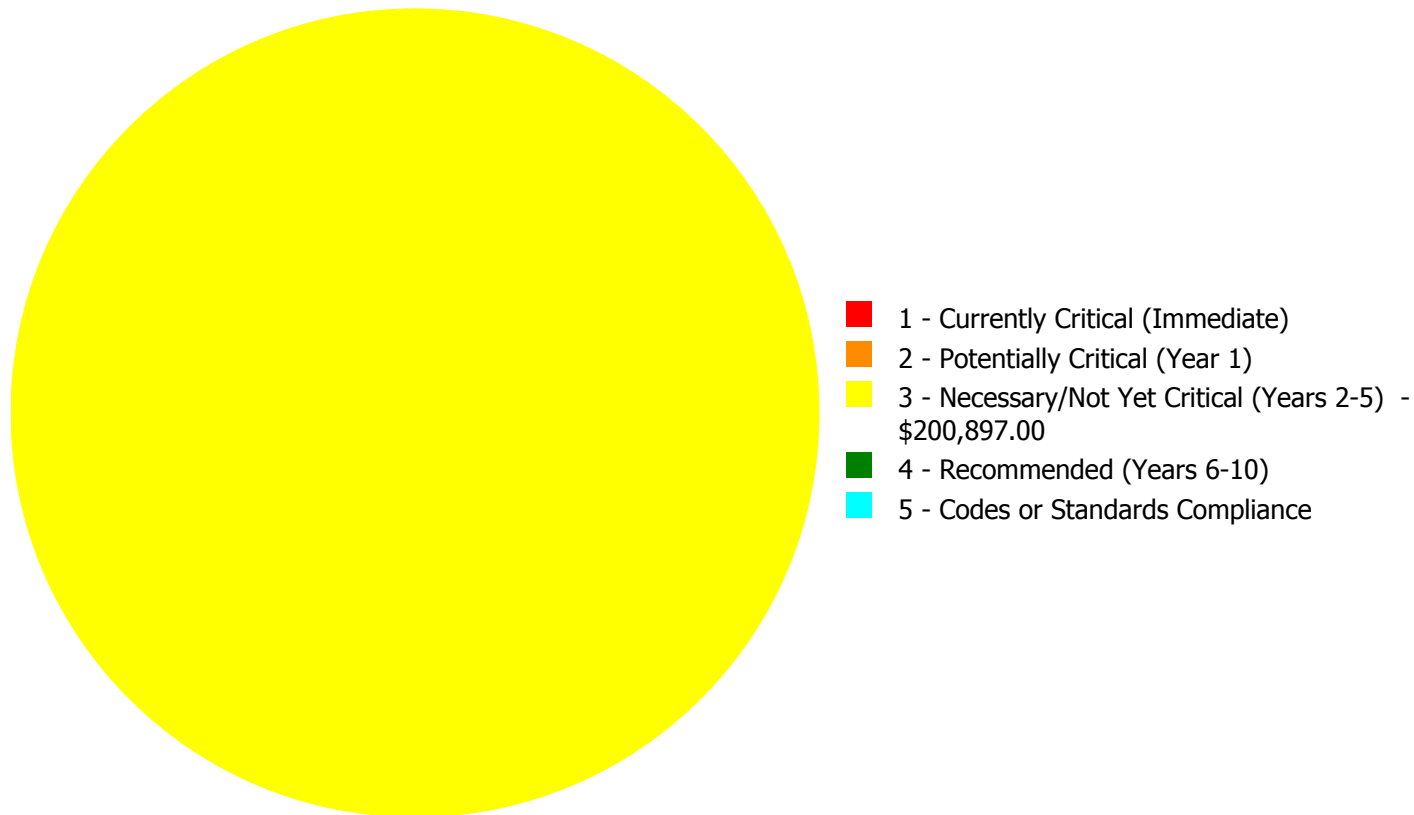
## Deficiency Summary by System

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



## Deficiency Summary by Priority

The following chart shows the total repair costs broken down by priority. Assessors assigned deficiencies within eCOMET to one of the following priority categories:



**Budget Estimate Total: \$200,897.00**

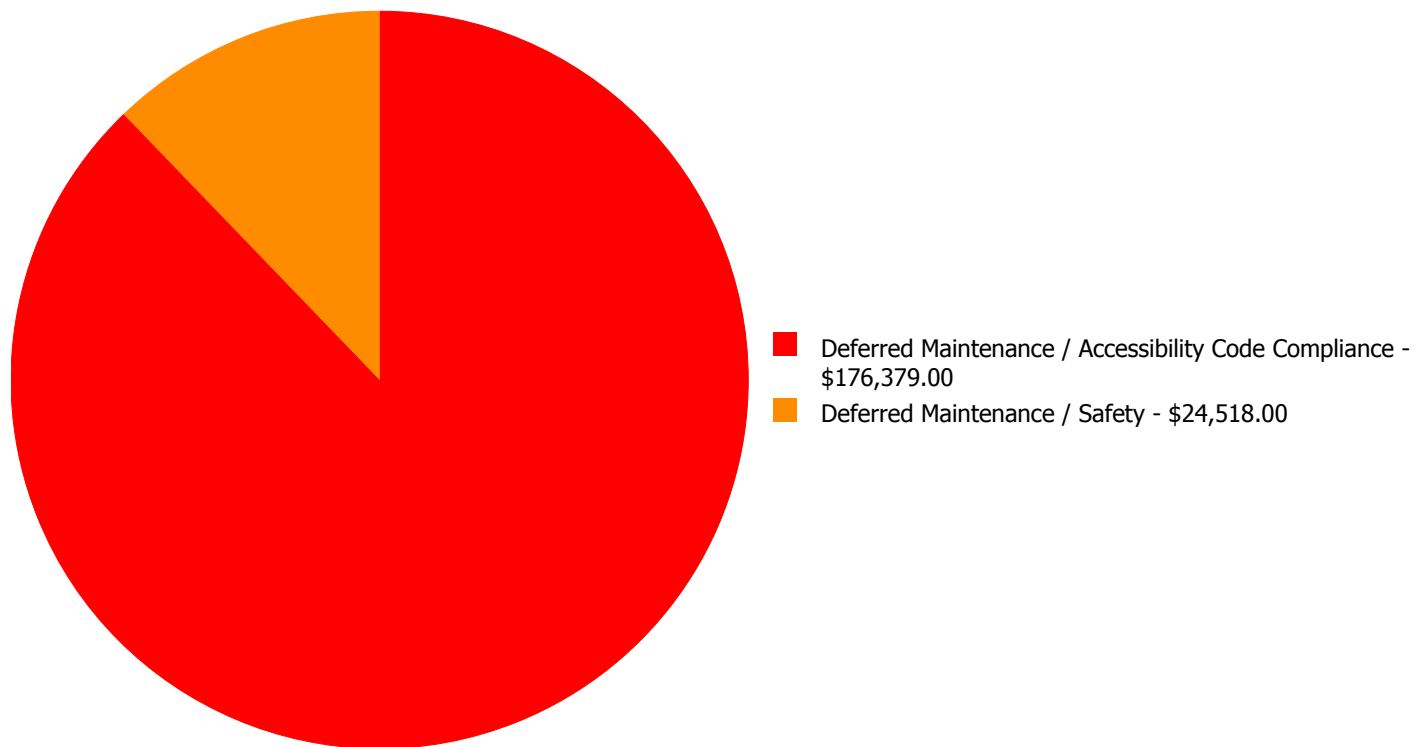
## Deficiency By Priority Investment Table

The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	\$0.00	\$0.00	\$95,320.00	\$0.00	\$0.00	\$95,320.00
G2020	Parking Lots	\$0.00	\$0.00	\$33,274.00	\$0.00	\$0.00	\$33,274.00
G2030	Pedestrian Paving	\$0.00	\$0.00	\$47,785.00	\$0.00	\$0.00	\$47,785.00
G3060	Fuel Distribution	\$0.00	\$0.00	\$24,518.00	\$0.00	\$0.00	\$24,518.00
	<b>Total:</b>	\$0.00	\$0.00	\$200,897.00	\$0.00	\$0.00	\$200,897.00

## Deficiency Summary by Category

The following chart shows the total repair costs broken down by deficiency categories. Assessors assigned deficiencies to one of the following categories:



**Budget Estimate Total: \$200,897.00**

## Deficiency Details by Priority

The deficiency detail notes listed below provide additional information on identified deficiencies found within the facility.

### Priority 3 - Necessary/Not Yet Critical (Years 2-5):

#### System: G2010 - Roadways



**Location:** Throughout  
**Distress:** Failing  
**Category:** Deferred Maintenance / Accessibility Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 22,744.00  
**Unit of Measure:** S.F.  
**Estimate:** \$95,320.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/30/2017

**Notes:** The asphaltic roadway is aged, has many road cuts, cracks, potholes and repairs, and should be replaced.

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#### System: G2020 - Parking Lots



**Location:** Throughout  
**Distress:** Failing  
**Category:** Deferred Maintenance / Accessibility Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 22,744.00  
**Unit of Measure:** S.F.  
**Estimate:** \$33,274.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/30/2017

**Notes:** The parking lot is aged, has many repairs and potholes, and should be replaced and re-stripped. ADA signs height needs to be adjusted per minimum ADA standards.

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**System: G2030 - Pedestrian Paving**



**Location:** Throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Accessibility Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 22,744.00  
**Unit of Measure:** S.F.  
**Estimate:** \$47,785.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/30/2017

**Notes:** The pedestrian paving and walkways are aged and showing inclement weather damage and should be replaced to include missing ramps per ADA standards.

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**System: G3060 - Fuel Distribution**



**Location:** Boiler Exterior  
**Distress:** Failing  
**Category:** Deferred Maintenance / Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 22,744.00  
**Unit of Measure:** S.F.  
**Estimate:** \$24,518.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/30/2017

**Notes:** The fuel distribution system is aged, becoming logistically unsupportable, and should be replaced.

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