

NC School District/040 Anson County/Middle School

# Anson 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):	120,423
Year Built:	1966
Last Renovation:	
Replacement Value:	\$29,461,267
Repair Cost:	\$25,540,257.00
Total FCI:	86.69 %
Total RSLI:	10.22 %
FCA Score:	13.31



**Description:**

**GENERAL:**

Anson Middle School is located at 832 US Hwy. 52 North, Wadesboro, NC. The campus consists of a total of 120,423 square foot of multiple one-story buildings constructed in 1966, 1976, 1978, 1987 and 1989. There have been no additions or renovations. In addition to the main building, the campus contains ancillary buildings; pressbox, concession/restrooms, fieldhouse, and a storage building.

This report contains condition and adequacy data collected during the 2016 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.

### B. SUPERSTRUCTURE

Roof construction is reinforced concrete with a hyperbolic paraboloid shell design over the gymnasium. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel and aluminum mostly with glazing. Roofing is typically pitched standing seam metal and low slope single ply membrane at designated areas.

### C. INTERIORS

Interior partitions are typically CMU and glazing. 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, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common and assigned areas are typically vinyl composition tile. Ceiling finishes in common and assigned areas are typically tectum panels.

### CONVEYING:

Buildings do not include conveying system.

### D. SERVICES

#### PLUMBING:

Plumbing fixtures are typically 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 typically external with downspout and/or scuppers, some areas have internal roof drains. Other plumbing systems is supplied by natural gas piping.

#### HVAC:

Heating is provided by 1 gas fired boiler for the Vocational Building only. Cooling is supplied 1 air cooled chiller for the Vocational Building only and terminal package units by pad and wall mounted. 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 hybrid.

#### FIRE PROTECTION:

The buildings do not have a fire sprinkler system. The buildings do have additional fire suppression systems, which include dry chemical overhead protection. Standpipes are not provided. 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 Cafeteria building. Lighting is typically surface mounted type and pendant type, fluorescent 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, 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 integrated 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 centrally monitored; this building has a public address and paging system combined with 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, laboratory, medical, vehicle equipment, commercial laundry equipment, fixed casework, window treatment, floor mats, and furnishings.

### G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flag pole, landscaping, playing field, football, baseball and softball fields, track and fencing. Site mechanical and electrical features include water, sewer, and above ground propane tanks.

## Campus Assessment Report - Anson Middle

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### Attributes:

#### General Attributes:

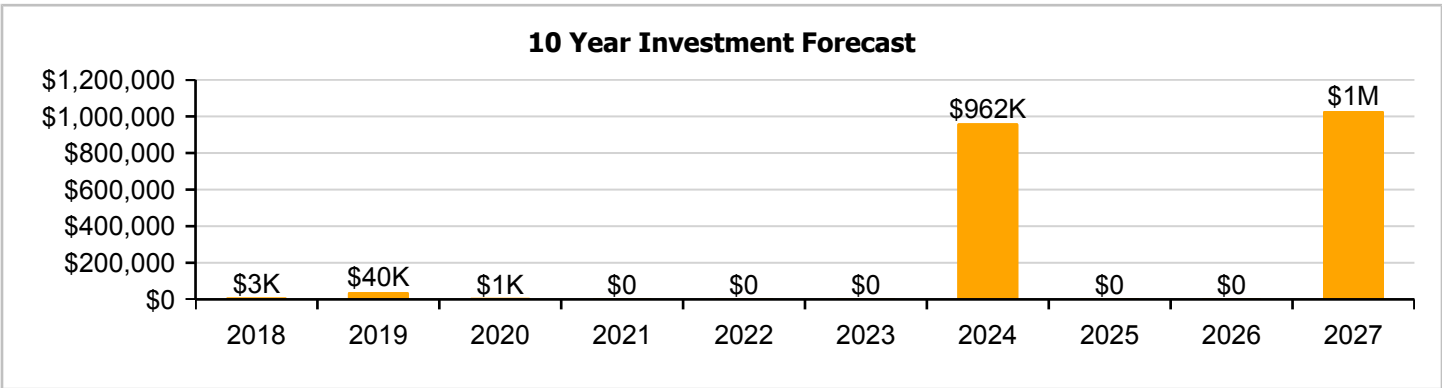
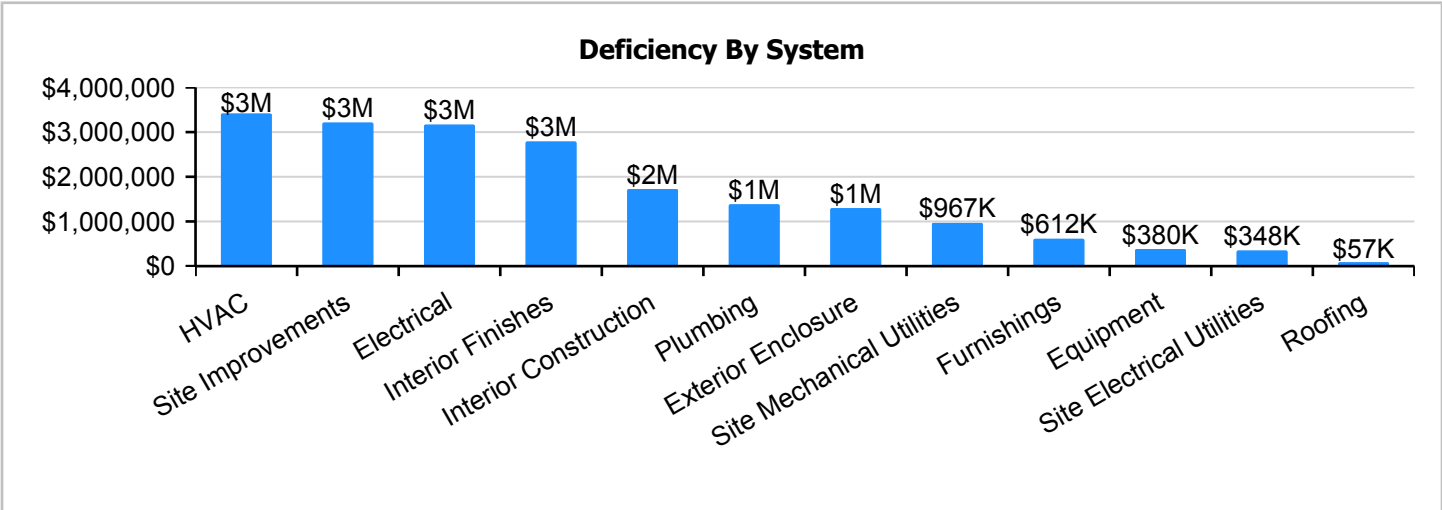
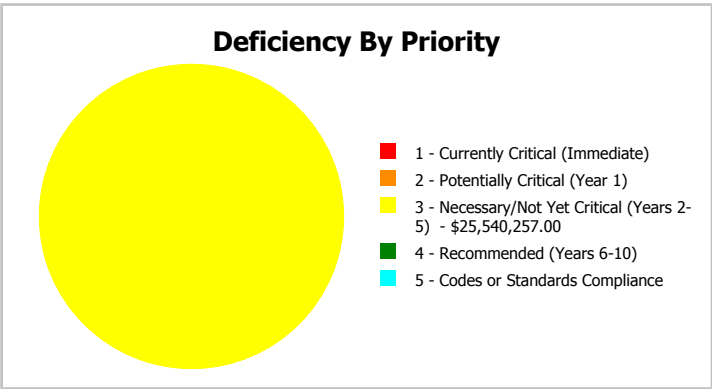
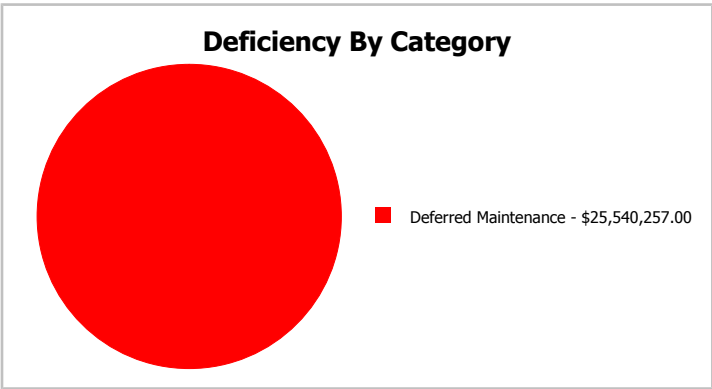
Condition Assessor: Eduardo Lopez                      Assessment Date:  
Suitability Assessor:

#### School Information:

HS Attendance Area:	Ansons - Anson HS	LEA School No.:	040-309
No. of Mobile Units:	0	No. of Bldgs.:	7
SF of Mobile Units:	0	Status:	Active
School Grades:	7-8	Site Acreage:	33.46

**Campus Dashboard Summary**

Gross Area:	120,423	Last Renovation:	
Year Built:	1966	Replacement Value:	\$29,461,267
Repair Cost:	\$25,540,257	RSLI%:	10.22 %
FCI:	86.69 %		





## 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.

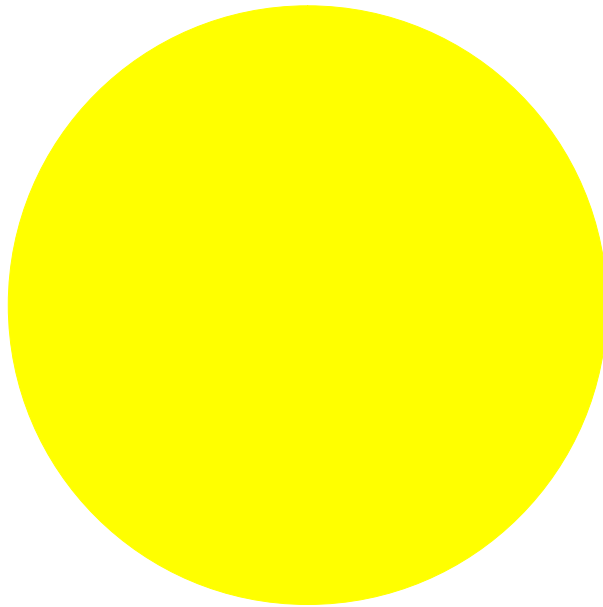
### Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	51.74 %	0.00 %	\$0.00
B10 - Superstructure	50.60 %	0.00 %	\$0.00
B20 - Exterior Enclosure	22.93 %	60.37 %	\$1,712,158.00
B30 - Roofing	58.95 %	6.07 %	\$74,689.00
C10 - Interior Construction	9.49 %	78.80 %	\$2,274,627.00
C20 - Stairs	10.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	110.00 %	\$3,680,302.00
D20 - Plumbing	0.05 %	109.12 %	\$1,824,519.00
D30 - HVAC	6.90 %	93.64 %	\$4,506,994.00
D50 - Electrical	0.04 %	109.57 %	\$4,180,333.00
E10 - Equipment	0.00 %	110.00 %	\$501,659.00
E20 - Furnishings	0.00 %	110.00 %	\$806,819.00
G20 - Site Improvements	0.00 %	103.81 %	\$4,241,538.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	\$1,276,965.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	\$459,654.00
<b>Totals:</b>	<b>10.22 %</b>	<b>86.69 %</b>	<b>\$25,540,257.00</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
1966 Building,Cafe/Gym	28,376	74.57	\$0.00	\$0.00	\$4,224,242.00	\$0.00	\$0.00
1966 Main Building	78,257	85.77	\$0.00	\$0.00	\$13,398,774.00	\$0.00	\$0.00
1976 Building, Vocational	10,443	84.89	\$0.00	\$0.00	\$1,769,504.00	\$0.00	\$0.00
1978 Pressbox Baseball/Storage	891	44.13	\$0.00	\$0.00	\$65,117.00	\$0.00	\$0.00
1987 Tractor Storage Bldg	856	24.80	\$0.00	\$0.00	\$25,714.00	\$0.00	\$0.00
1989 Concession/RR Bldg	800	27.79	\$0.00	\$0.00	\$25,084.00	\$0.00	\$0.00
1989 Old Athletic Bldg	800	63.05	\$0.00	\$0.00	\$53,665.00	\$0.00	\$0.00
Site	120,423	105.53	\$0.00	\$0.00	\$5,978,157.00	\$0.00	\$0.00
<b>Total:</b>		<b>86.69</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$25,540,257.00</b>	<b>\$0.00</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) - \$25,540,257.00
- 4 - Recommended (Years 6-10)
- 5 - Codes or Standards Compliance

**Budget Estimate Total: \$25,540,257.00**

**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:	MS -Middle School
Gross Area (SF):	28,376
Year Built:	1966
Last Renovation:	
Replacement Value:	\$5,664,531
Repair Cost:	\$4,224,242.00
Total FCI:	74.57 %
Total RSLI:	15.72 %
FCA Score:	25.43



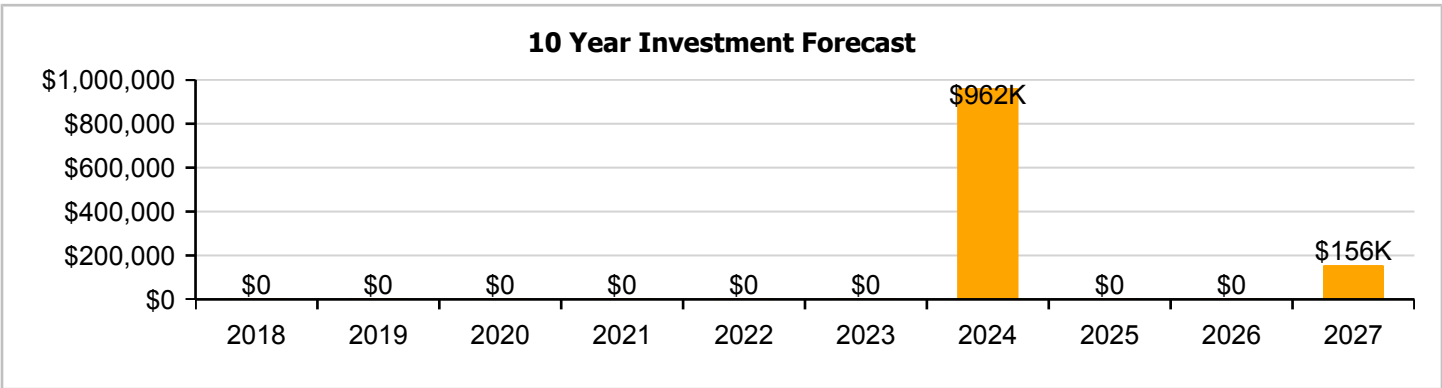
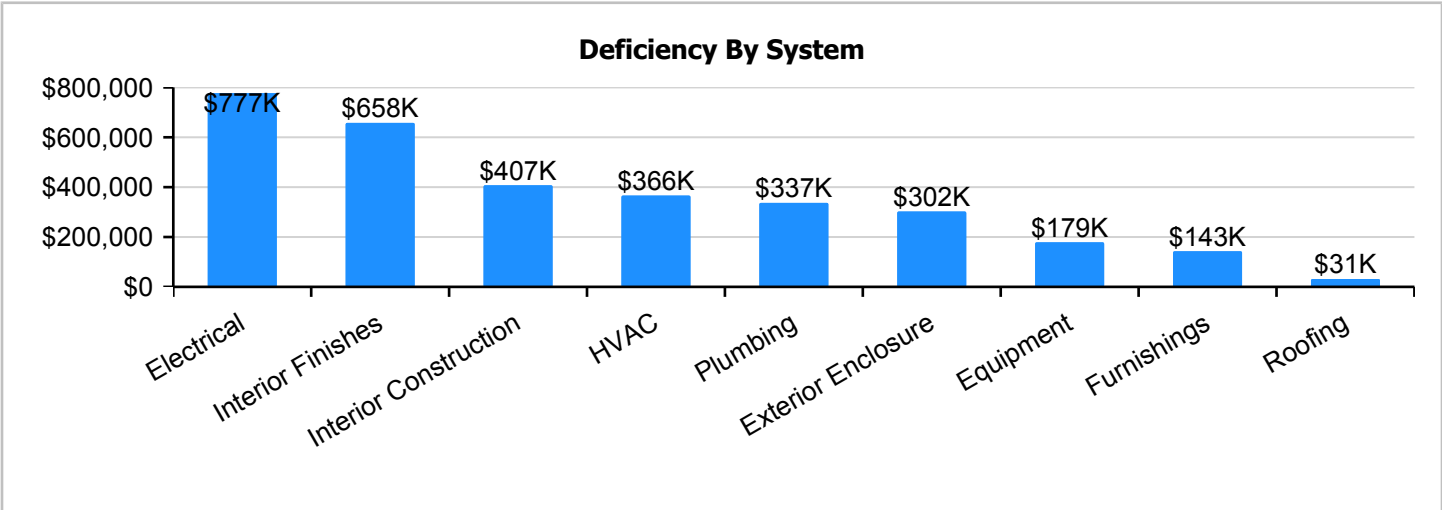
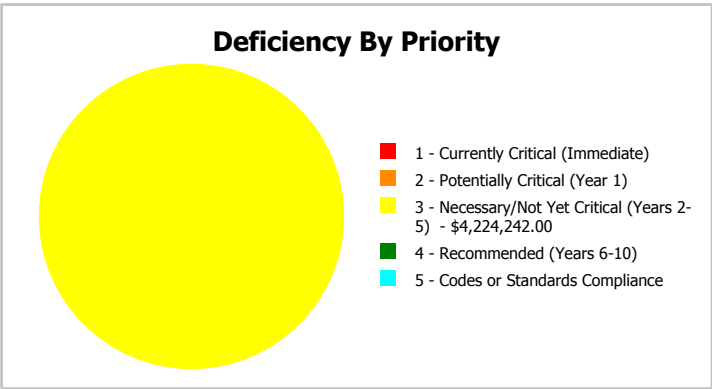
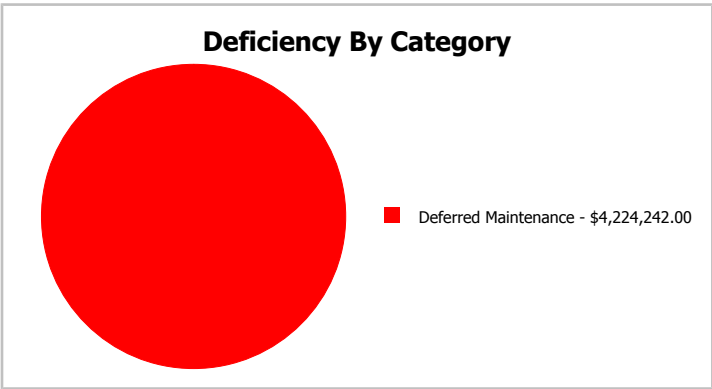
**Description:**

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:	28,376
Year Built:	1966	Last Renovation:	
Repair Cost:	\$4,224,242	Replacement Value:	\$5,664,531
FCI:	74.57 %	RSLI%:	15.72 %





## 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	49.00 %	0.00 %	\$0.00
B10 - Superstructure	49.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	21.49 %	61.77 %	\$398,910.00
B30 - Roofing	60.58 %	17.68 %	\$41,308.00
C10 - Interior Construction	8.98 %	79.14 %	\$537,810.00
C30 - Interior Finishes	0.00 %	110.00 %	\$868,050.00
D20 - Plumbing	0.00 %	110.00 %	\$445,106.00
D30 - HVAC	28.84 %	42.01 %	\$483,498.00
D50 - Electrical	0.00 %	110.00 %	\$1,025,679.00
E10 - Equipment	0.00 %	110.00 %	\$235,663.00
E20 - Furnishings	0.00 %	110.00 %	\$188,218.00
<b>Totals:</b>	<b>15.72 %</b>	<b>74.57 %</b>	<b>\$4,224,242.00</b>

## Photo Album

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

1). West Elevation - Feb 06, 2017



2). South Elevation - Feb 06, 2017



3). East Elevation - Feb 06, 2017



4). North Elevation - Feb 06, 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	\$1.68	S.F.	28,376	100	1966	2066		49.00 %	0.00 %	49			\$47,672
A1030	Slab on Grade	\$4.87	S.F.	28,376	100	1966	2066		49.00 %	0.00 %	49			\$138,191
B1020	Roof Construction	\$9.06	S.F.	28,376	100	1966	2066		49.00 %	0.00 %	49			\$257,087
B2010	Exterior Walls	\$9.98	S.F.	28,376	100	1966	2066		49.00 %	0.00 %	49			\$283,192
B2020	Exterior Windows	\$11.64	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$363,326.00	\$330,297
B2030	Exterior Doors	\$1.14	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$35,584.00	\$32,349
B3010120	Single Ply Membrane	\$7.74	S.F.	26,126	20	2011	2031		70.00 %	0.00 %	14			\$202,215
B3010130	Preformed Metal Roofing	\$10.69	S.F.	2,250	30	1966	1996		0.00 %	138.00 %	-21		\$33,192.00	\$24,053
B3020	Roof Openings	\$0.26	S.F.	28,376	25	1966	1991		0.00 %	110.00 %	-26		\$8,116.00	\$7,378
C1010	Partitions	\$6.72	S.F.	28,376	75	1966	2041		32.00 %	0.00 %	24			\$190,687
C1020	Interior Doors	\$2.72	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$84,901.00	\$77,183
C1030	Fittings	\$14.51	S.F.	28,376	20	1966	1986		0.00 %	110.00 %	-31		\$452,909.00	\$411,736
C3010	Wall Finishes	\$3.71	S.F.	28,376	10	1966	1976		0.00 %	110.00 %	-41		\$115,802.00	\$105,275
C3020	Floor Finishes	\$11.52	S.F.	28,376	20	1966	1986		0.00 %	110.00 %	-31		\$359,581.00	\$326,892
C3030	Ceiling Finishes	\$12.58	S.F.	28,376	25	1966	1991		0.00 %	110.00 %	-26		\$392,667.00	\$356,970
D2010	Plumbing Fixtures	\$10.67	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$333,049.00	\$302,772
D2020	Domestic Water Distribution	\$1.14	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$35,584.00	\$32,349
D2030	Sanitary Waste	\$1.80	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$56,184.00	\$51,077
D2040	Rain Water Drainage	\$0.65	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$20,289.00	\$18,444
D3040	Distribution Systems	\$11.79	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$368,008.00	\$334,553
D3050	Terminal & Package Units	\$25.07	S.F.	28,376	15	2009	2024		46.67 %	0.00 %	7			\$711,386
D3060	Controls & Instrumentation	\$3.70	S.F.	28,376	20	1966	1986		0.00 %	110.00 %	-31		\$115,490.00	\$104,991
D5010	Electrical Service/Distribution	\$1.82	S.F.	28,376	40	1966	2006		0.00 %	110.00 %	-11		\$56,809.00	\$51,644
D5020	Branch Wiring	\$5.43	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$169,490.00	\$154,082
D5020	Lighting	\$12.66	S.F.	28,376	30	1966	1996		0.00 %	110.00 %	-21		\$395,164.00	\$359,240
D5030810	Security & Detection Systems	\$2.51	S.F.	28,376	15	1966	1981		0.00 %	110.00 %	-36		\$78,346.00	\$71,224
D5030910	Fire Alarm Systems	\$4.55	S.F.	28,376	15	1966	1981		0.00 %	110.00 %	-36		\$142,022.00	\$129,111
D5030920	Data Communication	\$5.89	S.F.	28,376	15	1966	1981		0.00 %	110.00 %	-36		\$183,848.00	\$167,135
E1090	Other Equipment	\$7.55	S.F.	28,376	20	1966	1986		0.00 %	110.00 %	-31		\$235,663.00	\$214,239
E2010	Fixed Furnishings	\$6.03	S.F.	28,376	20	1966	1986		0.00 %	110.00 %	-31		\$188,218.00	\$171,107
<b>Total</b>									<b>15.72 %</b>	<b>74.57 %</b>			<b>\$4,224,242.00</b>	<b>\$5,664,531</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:** B2020 - Exterior Windows



**Note:**

## Campus Assessment Report - 1966 Building, Cafe/Gym

**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010120 - Single Ply Membrane



**Note:**

**System:** B3010130 - Preformed Metal Roofing



**Note:**



## Campus Assessment Report - 1966 Building, Cafe/Gym

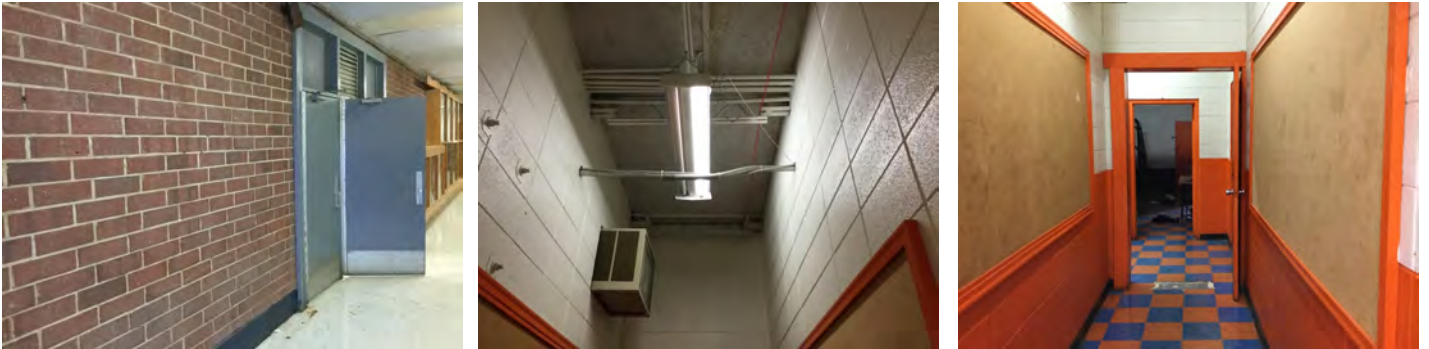
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**System:** B3020 - Roof Openings



**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**

# Campus Assessment Report - 1966 Building, Cafe/Gym

**System:** C1030 - Fittings



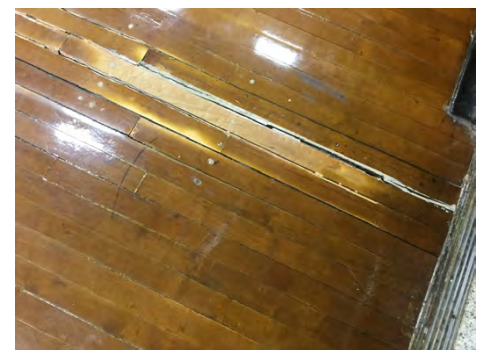
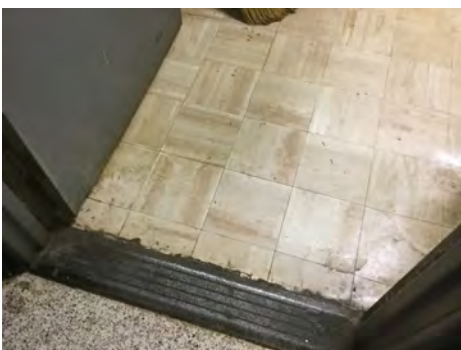
**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**



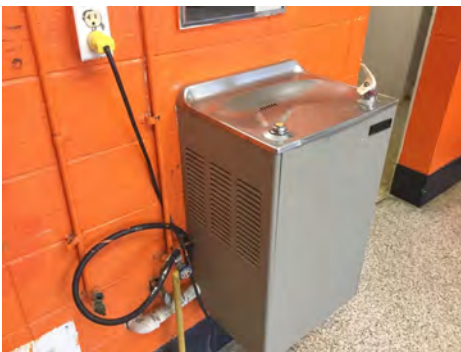
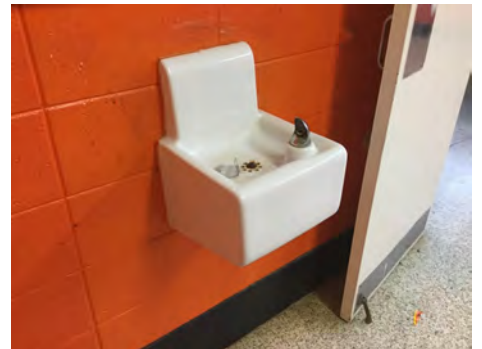
# Campus Assessment Report - 1966 Building, Cafe/Gym

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

# Campus Assessment Report - 1966 Building, Cafe/Gym

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage

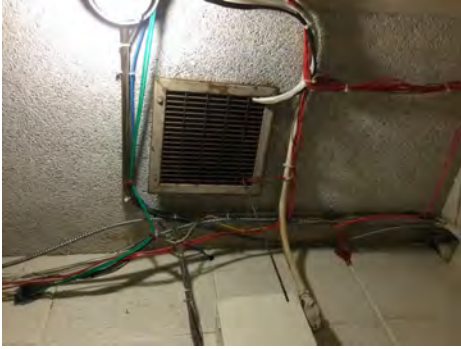


**Note:**



# Campus Assessment Report - 1966 Building, Cafe/Gym

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

## Campus Assessment Report - 1966 Building, Cafe/Gym

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**System:** D3060 - Controls & Instrumentation



**Note:**

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**



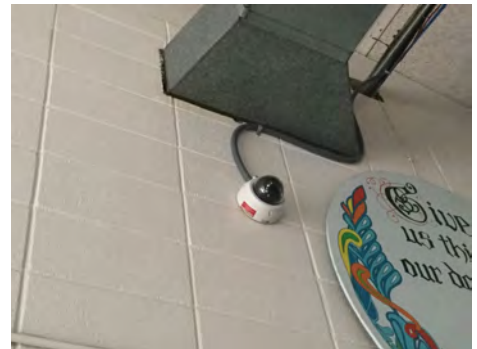
## Campus Assessment Report - 1966 Building, Cafe/Gym

**System:** D5020 - Lighting



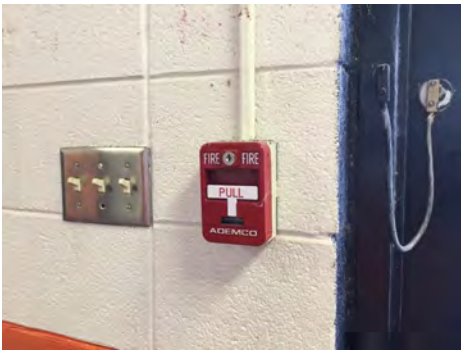
**Note:**

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



**Note:**

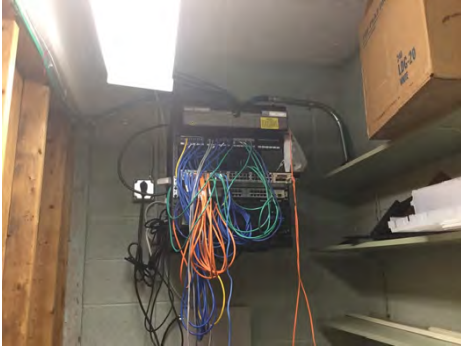
**System:** D5030910 - Fire Alarm Systems



**Note:**

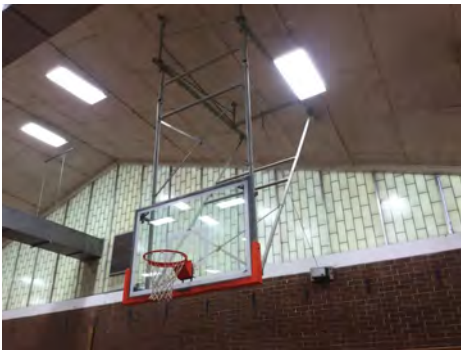
# Campus Assessment Report - 1966 Building,Cafe/Gym

**System:** D5030920 - Data Communication



**Note:**

**System:** E1090 - Other Equipment

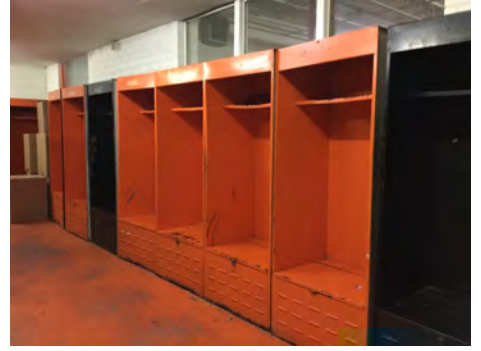
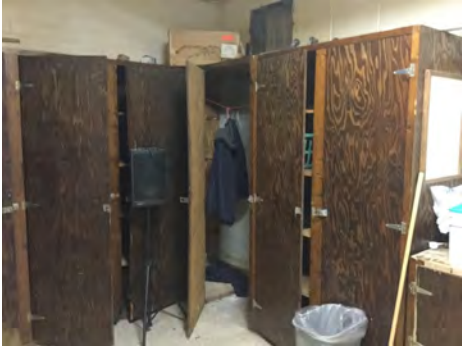


**Note:**



# Campus Assessment Report - 1966 Building, Cafe/Gym

**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>\$4,224,242</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$962,407</b>	<b>\$0</b>	<b>\$0</b>	<b>\$155,628</b>	<b>\$5,342,277</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>	\$363,326	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$363,326
<b>B2030 - Exterior Doors</b>	\$35,584	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,584
<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>B3010130 - Preformed Metal Roofing</b>	\$33,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,192
<b>B3020 - Roof Openings</b>	\$8,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,116
<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>	\$84,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,901
<b>C1030 - Fittings</b>	\$452,909	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$452,909
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$115,802	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155,628	\$271,430
<b>C3020 - Floor Finishes</b>	\$359,581	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$359,581
<b>C3030 - Ceiling Finishes</b>	\$392,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$392,667

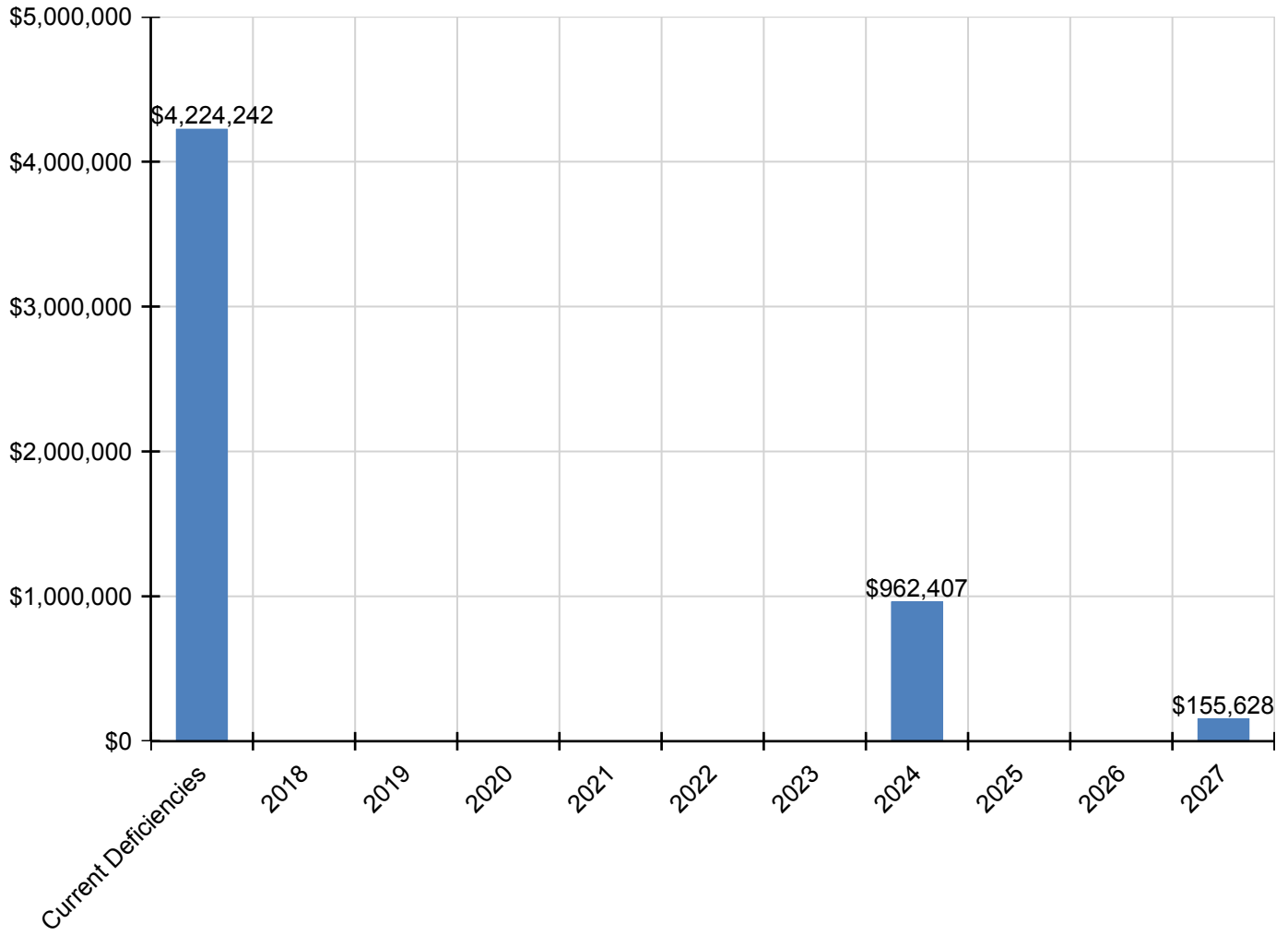
## Campus Assessment Report - 1966 Building,Cafe/Gym

<b>D - Services</b>	\$0	\$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	\$0
<b>D2010 - Plumbing Fixtures</b>	\$333,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333,049
<b>D2020 - Domestic Water Distribution</b>	\$35,584	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,584
<b>D2030 - Sanitary Waste</b>	\$56,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,184
<b>D2040 - Rain Water Drainage</b>	\$20,289	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,289
<b>D30 - HVAC</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D3040 - Distribution Systems</b>	\$368,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$368,008
<b>D3050 - Terminal &amp; Package Units</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$962,407	\$0	\$0	\$0	\$0	\$962,407
<b>D3060 - Controls &amp; Instrumentation</b>	\$115,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115,490
<b>D50 - Electrical</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5010 - Electrical Service/Distribution</b>	\$56,809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,809
<b>D5020 - Branch Wiring</b>	\$169,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$169,490
<b>D5020 - Lighting</b>	\$395,164	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$395,164
<b>D5030 - Communications and Security</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5030810 - Security &amp; Detection Systems</b>	\$78,346	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,346
<b>D5030910 - Fire Alarm Systems</b>	\$142,022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142,022
<b>D5030920 - Data Communication</b>	\$183,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,848
<b>E - Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>E10 - Equipment</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>E1090 - Other Equipment</b>	\$235,663	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$235,663
<b>E20 - Furnishings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>E2010 - Fixed Furnishings</b>	\$188,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,218

\* Indicates non-renewable system

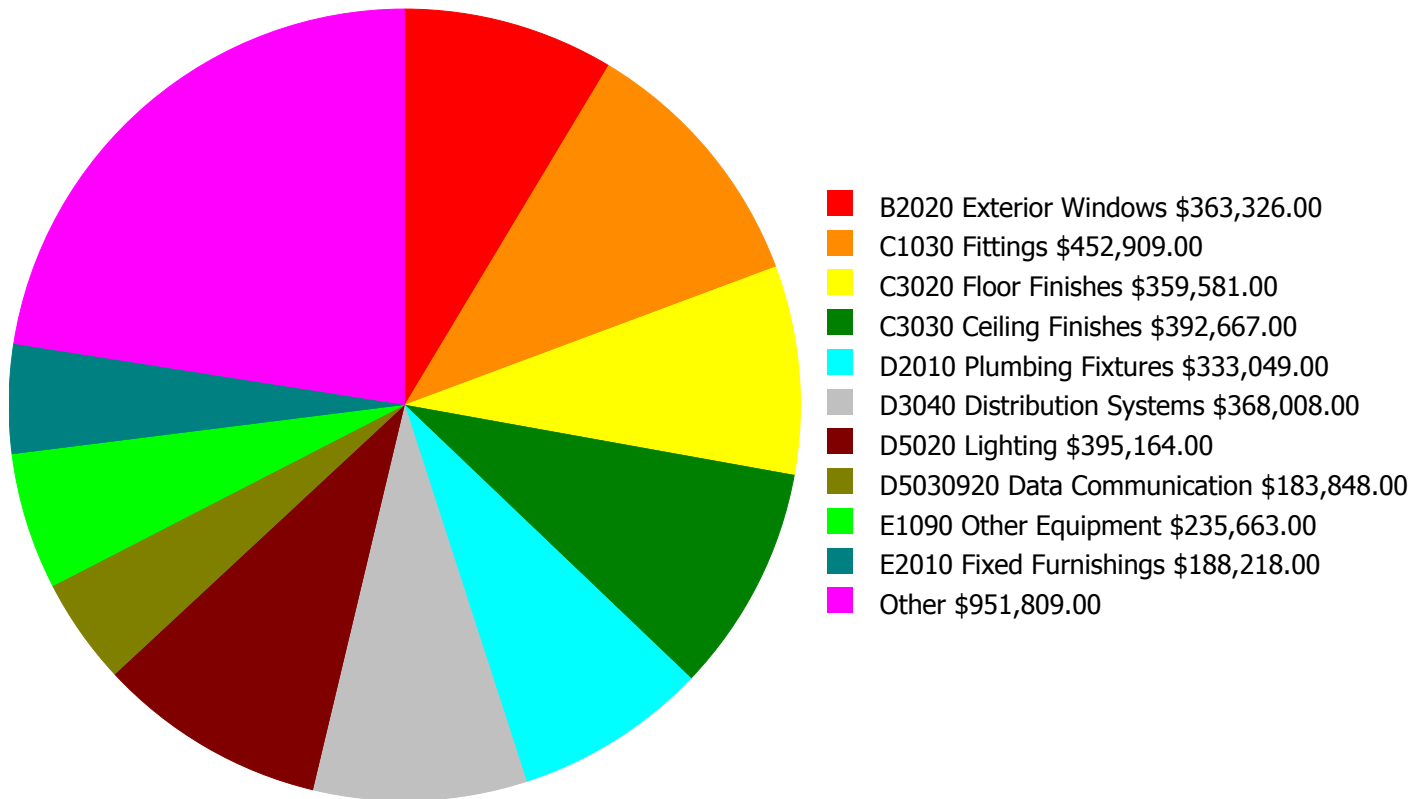
## Forecasted Capital Renewal Requirement

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



### Deficiency Summary by System

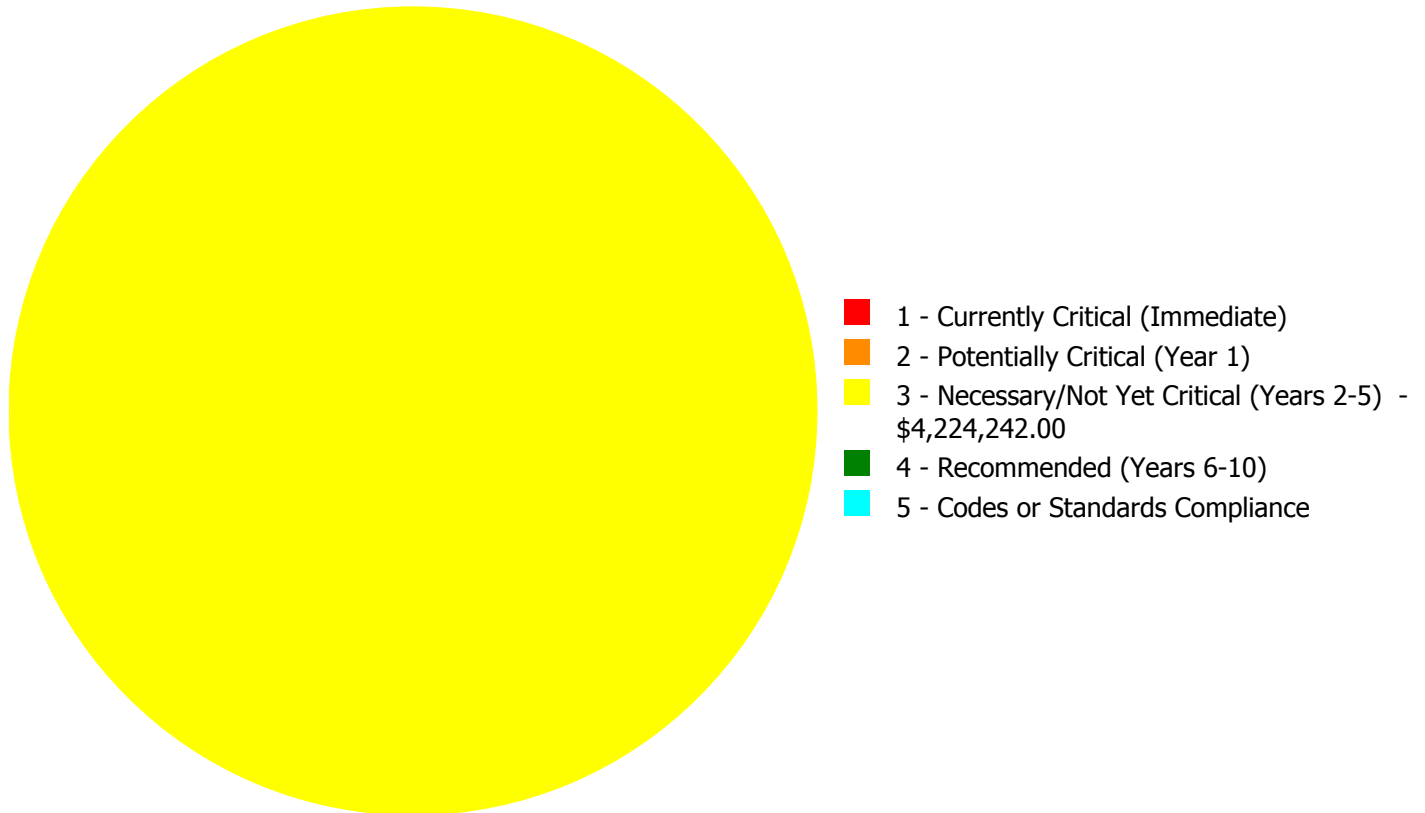
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$4,224,242.00**

## 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: \$4,224,242.00**



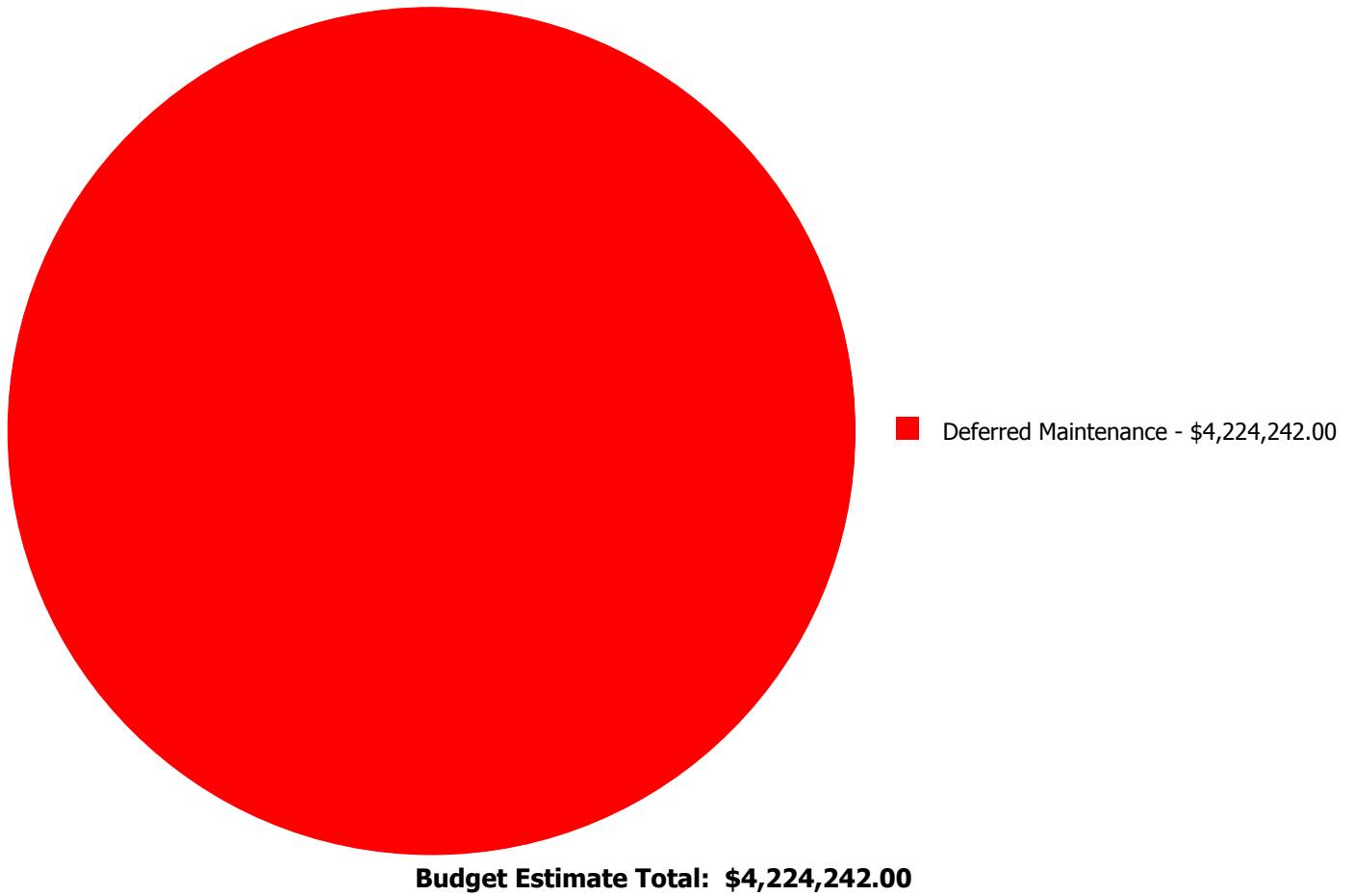
## Deficiency By Priority Investment Table

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	\$363,326.00	\$0.00	\$0.00	\$363,326.00
B2030	Exterior Doors	\$0.00	\$0.00	\$35,584.00	\$0.00	\$0.00	\$35,584.00
B3010130	Preformed Metal Roofing	\$0.00	\$0.00	\$33,192.00	\$0.00	\$0.00	\$33,192.00
B3020	Roof Openings	\$0.00	\$0.00	\$8,116.00	\$0.00	\$0.00	\$8,116.00
C1020	Interior Doors	\$0.00	\$0.00	\$84,901.00	\$0.00	\$0.00	\$84,901.00
C1030	Fittings	\$0.00	\$0.00	\$452,909.00	\$0.00	\$0.00	\$452,909.00
C3010	Wall Finishes	\$0.00	\$0.00	\$115,802.00	\$0.00	\$0.00	\$115,802.00
C3020	Floor Finishes	\$0.00	\$0.00	\$359,581.00	\$0.00	\$0.00	\$359,581.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$392,667.00	\$0.00	\$0.00	\$392,667.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$333,049.00	\$0.00	\$0.00	\$333,049.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$35,584.00	\$0.00	\$0.00	\$35,584.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$56,184.00	\$0.00	\$0.00	\$56,184.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$20,289.00	\$0.00	\$0.00	\$20,289.00
D3040	Distribution Systems	\$0.00	\$0.00	\$368,008.00	\$0.00	\$0.00	\$368,008.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$115,490.00	\$0.00	\$0.00	\$115,490.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$56,809.00	\$0.00	\$0.00	\$56,809.00
D5020	Branch Wiring	\$0.00	\$0.00	\$169,490.00	\$0.00	\$0.00	\$169,490.00
D5020	Lighting	\$0.00	\$0.00	\$395,164.00	\$0.00	\$0.00	\$395,164.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$78,346.00	\$0.00	\$0.00	\$78,346.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$142,022.00	\$0.00	\$0.00	\$142,022.00
D5030920	Data Communication	\$0.00	\$0.00	\$183,848.00	\$0.00	\$0.00	\$183,848.00
E1090	Other Equipment	\$0.00	\$0.00	\$235,663.00	\$0.00	\$0.00	\$235,663.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$188,218.00	\$0.00	\$0.00	\$188,218.00
	<b>Total:</b>	\$0.00	\$0.00	\$4,224,242.00	\$0.00	\$0.00	\$4,224,242.00

## 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: B2020 - Exterior Windows



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$363,326.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

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

#### System: B2030 - Exterior Doors



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$35,584.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

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

**System: B3010130 - Preformed Metal Roofing**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 2,250.00  
**Unit of Measure:** S.F.  
**Estimate:** \$33,192.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

**Notes:** The metal roof covering is aged, showing signs of failure and should be replaced.

---

**System: B3020 - Roof Openings**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$8,116.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

**Notes:** The roof openings are beyond service life and should be replaced.

---

**System: C1020 - Interior Doors**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$84,901.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

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

---

**System: C1030 - Fittings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$452,909.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

**Notes:** The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

---



**System: C3010 - Wall Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$115,802.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

**Notes:** The wall finishes are aged, scuffed, fading, stained and should be replaced.

---

**System: C3020 - Floor Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$359,581.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

**Notes:** The original flooring is in poor conditions and should be replaced.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$392,667.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

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

---

**System: D2010 - Plumbing Fixtures**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$333,049.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

**Notes:** Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

---

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$35,584.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

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

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$56,184.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

**Notes:** The sanitary waste system is beyond its expected service life and should be replaced.

---



**System: D2040 - Rain Water Drainage**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$20,289.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

**Notes:** The rain water drainage system is aged and should be replaced.

---

**System: D3040 - Distribution Systems**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$368,008.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

**Notes:** Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$115,490.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

**Notes:** The controls and instrumentation system is in marginal condition and should be schedule for replacement.

---

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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$56,809.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

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

---

**System: D5020 - Branch Wiring**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$169,490.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

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

---

**System: D5020 - Lighting**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$395,164.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

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

---

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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$78,346.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

**Notes:** The security and CCTV system is beyond its expected service life and should be scheduled for replacement.

---

**System: D5030910 - Fire Alarm Systems**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$142,022.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

**Notes:** The fire alarm system is beyond its expected service life and should be scheduled for replacement.

---



**System: D5030920 - Data Communication**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$183,848.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

**Notes:** The data communication system is beyond its expected service life and should be scheduled for replacement.

---

**System: E1090 - Other Equipment**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$235,663.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

**Notes:** The other equipment system is beyond service life and should be replaced.

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 28,376.00  
**Unit of Measure:** S.F.  
**Estimate:** \$188,218.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/11/2017

**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):	78,257
Year Built:	1966
Last Renovation:	
Replacement Value:	\$15,620,879
Repair Cost:	\$13,398,774.00
Total FCI:	85.77 %
Total RSLI:	10.81 %
FCA Score:	14.23



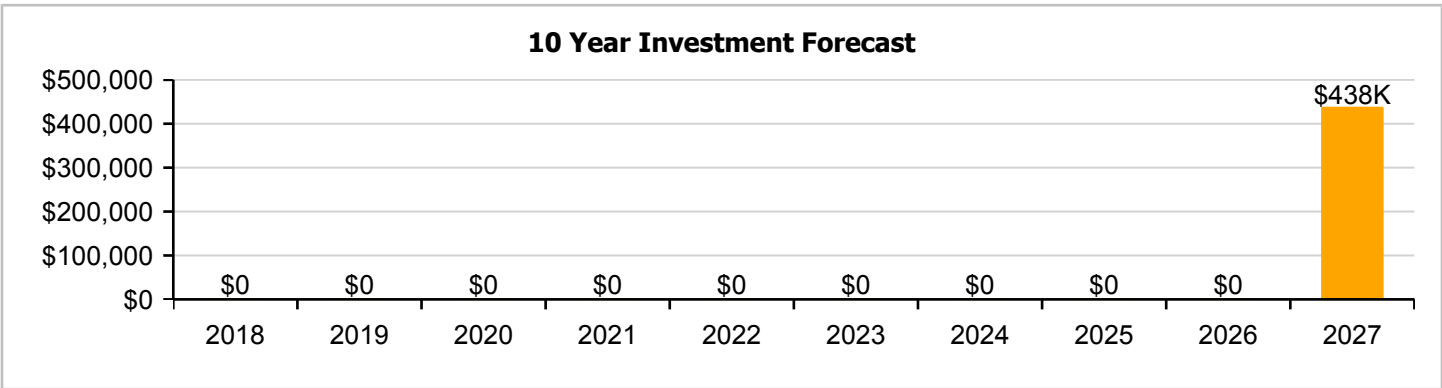
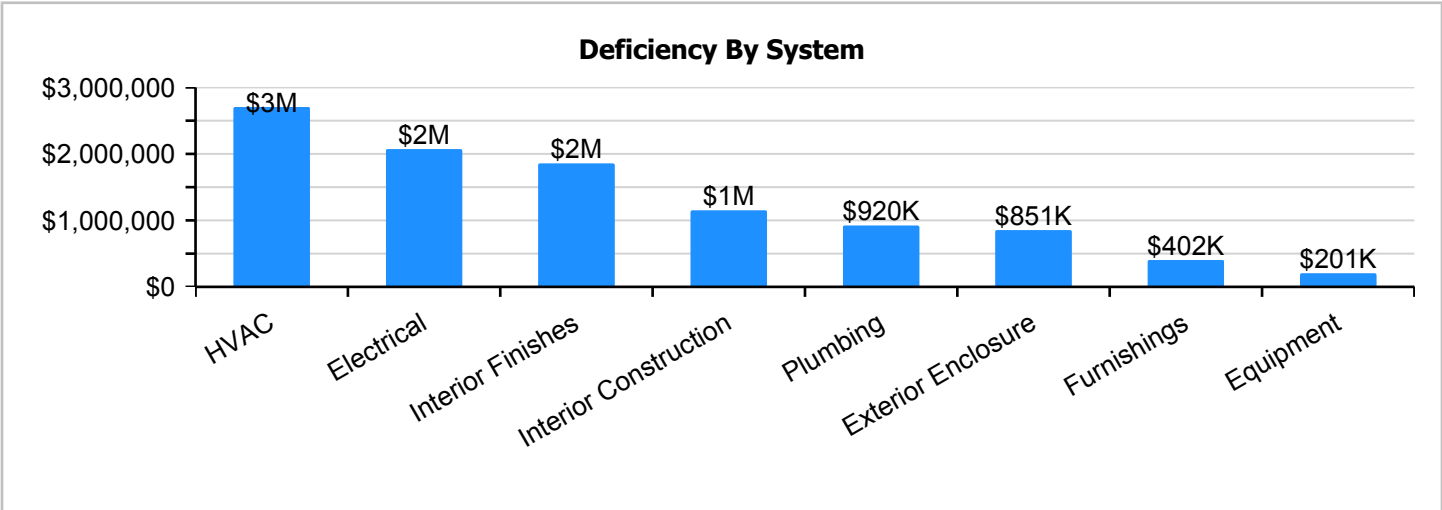
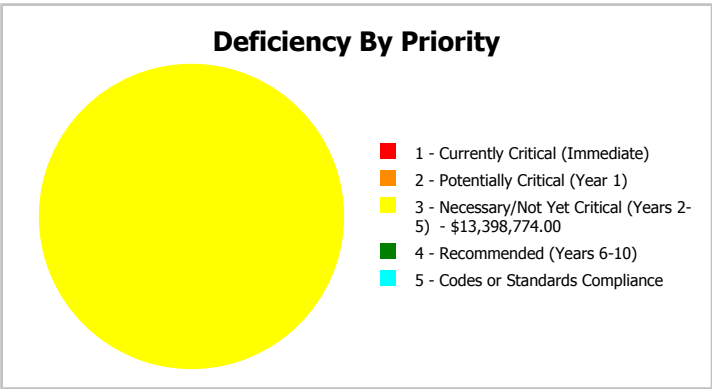
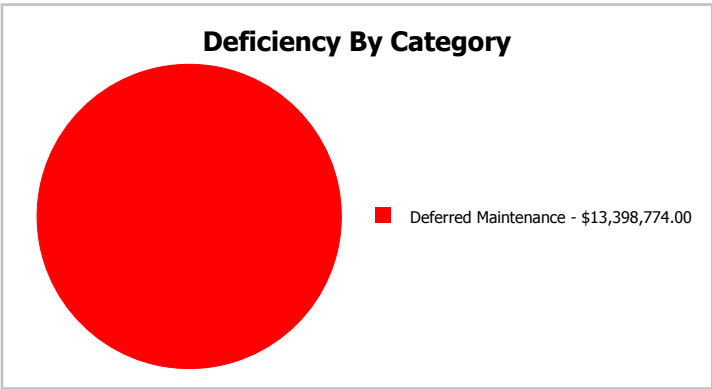
### Description:

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:	78,257
Year Built:	1966	Last Renovation:	
Repair Cost:	\$13,398,774	Replacement Value:	\$15,620,879
FCI:	85.77 %	RSLI%:	10.81 %





## 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	49.00 %	0.00 %	\$0.00
B10 - Superstructure	49.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	21.49 %	61.76 %	\$1,124,240.00
B30 - Roofing	60.00 %	0.00 %	\$0.00
C10 - Interior Construction	8.97 %	79.16 %	\$1,515,917.00
C30 - Interior Finishes	0.00 %	110.00 %	\$2,447,330.00
D20 - Plumbing	0.00 %	110.00 %	\$1,213,766.00
D30 - HVAC	0.00 %	110.00 %	\$3,568,990.00
D50 - Electrical	0.00 %	110.00 %	\$2,732,266.00
E10 - Equipment	0.00 %	110.00 %	\$265,996.00
E20 - Furnishings	0.00 %	110.00 %	\$530,269.00
<b>Totals:</b>	<b>10.81 %</b>	<b>85.77 %</b>	<b>\$13,398,774.00</b>

**Photo Album**

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

1). Northwest Elevation - Feb 06, 2017



2). West Elevation - Feb 06, 2017



3). Southwest Elevation - Feb 06, 2017



4). Southeast Elevation - Feb 06, 2017



5). East Elevation - Feb 06, 2017



6). Northeast Elevation - Feb 06, 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	\$1.72	S.F.	78,257	100	1966	2066		49.00 %	0.00 %	49			\$134,602
A1030	Slab on Grade	\$4.98	S.F.	78,257	100	1966	2066		49.00 %	0.00 %	49			\$389,720
B1020	Roof Construction	\$9.27	S.F.	78,257	100	1966	2066		49.00 %	0.00 %	49			\$725,442
B2010	Exterior Walls	\$10.20	S.F.	78,257	100	1966	2066		49.00 %	0.00 %	49			\$798,221
B2020	Exterior Windows	\$11.91	S.F.	78,257	30	1966	1996		0.00 %	110.00 %	-21		\$1,025,245.00	\$932,041
B2030	Exterior Doors	\$1.15	S.F.	78,257	30	1966	1996		0.00 %	110.00 %	-21		\$98,995.00	\$89,996
B3010130	Preformed Metal Roofing	\$10.93	S.F.	78,257	30	2005	2035		60.00 %	0.00 %	18			\$855,349
C1010	Partitions	\$6.86	S.F.	78,257	75	1966	2041		32.00 %	0.00 %	24			\$536,843
C1020	Interior Doors	\$2.79	S.F.	78,257	30	1966	1996		0.00 %	110.00 %	-21		\$240,171.00	\$218,337
C1030	Fittings	\$14.82	S.F.	78,257	20	1966	1986		0.00 %	110.00 %	-31		\$1,275,746.00	\$1,159,769
C3010	Wall Finishes	\$3.79	S.F.	78,257	10	1966	1976		0.00 %	110.00 %	-41		\$326,253.00	\$296,594
C3020	Floor Finishes	\$11.77	S.F.	78,257	20	1966	1986		0.00 %	110.00 %	-31		\$1,013,193.00	\$921,085
C3030	Ceiling Finishes	\$12.87	S.F.	78,257	25	1966	1991		0.00 %	110.00 %	-26		\$1,107,884.00	\$1,007,168
D2010	Plumbing Fixtures	\$10.92	S.F.	78,257	30	1966	1996		0.00 %	110.00 %	-21		\$940,023.00	\$854,566
D2020	Domestic Water Distribution	\$1.17	S.F.	78,257	30	1966	1996		0.00 %	110.00 %	-21		\$100,717.00	\$91,561
D2030	Sanitary Waste	\$1.83	S.F.	78,257	30	1966	1996		0.00 %	110.00 %	-21		\$157,531.00	\$143,210
D2090	Other Plumbing Systems -Nat Gas	\$0.18	S.F.	78,257	40	1966	2006		0.00 %	110.00 %	-11		\$15,495.00	\$14,086
D3040	Distribution Systems	\$12.05	S.F.	78,257	30	1966	1996		0.00 %	110.00 %	-21		\$1,037,297.00	\$942,997
D3050	Terminal & Package Units	\$25.63	S.F.	78,257	15	1966	1981		0.00 %	110.00 %	-36		\$2,206,300.00	\$2,005,727
D3060	Controls & Instrumentation	\$3.78	S.F.	78,257	20	1966	1986		0.00 %	110.00 %	-31		\$325,393.00	\$295,811
D5020	Branch Wiring	\$5.56	S.F.	78,257	30	1966	1996		0.00 %	110.00 %	-21		\$478,620.00	\$435,109
D5020	Lighting	\$12.94	S.F.	78,257	30	1966	1996		0.00 %	110.00 %	-21		\$1,113,910.00	\$1,012,646
D5030810	Security & Detection Systems	\$2.57	S.F.	78,257	15	1966	1981		0.00 %	110.00 %	-36		\$221,233.00	\$201,120
D5030910	Fire Alarm Systems	\$4.65	S.F.	78,257	15	1966	1981		0.00 %	110.00 %	-36		\$400,285.00	\$363,895
D5030920	Data Communication	\$6.02	S.F.	78,257	15	1966	1981		0.00 %	110.00 %	-36		\$518,218.00	\$471,107
E1020	Institutional Equipment	\$3.09	S.F.	78,257	20	1966	1986		0.00 %	110.00 %	-31		\$265,996.00	\$241,814
E2010	Fixed Furnishings	\$6.16	S.F.	78,257	20	1966	1986		0.00 %	110.00 %	-31		\$530,269.00	\$482,063
<b>Total</b>									<b>10.81 %</b>	<b>85.77 %</b>			<b>\$13,398,774.00</b>	<b>\$15,620,879</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 - 1966 Main Building

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010130 - Preformed Metal Roofing



**Note:**

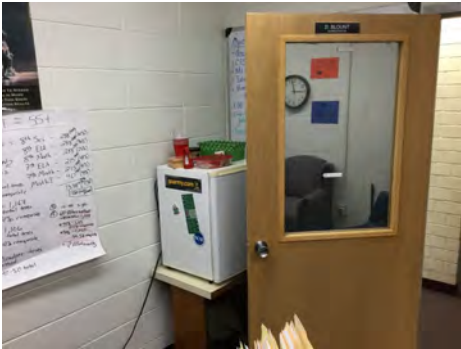
## Campus Assessment Report - 1966 Main Building

**System:** C1010 - Partitions



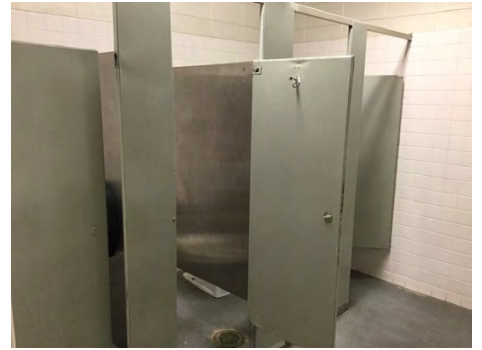
**Note:**

**System:** C1020 - Interior Doors



**Note:**

**System:** C1030 - Fittings



**Note:**



## Campus Assessment Report - 1966 Main Building

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**



# Campus Assessment Report - 1966 Main Building

**System:** D2010 - Plumbing Fixtures



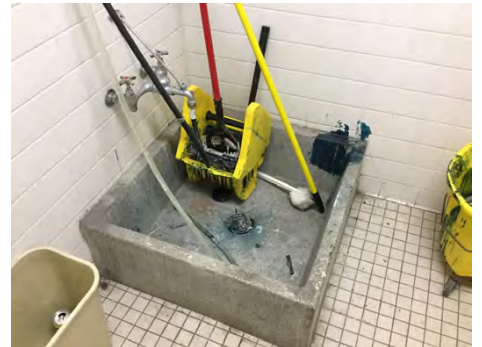
**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

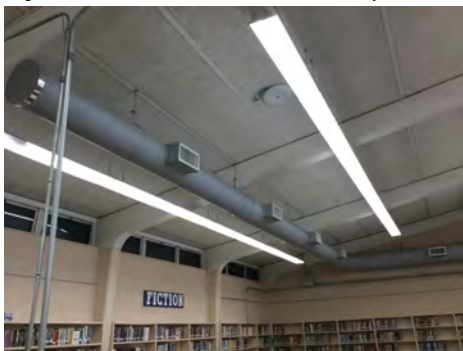
## Campus Assessment Report - 1966 Main Building

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



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**



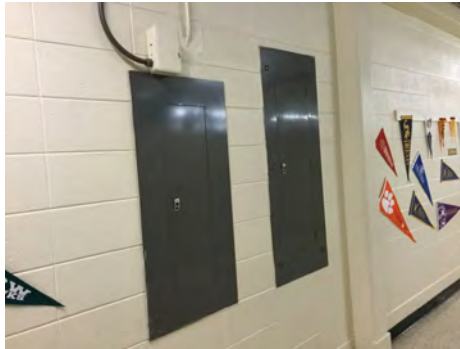
## Campus Assessment Report - 1966 Main Building

**System:** D3060 - Controls & Instrumentation



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

## Campus Assessment Report - 1966 Main Building

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



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**



# Campus Assessment Report - 1966 Main Building

**System:** E1020 - Institutional 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>\$13,398,774</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>\$438,457</b>	<b>\$13,837,231</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>	\$1,025,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,025,245
<b>B2030 - Exterior Doors</b>	\$98,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,995
<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>C1020 - Interior Doors</b>	\$240,171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$240,171
<b>C1030 - Fittings</b>	\$1,275,746	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,275,746
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$326,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$438,457	\$764,710
<b>C3020 - Floor Finishes</b>	\$1,013,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,013,193
<b>C3030 - Ceiling Finishes</b>	\$1,107,884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,107,884
<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



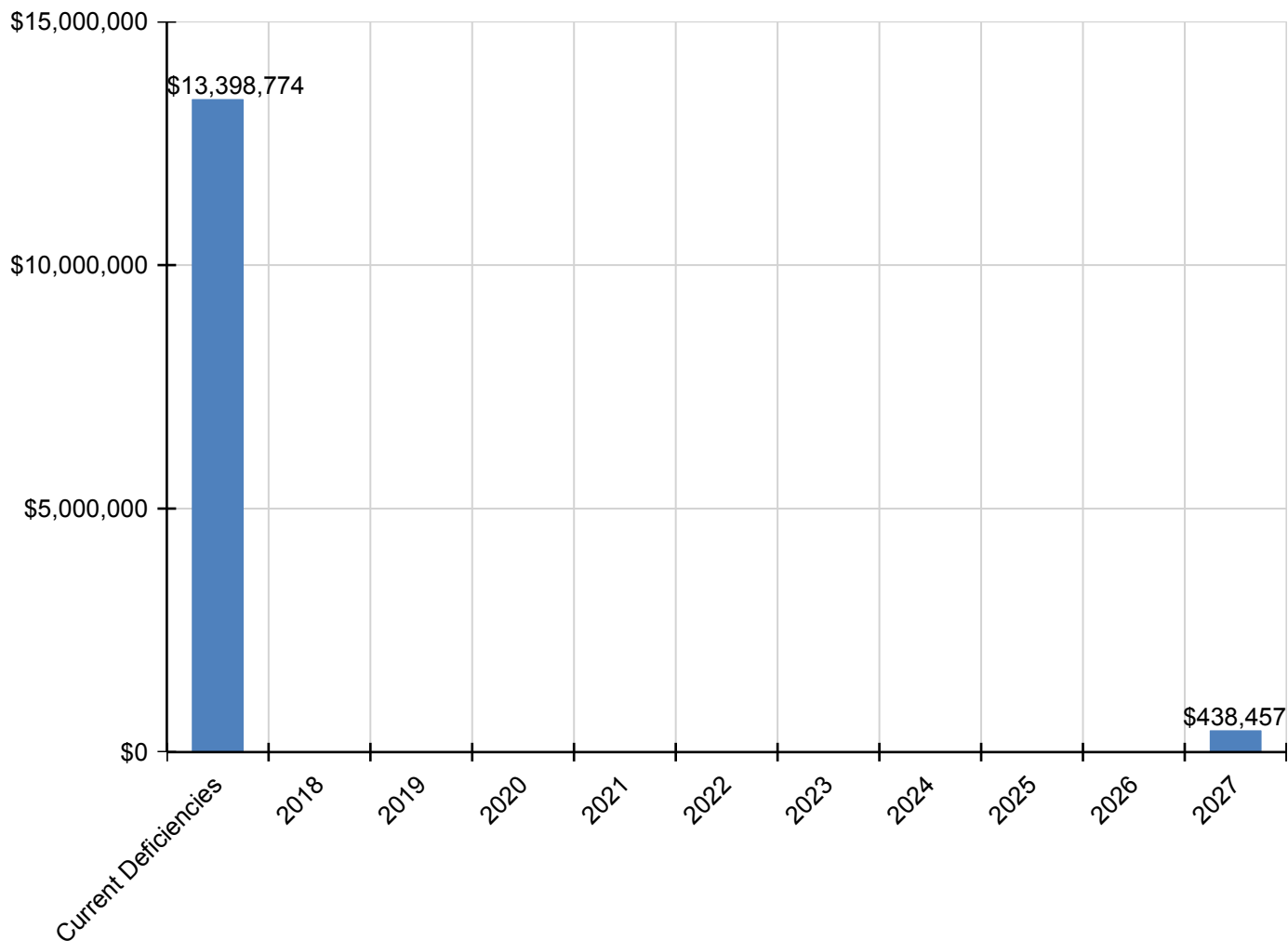
## Campus Assessment Report - 1966 Main Building

D2010 - Plumbing Fixtures	\$940,023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$940,023
D2020 - Domestic Water Distribution	\$100,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,717
D2030 - Sanitary Waste	\$157,531	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,531
D2090 - Other Plumbing Systems -Nat Gas	\$15,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,495
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$1,037,297	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,037,297
D3050 - Terminal & Package Units	\$2,206,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,206,300
D3060 - Controls & Instrumentation	\$325,393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325,393
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$478,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$478,620
D5020 - Lighting	\$1,113,910	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,113,910
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$221,233	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$221,233
D5030910 - Fire Alarm Systems	\$400,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,285
D5030920 - Data Communication	\$518,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$518,218
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	\$265,996	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265,996
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$530,269	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$530,269

\* Indicates non-renewable system

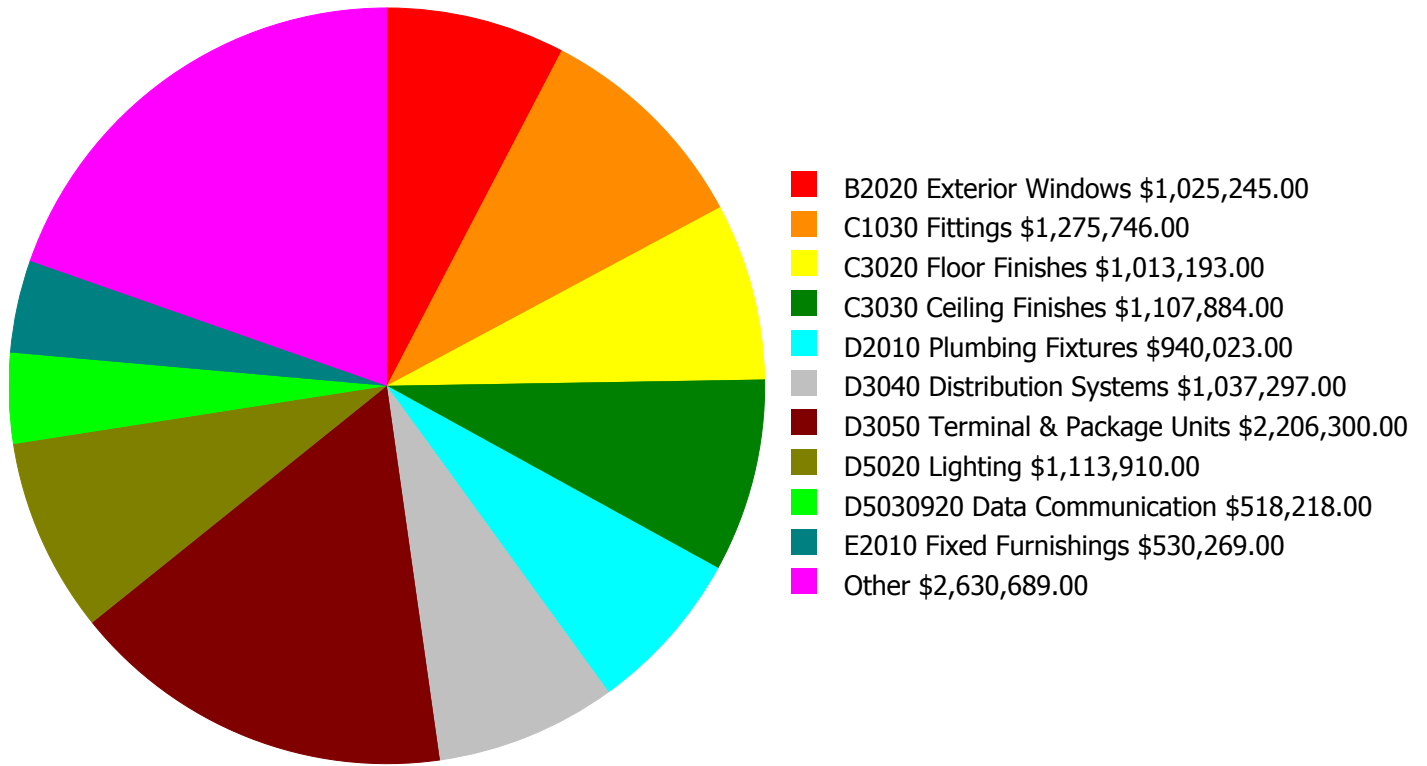
### Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

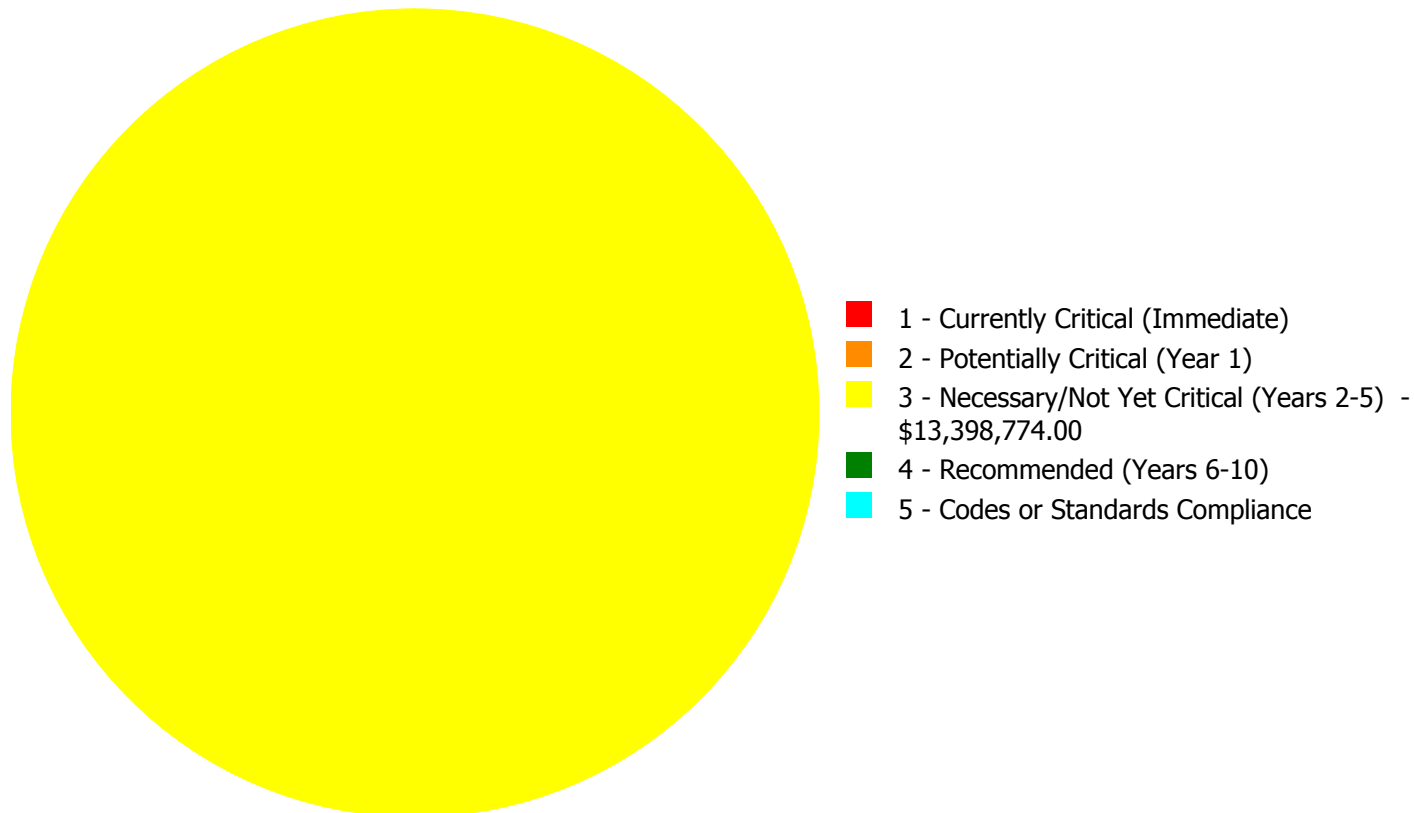
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$13,398,774.00**

## 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: \$13,398,774.00**

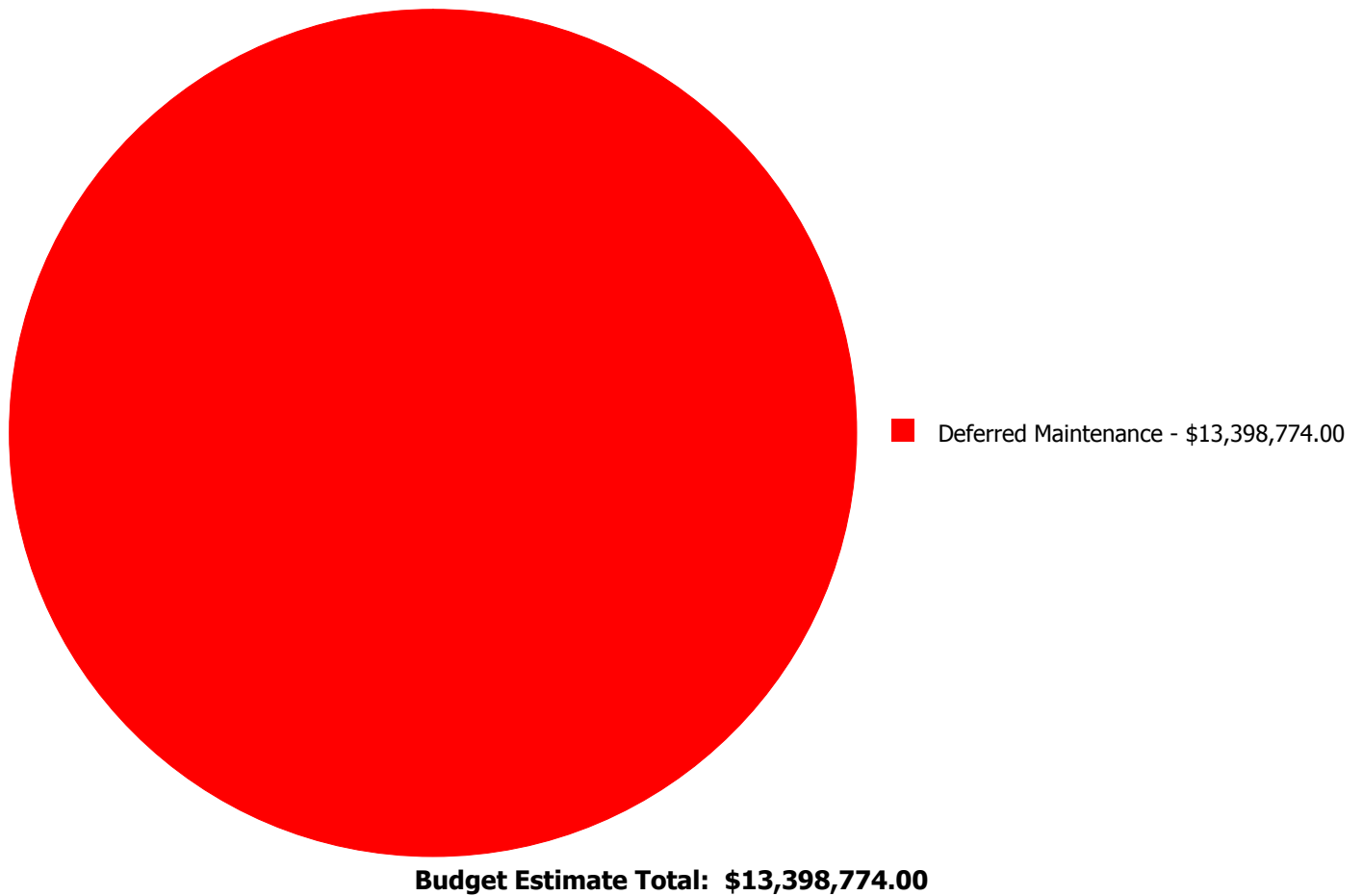
## Deficiency By Priority Investment Table

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	\$1,025,245.00	\$0.00	\$0.00	\$1,025,245.00
B2030	Exterior Doors	\$0.00	\$0.00	\$98,995.00	\$0.00	\$0.00	\$98,995.00
C1020	Interior Doors	\$0.00	\$0.00	\$240,171.00	\$0.00	\$0.00	\$240,171.00
C1030	Fittings	\$0.00	\$0.00	\$1,275,746.00	\$0.00	\$0.00	\$1,275,746.00
C3010	Wall Finishes	\$0.00	\$0.00	\$326,253.00	\$0.00	\$0.00	\$326,253.00
C3020	Floor Finishes	\$0.00	\$0.00	\$1,013,193.00	\$0.00	\$0.00	\$1,013,193.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$1,107,884.00	\$0.00	\$0.00	\$1,107,884.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$940,023.00	\$0.00	\$0.00	\$940,023.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$100,717.00	\$0.00	\$0.00	\$100,717.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$157,531.00	\$0.00	\$0.00	\$157,531.00
D2090	Other Plumbing Systems -Nat Gas	\$0.00	\$0.00	\$15,495.00	\$0.00	\$0.00	\$15,495.00
D3040	Distribution Systems	\$0.00	\$0.00	\$1,037,297.00	\$0.00	\$0.00	\$1,037,297.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$2,206,300.00	\$0.00	\$0.00	\$2,206,300.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$325,393.00	\$0.00	\$0.00	\$325,393.00
D5020	Branch Wiring	\$0.00	\$0.00	\$478,620.00	\$0.00	\$0.00	\$478,620.00
D5020	Lighting	\$0.00	\$0.00	\$1,113,910.00	\$0.00	\$0.00	\$1,113,910.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$221,233.00	\$0.00	\$0.00	\$221,233.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$400,285.00	\$0.00	\$0.00	\$400,285.00
D5030920	Data Communication	\$0.00	\$0.00	\$518,218.00	\$0.00	\$0.00	\$518,218.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$265,996.00	\$0.00	\$0.00	\$265,996.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$530,269.00	\$0.00	\$0.00	\$530,269.00
<b>Total:</b>		\$0.00	\$0.00	\$13,398,774.00	\$0.00	\$0.00	\$13,398,774.00

## 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: B2020 - Exterior Windows



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,025,245.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

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

#### System: B2030 - Exterior Doors



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$98,995.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

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

**System: C1020 - Interior Doors**

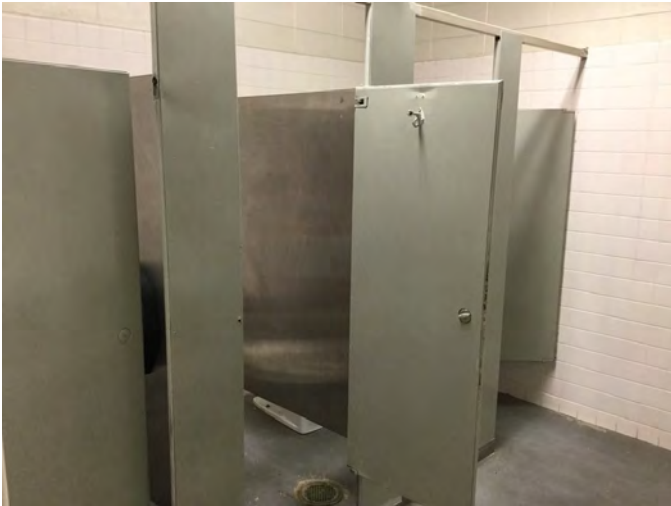


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$240,171.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

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

---

**System: C1030 - Fittings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,275,746.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

**Notes:** The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

---

**System: C3010 - Wall Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$326,253.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

**Notes:** The wall finishes are aged, scuffed, fading, stained and should be replaced.

---

**System: C3020 - Floor Finishes**

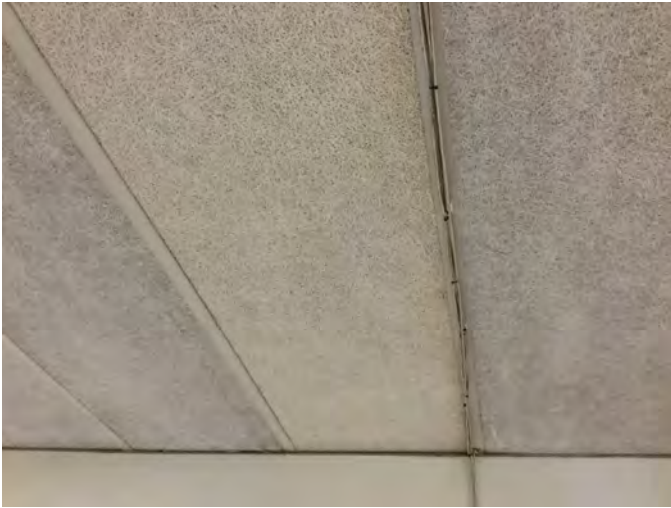


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,013,193.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

**Notes:** The original flooring is in poor conditions and should be replaced.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,107,884.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

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

---

**System: D2010 - Plumbing Fixtures**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$940,023.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

**Notes:** Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

---



**System: D2020 - Domestic Water Distribution**

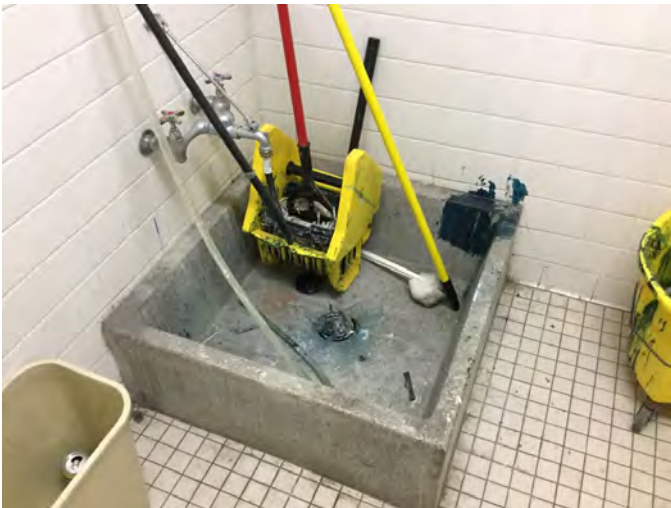


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$100,717.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

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

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$157,531.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

**Notes:** The sanitary waste system is beyond its expected service life and should be replaced.

---



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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$15,495.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The natural gas system is beyond its expected service life and should be replaced.

---

**System: D3040 - Distribution Systems**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,037,297.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

**Notes:** Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

---

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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$2,206,300.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

**Notes:** Terminal and package units are beyond their expected service life and should be scheduled for replacement.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$325,393.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

**Notes:** The controls and instrumentation system is in marginal condition and should be schedule for replacement.

---

**System: D5020 - Branch Wiring**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$478,620.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

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

---

**System: D5020 - Lighting**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,113,910.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

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

---

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

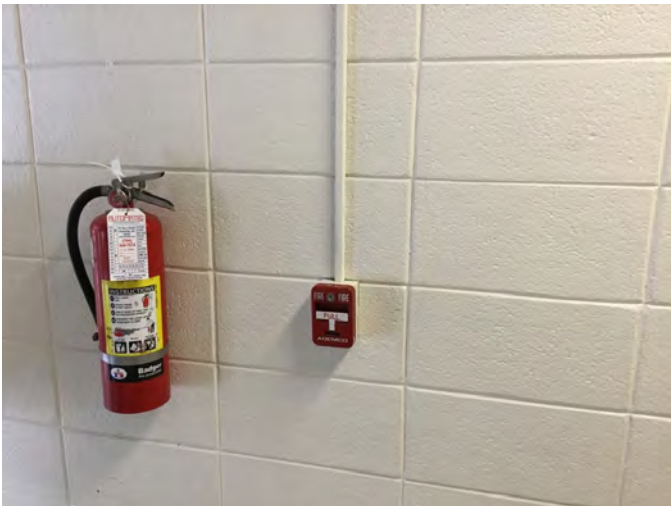


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$221,233.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

**Notes:** The security and CCTV system is beyond its expected service life and should be scheduled for replacement.

---

**System: D5030910 - Fire Alarm Systems**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$400,285.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

**Notes:** The fire alarm system is beyond its expected service life and should be scheduled for replacement.

---



**System: D5030920 - Data Communication**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$518,218.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

**Notes:** The data communication system is beyond its expected service life and should be scheduled for replacement.

---

**System: E1020 - Institutional Equipment**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$265,996.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

**Notes:** The institutional equipment is in deteriorating conditions and should be replaced.

---



**System: E2010 - Fixed Furnishings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 78,257.00  
**Unit of Measure:** S.F.  
**Estimate:** \$530,269.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/13/2017

**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):	10,443
Year Built:	1976
Last Renovation:	
Replacement Value:	\$2,084,528
Repair Cost:	\$1,769,504.00
Total FCI:	84.89 %
Total RSLI:	13.04 %
FCA Score:	15.11



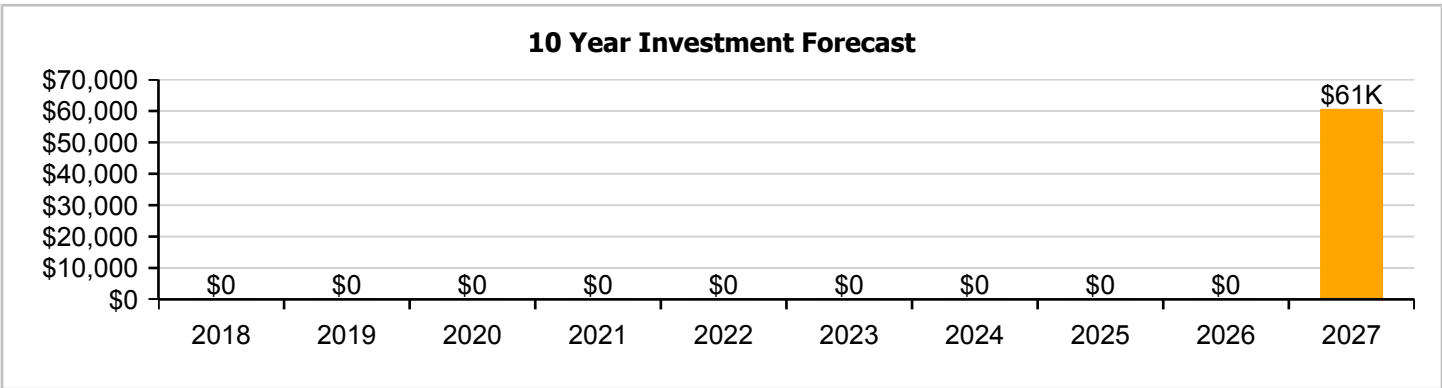
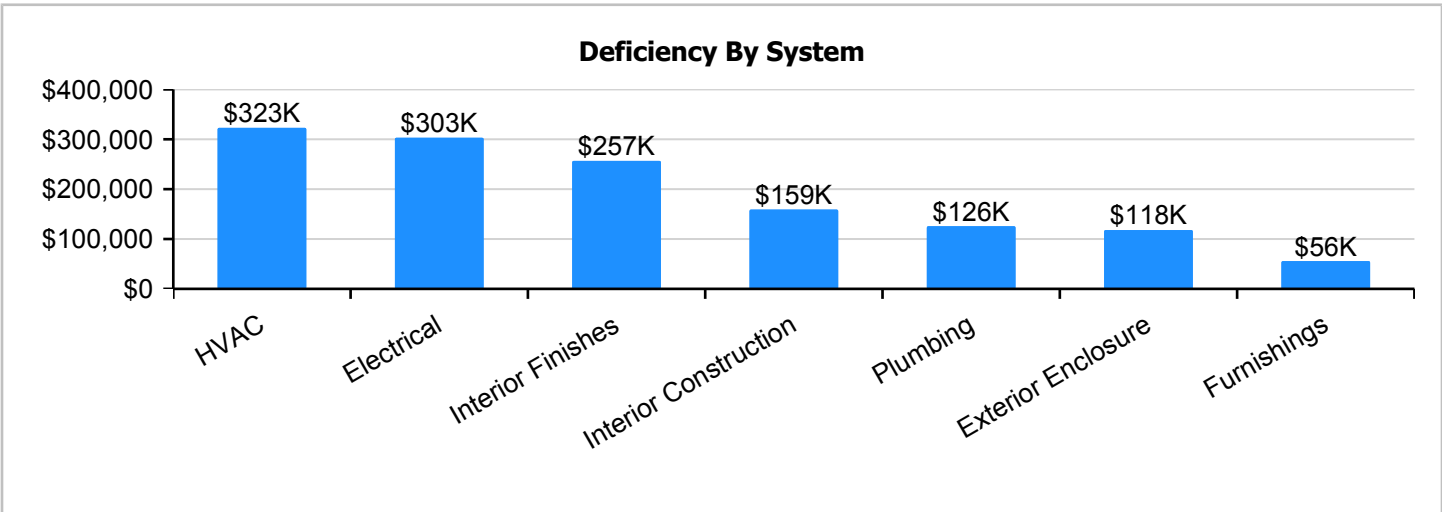
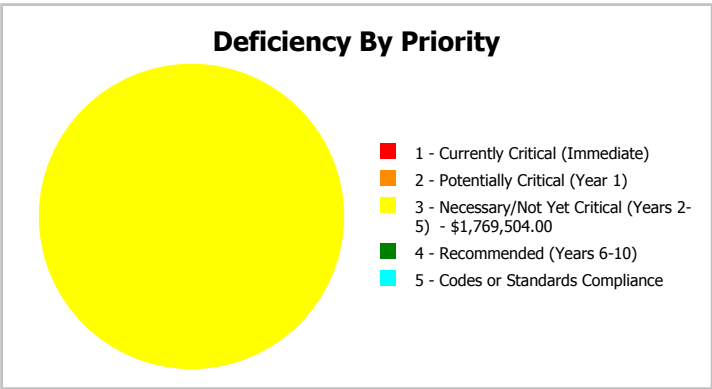
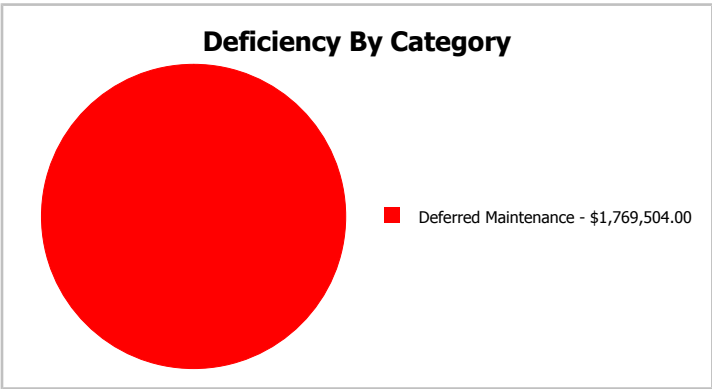
### Description:

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:	10,443
Year Built:	1976	Last Renovation:	
Repair Cost:	\$1,769,504	Replacement Value:	\$2,084,528
FCI:	84.89 %	RSLI%:	13.04 %



## 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
A10 - Foundations	59.00 %	0.00 %	\$0.00
B10 - Superstructure	59.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	25.89 %	61.72 %	\$155,538.00
B30 - Roofing	60.00 %	0.00 %	\$0.00
C10 - Interior Construction	12.70 %	79.18 %	\$209,873.00
C30 - Interior Finishes	0.00 %	110.00 %	\$338,760.00
D20 - Plumbing	0.00 %	110.00 %	\$165,647.00
D30 - HVAC	0.00 %	110.00 %	\$426,293.00
D50 - Electrical	0.00 %	110.00 %	\$399,989.00
E20 - Furnishings	0.00 %	110.00 %	\$73,404.00
<b>Totals:</b>	<b>13.04 %</b>	<b>84.89 %</b>	<b>\$1,769,504.00</b>

## Photo Album

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

1). East Elevation - Feb 06, 2017



2). North Elevation - Feb 06, 2017



3). West Elevation - Feb 06, 2017



4). South Elevation - Feb 06, 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	\$1.78	S.F.	10,443	100	1976	2076		59.00 %	0.00 %	59			\$18,589
A1030	Slab on Grade	\$5.16	S.F.	10,443	100	1976	2076		59.00 %	0.00 %	59			\$53,886
B1020	Roof Construction	\$9.60	S.F.	10,443	100	1976	2076		59.00 %	0.00 %	59			\$100,253
B2010	Exterior Walls	\$10.59	S.F.	10,443	100	1976	2076		59.00 %	0.00 %	59			\$110,591
B2020	Exterior Windows	\$12.34	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$141,753.00	\$128,867
B2030	Exterior Doors	\$1.20	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$13,785.00	\$12,532
B3010130	Preformed Metal Roofing	\$11.33	S.F.	10,443	30	2005	2035		60.00 %	0.00 %	18			\$118,319
C1010	Partitions	\$7.11	S.F.	10,443	75	1976	2051		45.33 %	0.00 %	34			\$74,250
C1020	Interior Doors	\$2.89	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$33,198.00	\$30,180
C1030	Fittings	\$15.38	S.F.	10,443	20	1976	1996		0.00 %	110.00 %	-21		\$176,675.00	\$160,613
C3010	Wall Finishes	\$3.93	S.F.	10,443	10	1989	1999		0.00 %	110.00 %	-18		\$45,145.00	\$41,041
C3020	Floor Finishes	\$12.21	S.F.	10,443	20	1989	2009		0.00 %	110.00 %	-8		\$140,260.00	\$127,509
C3030	Ceiling Finishes	\$13.35	S.F.	10,443	25	1976	2001		0.00 %	110.00 %	-16		\$153,355.00	\$139,414
D2010	Plumbing Fixtures	\$11.31	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$129,921.00	\$118,110
D2020	Domestic Water Distribution	\$1.21	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$13,900.00	\$12,636
D2030	Sanitary Waste	\$1.90	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$21,826.00	\$19,842
D3020	Heat Generating Systems	\$10.16	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$116,711.00	\$106,101
D3030	Cooling Generating Systems	\$10.55	S.F.	10,443	25	1976	2001		0.00 %	110.00 %	-16		\$121,191.00	\$110,174
D3040	Distribution Systems	\$12.49	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$143,476.00	\$130,433
D3060	Controls & Instrumentation	\$3.91	S.F.	10,443	20	1976	1996		0.00 %	110.00 %	-21		\$44,915.00	\$40,832
D5010	Electrical Service/Distribution	\$1.91	S.F.	10,443	40	1976	2016		0.00 %	110.00 %	-1		\$21,941.00	\$19,946
D5020	Branch Wiring	\$5.76	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$66,167.00	\$60,152
D5020	Lighting	\$13.42	S.F.	10,443	30	1976	2006		0.00 %	110.00 %	-11		\$154,160.00	\$140,145
D5030810	Security & Detection Systems	\$2.67	S.F.	10,443	15	1976	1991		0.00 %	110.00 %	-26		\$30,671.00	\$27,883
D5030910	Fire Alarm Systems	\$4.82	S.F.	10,443	15	1976	1991		0.00 %	110.00 %	-26		\$55,369.00	\$50,335
D5030920	Data Communication	\$6.24	S.F.	10,443	15	1976	1991		0.00 %	110.00 %	-26		\$71,681.00	\$65,164
E2010	Fixed Furnishings	\$6.39	S.F.	10,443	20	1976	1996		0.00 %	110.00 %	-21		\$73,404.00	\$66,731
<b>Total</b>									<b>13.04 %</b>	<b>84.89 %</b>			<b>\$1,769,504.00</b>	<b>\$2,084,528</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 - 1976 Building, Vocational

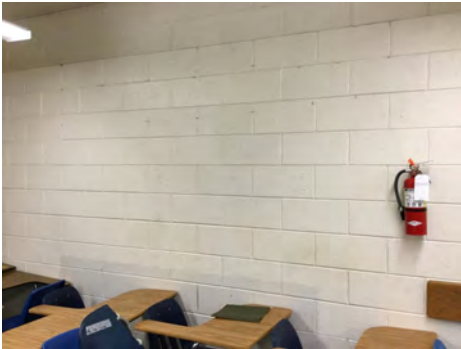
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**System:** B3010130 - Preformed Metal Roofing



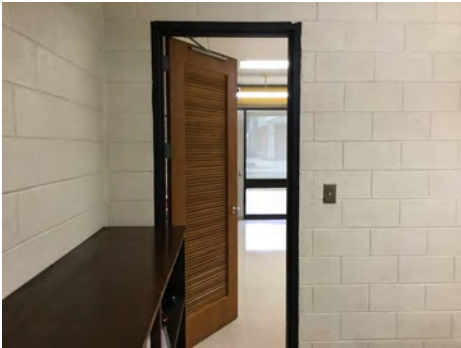
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors

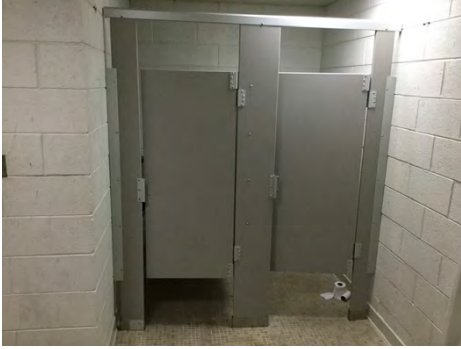


**Note:**



## Campus Assessment Report - 1976 Building, Vocational

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

# Campus Assessment Report - 1976 Building, Vocational

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**



## Campus Assessment Report - 1976 Building, Vocational

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**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**

**System:** D3030 - Cooling Generating Systems



**Note:**

## Campus Assessment Report - 1976 Building, Vocational

**System:** D3040 - Distribution Systems



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

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

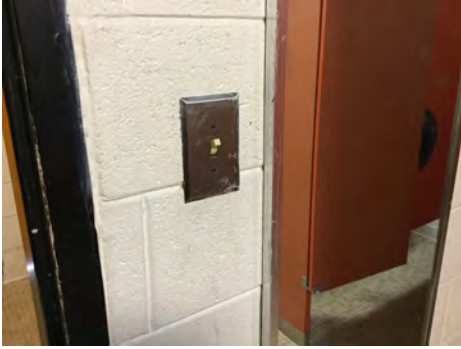


**Note:**



## Campus Assessment Report - 1976 Building, Vocational

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

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



**Note:**

# Campus Assessment Report - 1976 Building, Vocational

**System:** D5030910 - Fire Alarm Systems



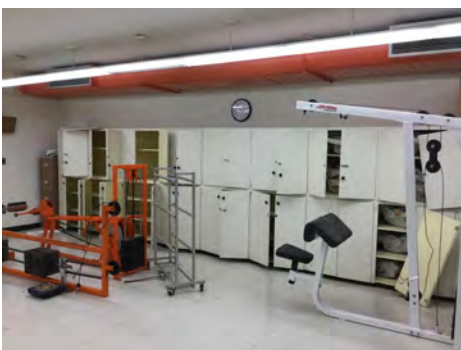
**Note:**

**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>\$1,769,504</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>\$60,671</b>	<b>\$1,830,175</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>	\$141,753	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141,753
<b>B2030 - Exterior Doors</b>	\$13,785	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,785
<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>C1020 - Interior Doors</b>	\$33,198	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,198
<b>C1030 - Fittings</b>	\$176,675	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176,675
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$45,145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,671	\$105,816
<b>C3020 - Floor Finishes</b>	\$140,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,260
<b>C3030 - Ceiling Finishes</b>	\$153,355	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,355
<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 - 1976 Building, Vocational

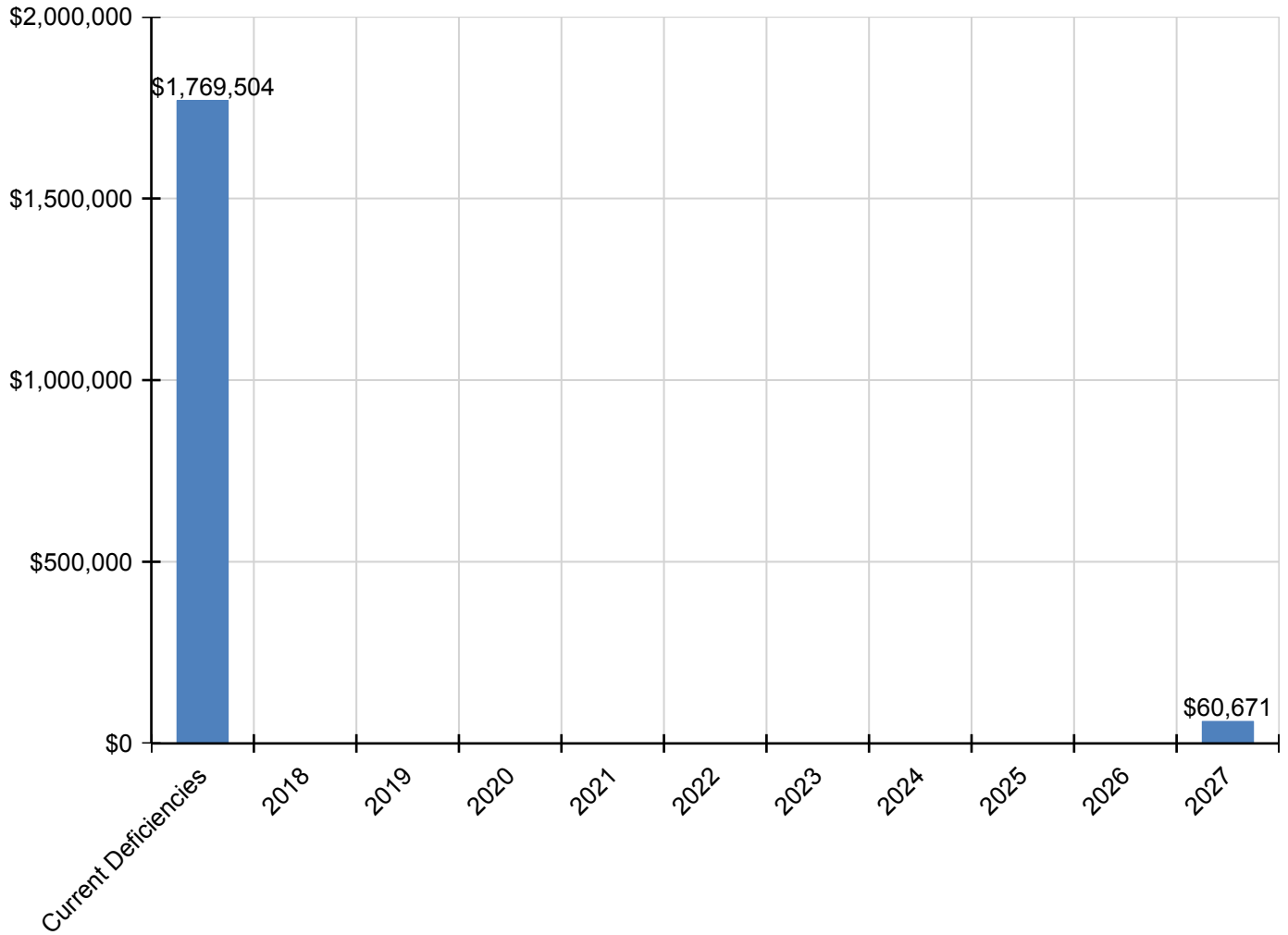
D2010 - Plumbing Fixtures	\$129,921	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,921
D2020 - Domestic Water Distribution	\$13,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,900
D2030 - Sanitary Waste	\$21,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,826
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$116,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,711
D3030 - Cooling Generating Systems	\$121,191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,191
D3040 - Distribution Systems	\$143,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143,476
D3060 - Controls & Instrumentation	\$44,915	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,915
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$21,941	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,941
D5020 - Branch Wiring	\$66,167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,167
D5020 - Lighting	\$154,160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,160
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$30,671	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,671
D5030910 - Fire Alarm Systems	\$55,369	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,369
D5030920 - Data Communication	\$71,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,681
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	\$73,404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,404

\* Indicates non-renewable system



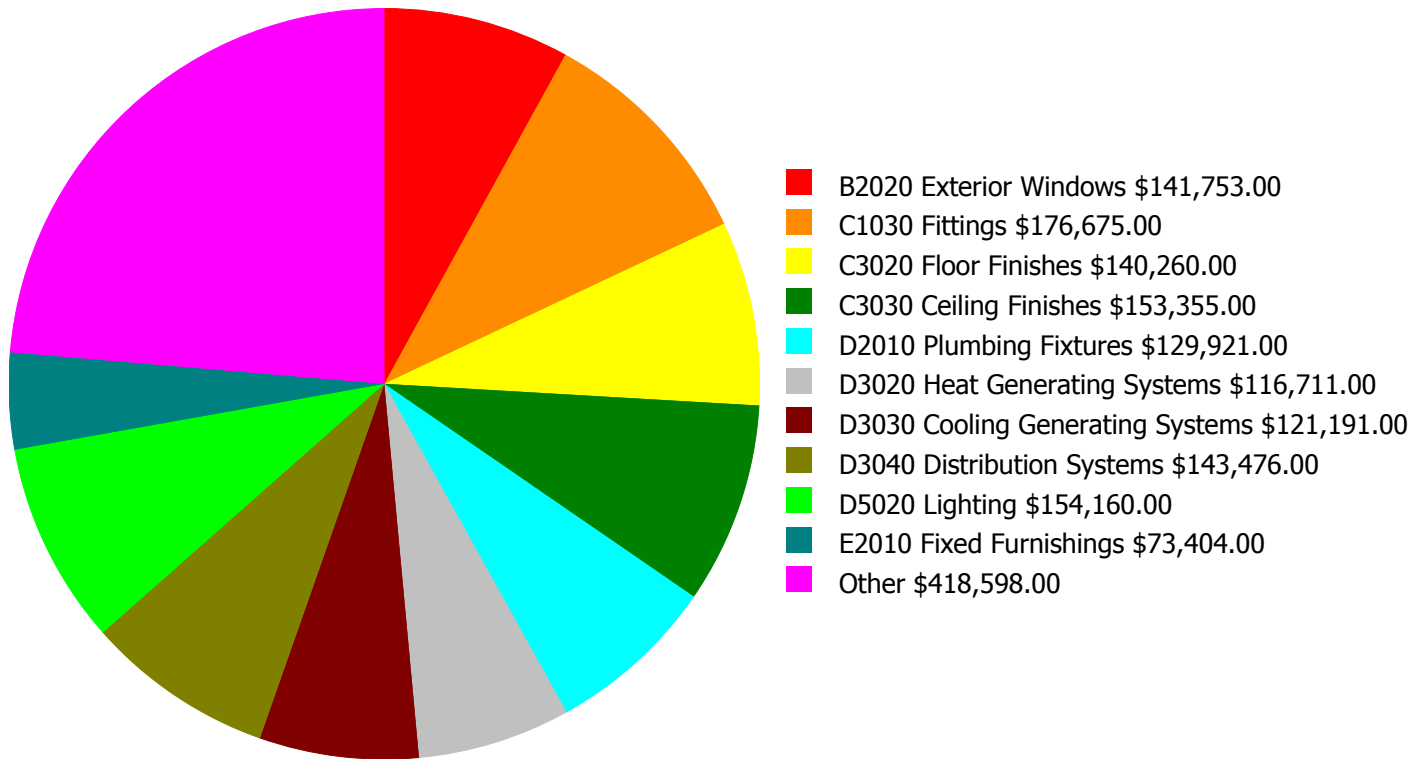
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

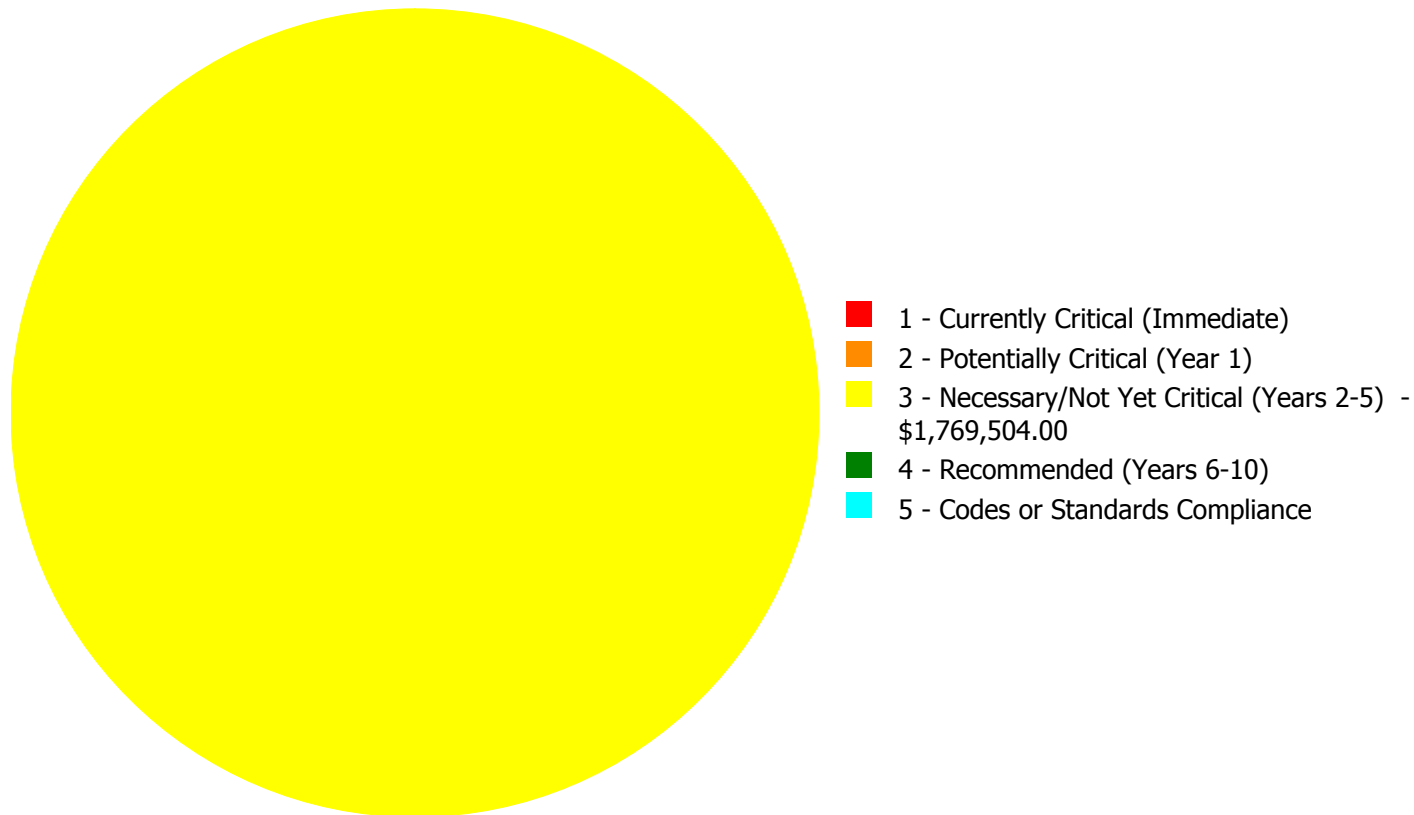
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$1,769,504.00**

## 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: \$1,769,504.00**

## Deficiency By Priority Investment Table

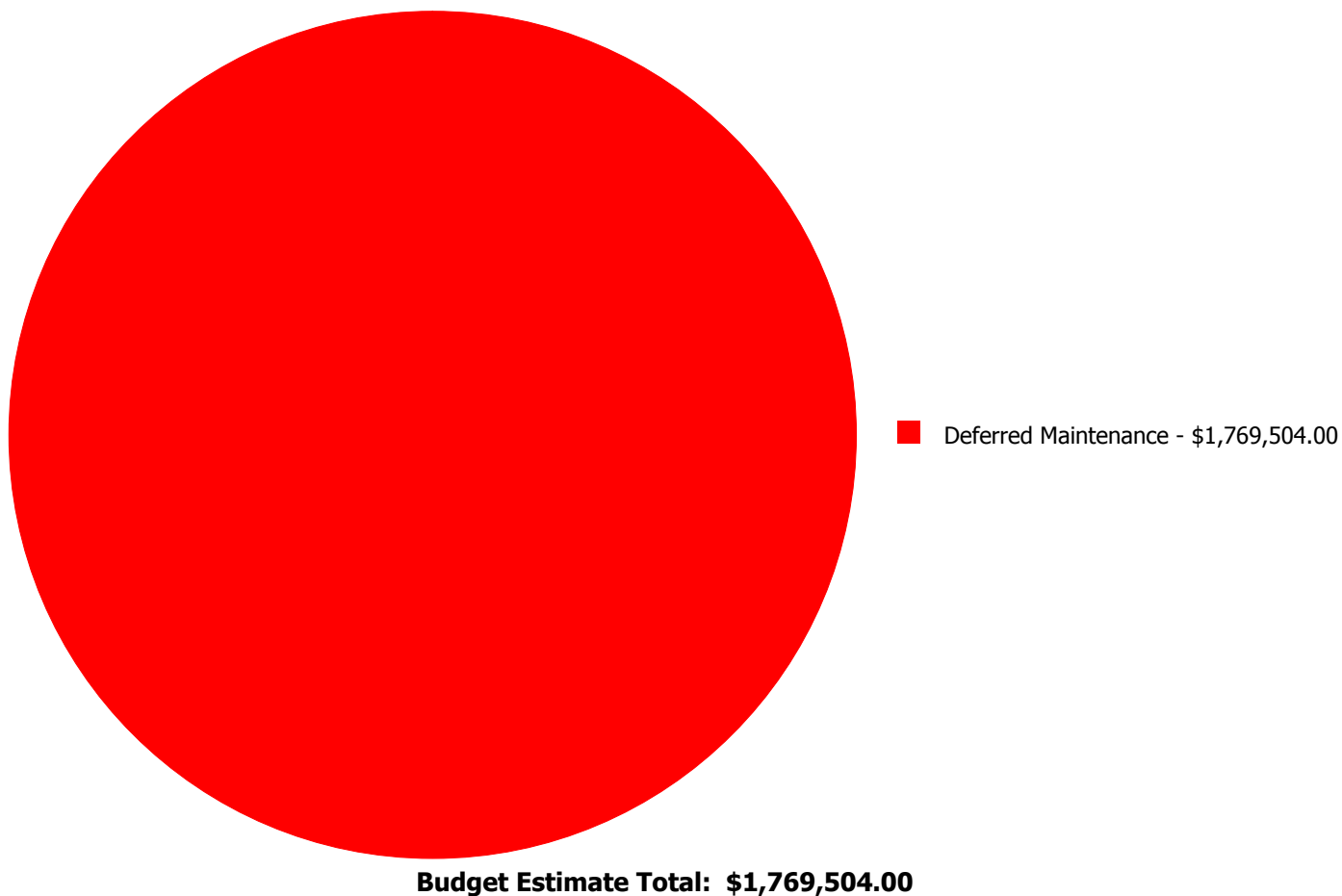
The table below shows the current investment cost grouped by deficiency priority and building system.

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	\$141,753.00	\$0.00	\$0.00	\$141,753.00
B2030	Exterior Doors	\$0.00	\$0.00	\$13,785.00	\$0.00	\$0.00	\$13,785.00
C1020	Interior Doors	\$0.00	\$0.00	\$33,198.00	\$0.00	\$0.00	\$33,198.00
C1030	Fittings	\$0.00	\$0.00	\$176,675.00	\$0.00	\$0.00	\$176,675.00
C3010	Wall Finishes	\$0.00	\$0.00	\$45,145.00	\$0.00	\$0.00	\$45,145.00
C3020	Floor Finishes	\$0.00	\$0.00	\$140,260.00	\$0.00	\$0.00	\$140,260.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$153,355.00	\$0.00	\$0.00	\$153,355.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$129,921.00	\$0.00	\$0.00	\$129,921.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$13,900.00	\$0.00	\$0.00	\$13,900.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$21,826.00	\$0.00	\$0.00	\$21,826.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$116,711.00	\$0.00	\$0.00	\$116,711.00
D3030	Cooling Generating Systems	\$0.00	\$0.00	\$121,191.00	\$0.00	\$0.00	\$121,191.00
D3040	Distribution Systems	\$0.00	\$0.00	\$143,476.00	\$0.00	\$0.00	\$143,476.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$44,915.00	\$0.00	\$0.00	\$44,915.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$21,941.00	\$0.00	\$0.00	\$21,941.00
D5020	Branch Wiring	\$0.00	\$0.00	\$66,167.00	\$0.00	\$0.00	\$66,167.00
D5020	Lighting	\$0.00	\$0.00	\$154,160.00	\$0.00	\$0.00	\$154,160.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$30,671.00	\$0.00	\$0.00	\$30,671.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$55,369.00	\$0.00	\$0.00	\$55,369.00
D5030920	Data Communication	\$0.00	\$0.00	\$71,681.00	\$0.00	\$0.00	\$71,681.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$73,404.00	\$0.00	\$0.00	\$73,404.00
	<b>Total:</b>	\$0.00	\$0.00	\$1,769,504.00	\$0.00	\$0.00	\$1,769,504.00



## 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: B2020 - Exterior Windows



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$141,753.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

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

#### System: B2030 - Exterior Doors



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$13,785.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

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

**System: C1020 - Interior Doors**

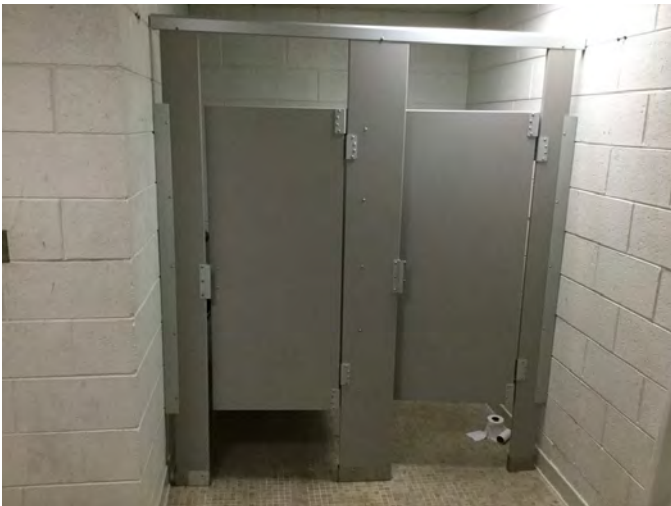


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$33,198.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

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

---

**System: C1030 - Fittings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$176,675.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

---

**System: C3010 - Wall Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$45,145.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The wall finishes are aged, scuffed, fading, stained and should be replaced.

---

**System: C3020 - Floor Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$140,260.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The original flooring is in poor conditions and should be replaced.

---



**System: C3030 - Ceiling Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$153,355.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

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

---

**System: D2010 - Plumbing Fixtures**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$129,921.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

---

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$13,900.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

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

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$21,826.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The sanitary waste system is beyond its expected service life and should be replaced.

---

**System: D3020 - Heat Generating Systems**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$116,711.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The gas-fired boiler is operational and in fair condition, but inefficient, becoming logistically unsupportable, and should be replaced with an energy efficient model.

---

**System: D3030 - Cooling Generating Systems**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$121,191.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The cooling generating system is beyond its expected service life and should be scheduled for replacement.

---

**System: D3040 - Distribution Systems**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$143,476.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The distribution systems are aged, becoming logistically unsupportable, and should be replaced.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$44,915.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The controls and instrumentation system is in marginal condition and should be schedule for replacement.

---



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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$21,941.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

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

---

**System: D5020 - Branch Wiring**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$66,167.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

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

---

**System: D5020 - Lighting**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$154,160.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

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

---

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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$30,671.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The security and CCTV system is beyond its expected service life and should be scheduled for replacement.

---

**System: D5030910 - Fire Alarm Systems**

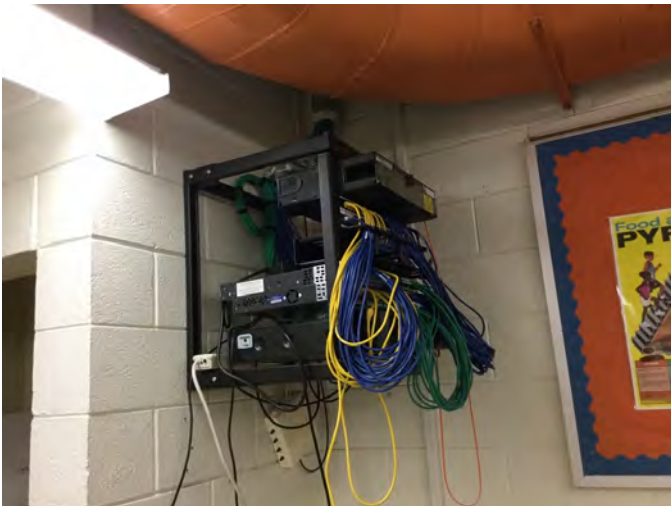


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$55,369.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The fire alarm system is beyond its expected service life and should be scheduled for replacement.

---

**System: D5030920 - Data Communication**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$71,681.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The data communication system is beyond its expected service life and should be scheduled for replacement.

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 10,443.00  
**Unit of Measure:** S.F.  
**Estimate:** \$73,404.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

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

---



**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):	891
Year Built:	1978
Last Renovation:	
Replacement Value:	\$147,558
Repair Cost:	\$65,117.00
Total FCI:	44.13 %
Total RSLI:	35.98 %
FCA Score:	55.87



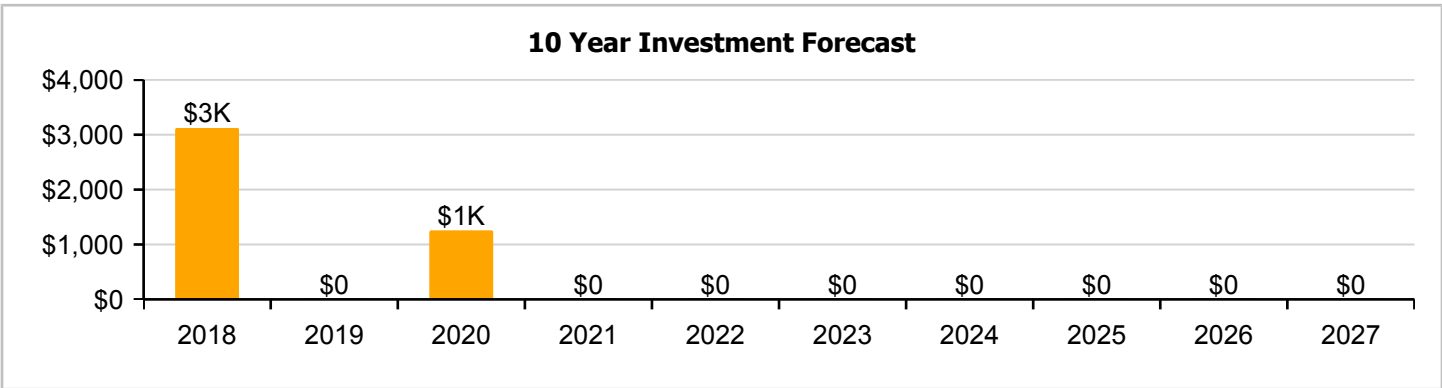
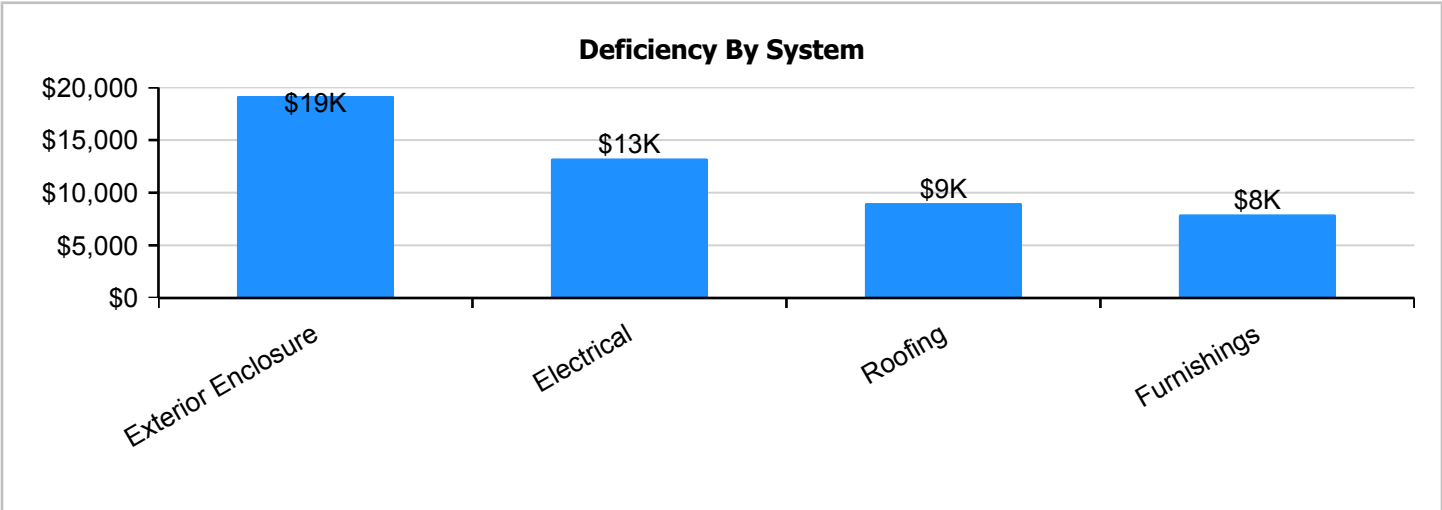
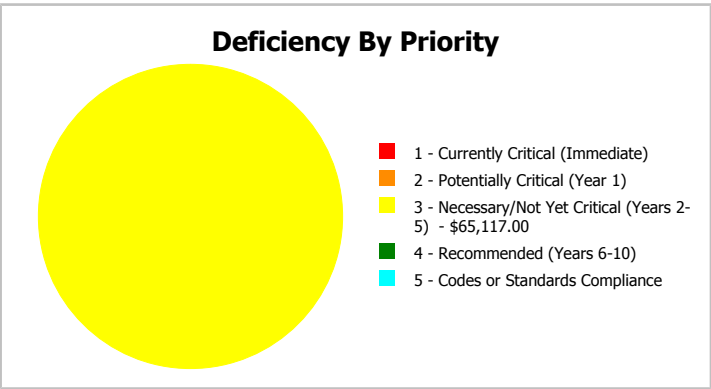
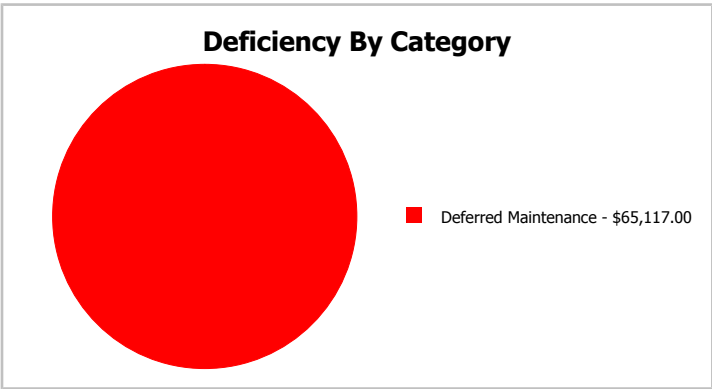
**Description:**

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:	MS -Middle School	Gross Area:	891
Year Built:	1978	Last Renovation:	
Repair Cost:	\$65,117	Replacement Value:	\$147,558
FCI:	44.13 %	RSLI%:	35.98 %



## 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	61.00 %	0.00 %	\$0.00
B10 - Superstructure	61.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	32.67 %	51.08 %	\$25,316.00
B30 - Roofing	0.00 %	138.00 %	\$11,878.00
C20 - Stairs	10.00 %	0.00 %	\$0.00
D50 - Electrical	0.37 %	93.74 %	\$17,465.00
E20 - Furnishings	0.00 %	110.00 %	\$10,458.00
<b>Totals:</b>	<b>35.98 %</b>	<b>44.13 %</b>	<b>\$65,117.00</b>

## Photo Album

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

1). North Elevation - Feb 06, 2017



2). West Elevation - Feb 06, 2017



3). South Elevation - Feb 06, 2017



4). East Elevation - Feb 06, 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.	891	100	1978	2078		61.00 %	0.00 %	61			\$17,936
A1030	Slab on Grade	\$19.75	S.F.	891	100	1978	2078		61.00 %	0.00 %	61			\$17,597
B1010	Floor Construction	\$11.44	S.F.	891	100	1978	2078		61.00 %	0.00 %	61			\$10,193
B1020	Roof Construction	\$16.26	S.F.	891	100	1978	2078		61.00 %	0.00 %	61			\$14,488
B2010	Exterior Walls	\$29.79	S.F.	891	100	1978	2078		61.00 %	0.00 %	61			\$26,543
B2020	Exterior Windows	\$17.17	S.F.	891	30	1978	2008		0.00 %	110.00 %	-9		\$16,828.00	\$15,298
B2030	Exterior Doors	\$8.66	S.F.	891	30	1978	2008		0.00 %	110.01 %	-9		\$8,488.00	\$7,716
B3010130	Preformed Metal Roofing	\$9.66	S.F.	891	30	1978	2008		0.00 %	138.00 %	-9		\$11,878.00	\$8,607
C2010	Stair Construction	\$1.17	S.F.	891	30	1978	2008	2020	10.00 %	0.00 %	3			\$1,042
D5010	Electrical Service/Distribution	\$3.09	S.F.	891	40	1978	2018		2.50 %	0.00 %	1			\$2,753
D5020	Branch Wiring	\$9.24	S.F.	891	30	1978	2008		0.00 %	110.00 %	-9		\$9,056.00	\$8,233
D5020	Lighting	\$8.58	S.F.	891	30	1978	2008		0.00 %	109.99 %	-9		\$8,409.00	\$7,645
E2010	Fixed Furnishings	\$10.67	S.F.	891	20	1978	1998		0.00 %	110.00 %	-19		\$10,458.00	\$9,507
<b>Total</b>									<b>35.98 %</b>	<b>44.13 %</b>			<b>\$65,117.00</b>	<b>\$147,558</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:** B1010 - Floor Construction



**Note:**

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**System:** B1020 - Roof Construction



**Note:**

## Campus Assessment Report - 1978 Pressbox Baseball/Storage

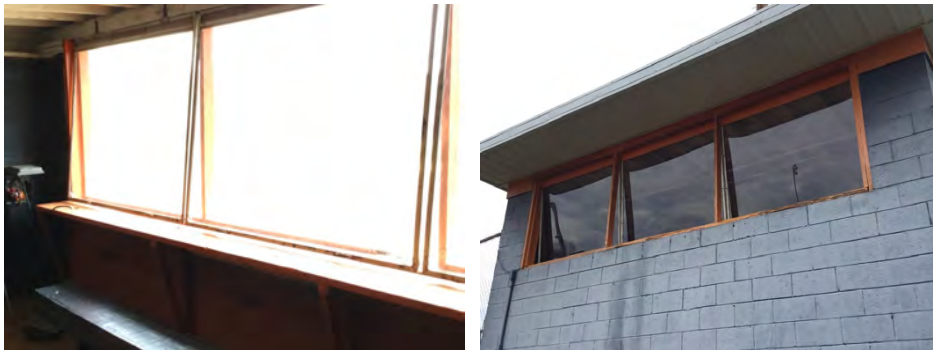
---

**System:** B2010 - Exterior Walls



**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 1978 Pressbox Baseball/Storage

---

**System:** B3010130 - Preformed Metal Roofing



**Note:**

**System:** C2010 - Stair Construction



**Note:**

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



**Note:**



## Campus Assessment Report - 1978 Pressbox Baseball/Storage

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**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.

# Campus Assessment Report - 1978 Pressbox Baseball/Storage

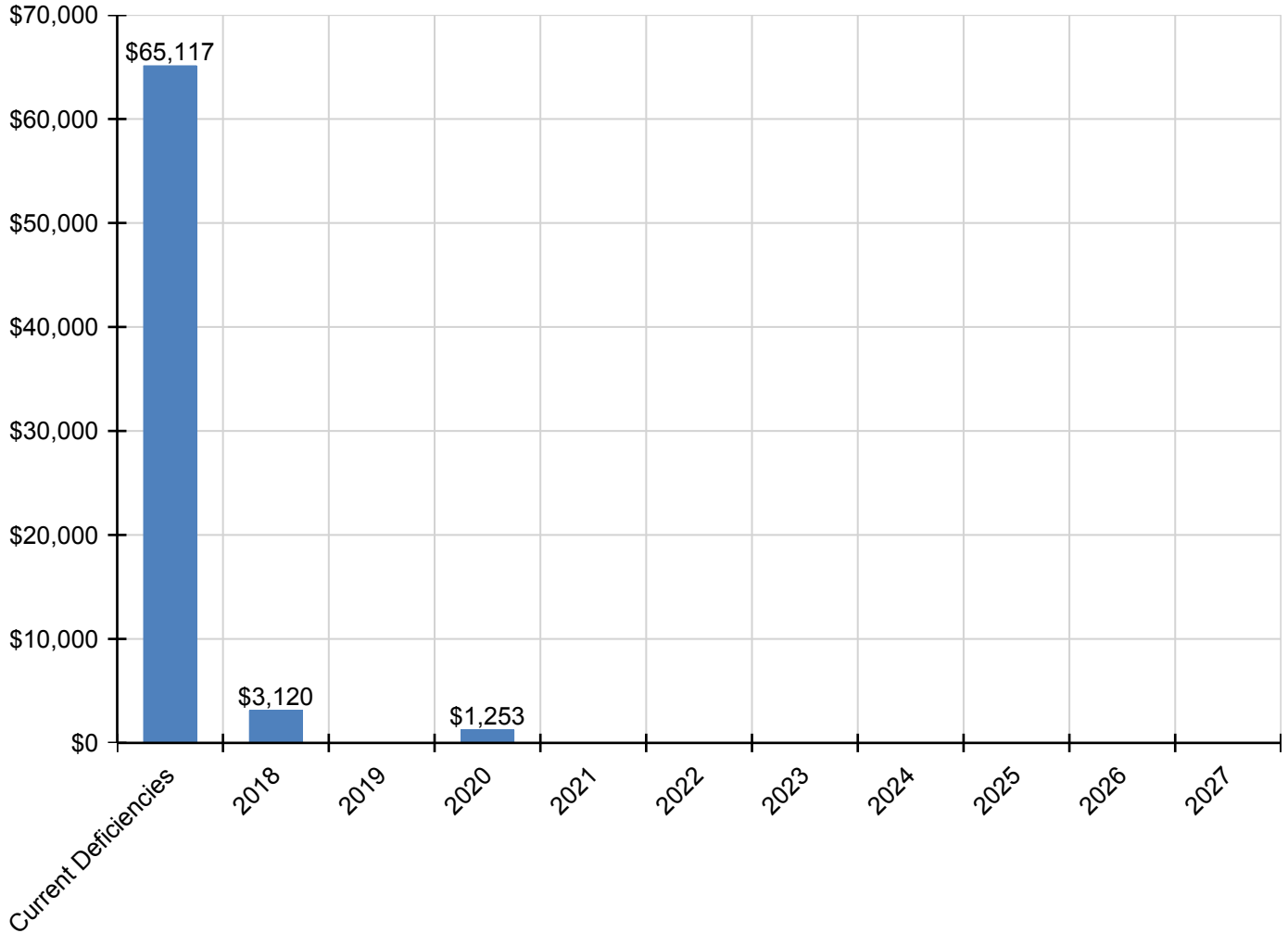
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$65,117</b>	<b>\$3,120</b>	<b>\$0</b>	<b>\$1,253</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$69,490</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
* 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
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	\$16,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,828
B2030 - Exterior Doors	\$8,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,488
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	\$11,878	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,878
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C2010 - Stair Construction	\$0	\$0	\$0	\$1,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,253
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	\$0	\$3,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,120
D5020 - Branch Wiring	\$9,056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,056
D5020 - Lighting	\$8,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,409
E - Equipment & Furnishings	\$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
E2010 - Fixed Furnishings	\$10,458	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,458

\* Indicates non-renewable system

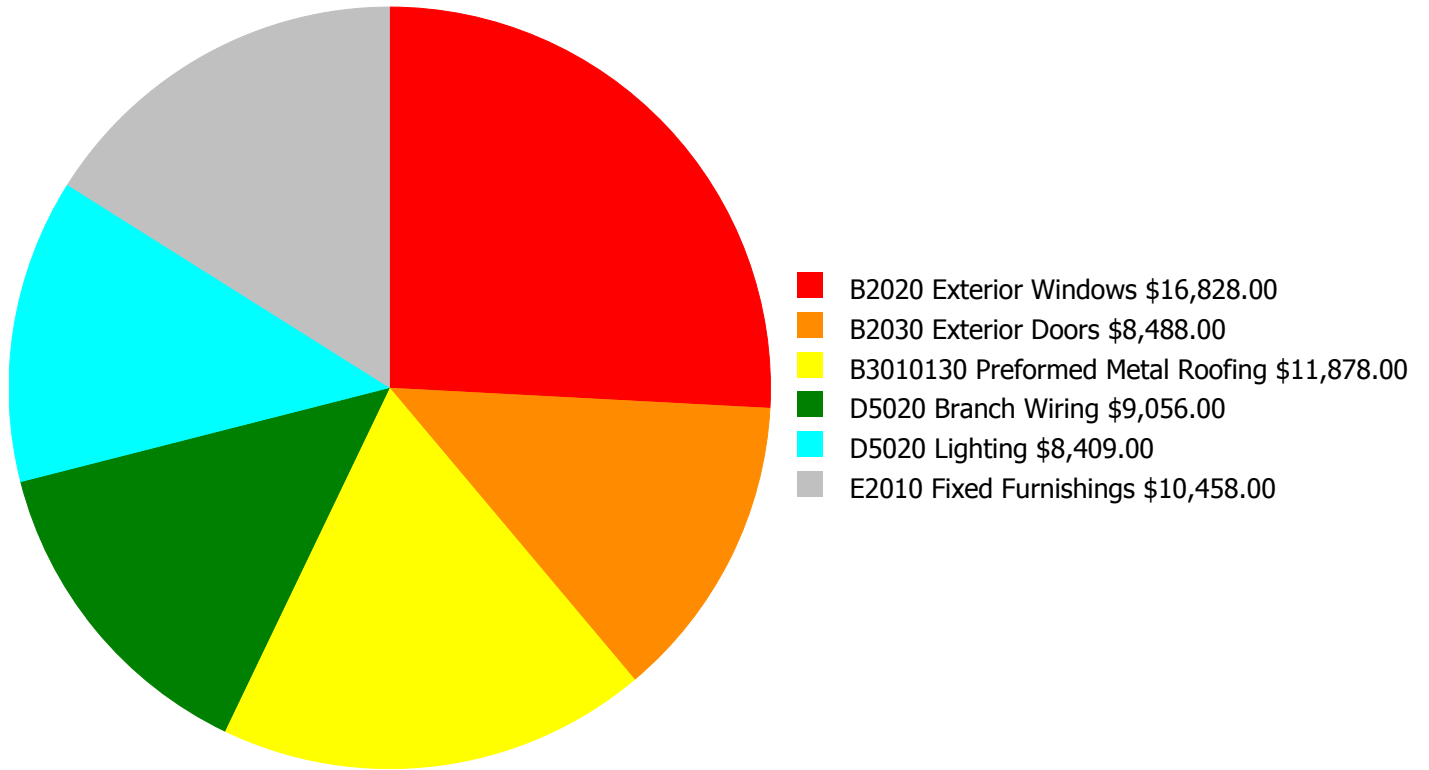
## Forecasted Capital Renewal Requirement

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.

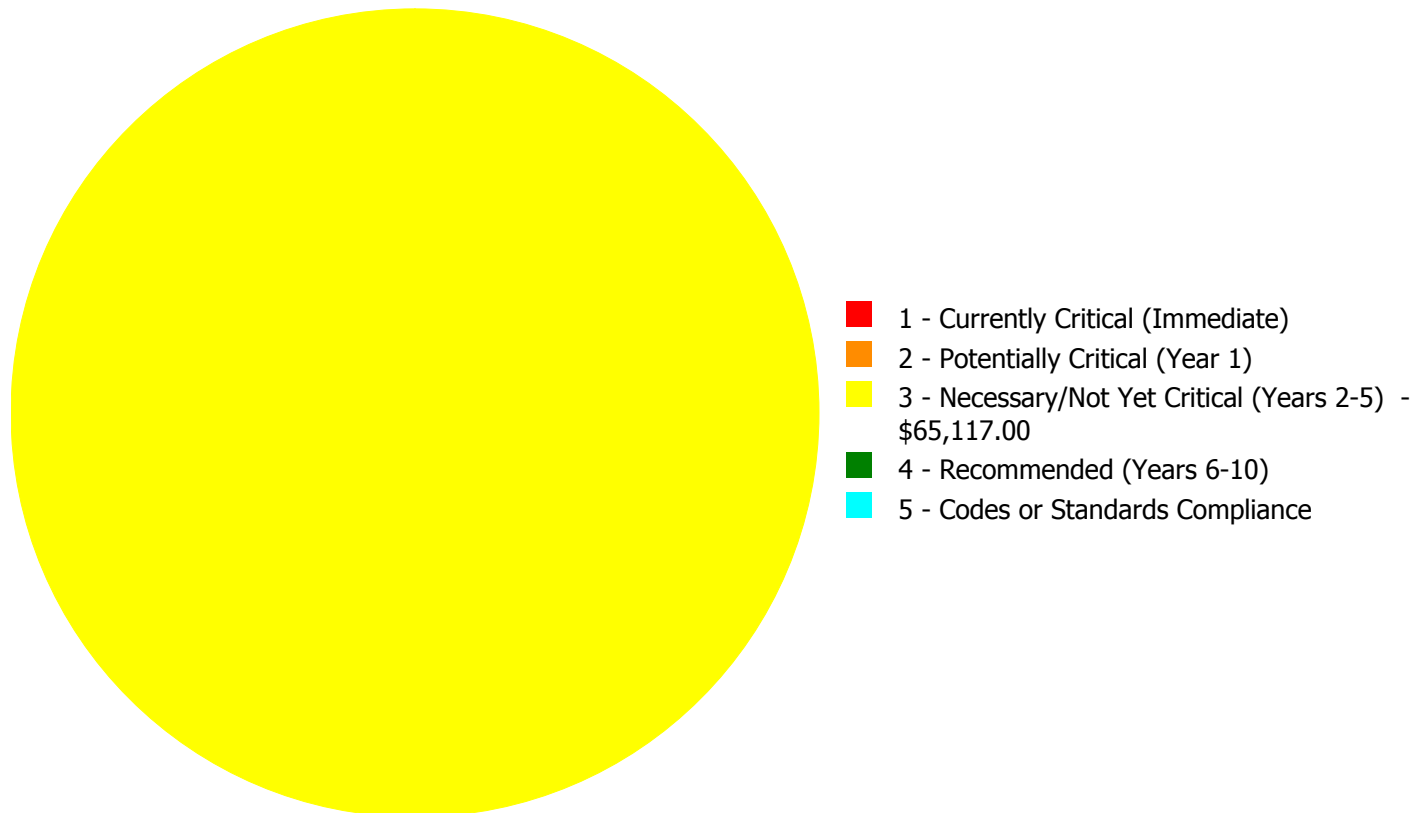


**Budget Estimate Total: \$65,117.00**



## 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: \$65,117.00**

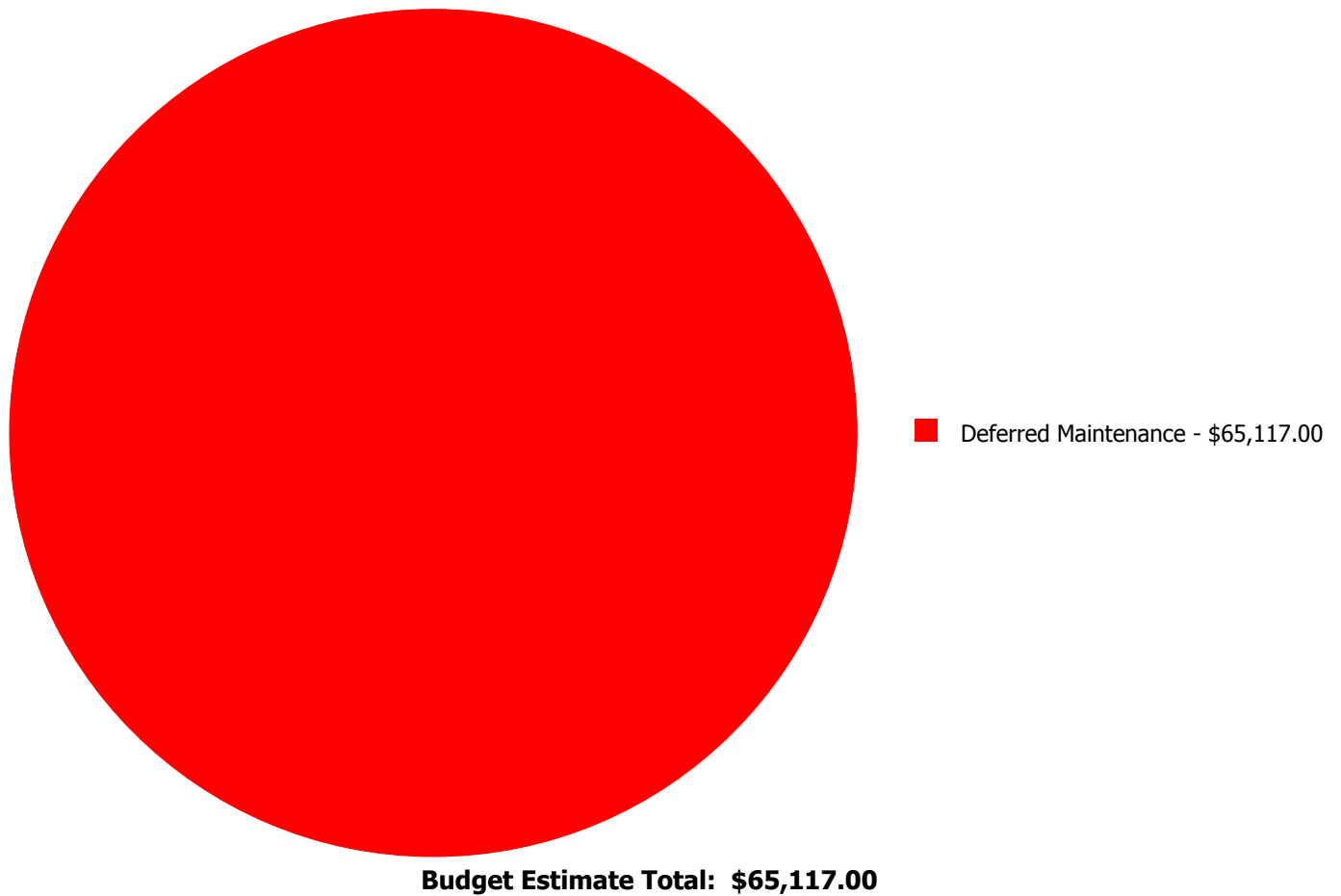
## Deficiency By Priority Investment Table

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	\$16,828.00	\$0.00	\$0.00	\$16,828.00
B2030	Exterior Doors	\$0.00	\$0.00	\$8,488.00	\$0.00	\$0.00	\$8,488.00
B3010130	Preformed Metal Roofing	\$0.00	\$0.00	\$11,878.00	\$0.00	\$0.00	\$11,878.00
D5020	Branch Wiring	\$0.00	\$0.00	\$9,056.00	\$0.00	\$0.00	\$9,056.00
D5020	Lighting	\$0.00	\$0.00	\$8,409.00	\$0.00	\$0.00	\$8,409.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$10,458.00	\$0.00	\$0.00	\$10,458.00
	<b>Total:</b>	\$0.00	\$0.00	\$65,117.00	\$0.00	\$0.00	\$65,117.00

## 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: B2020 - Exterior Windows



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 891.00  
**Unit of Measure:** S.F.  
**Estimate:** \$16,828.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

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

#### System: B2030 - Exterior Doors



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 891.00  
**Unit of Measure:** S.F.  
**Estimate:** \$8,488.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

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

**System: B3010130 - Preformed Metal Roofing**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 891.00  
**Unit of Measure:** S.F.  
**Estimate:** \$11,878.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

**Notes:** The metal roof covering is aged, showing signs of failure and should be replaced.

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**System: D5020 - Branch Wiring**



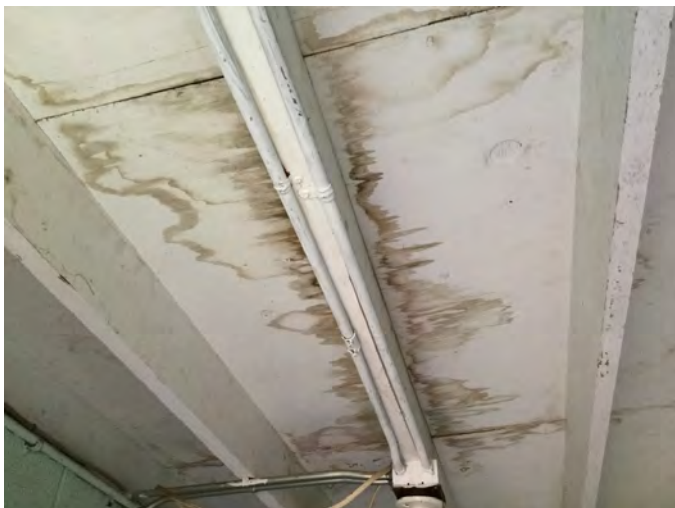
**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 891.00  
**Unit of Measure:** S.F.  
**Estimate:** \$9,056.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

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

---



**System: D5020 - Lighting**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 891.00  
**Unit of Measure:** S.F.  
**Estimate:** \$8,409.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

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

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 891.00  
**Unit of Measure:** S.F.  
**Estimate:** \$10,458.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

**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):	856
Year Built:	1987
Last Renovation:	
Replacement Value:	\$103,678
Repair Cost:	\$25,714.00
Total FCI:	24.80 %
Total RSLI:	51.80 %
FCA Score:	75.20



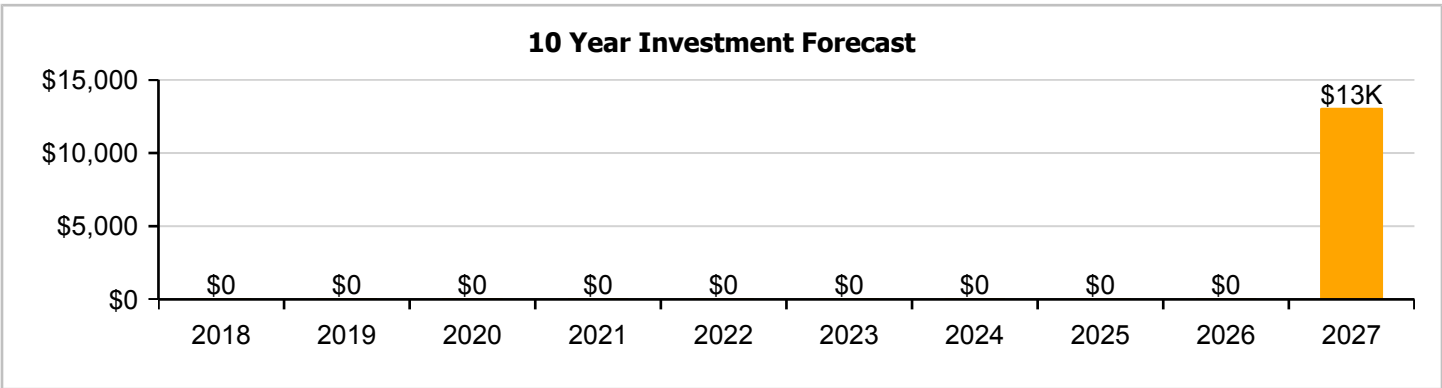
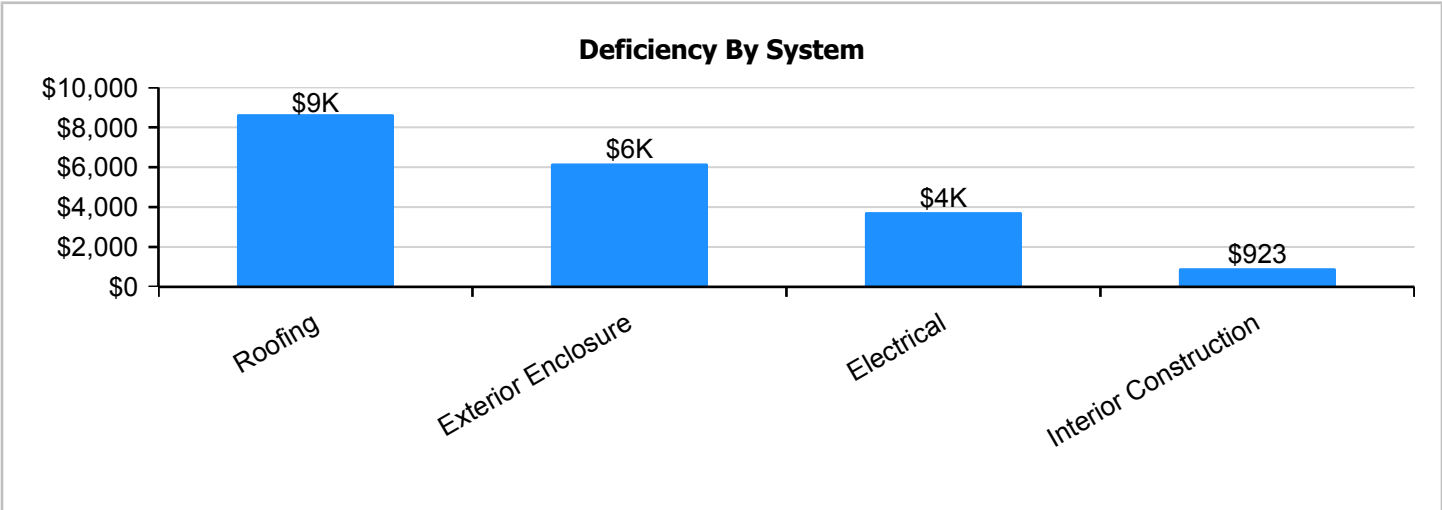
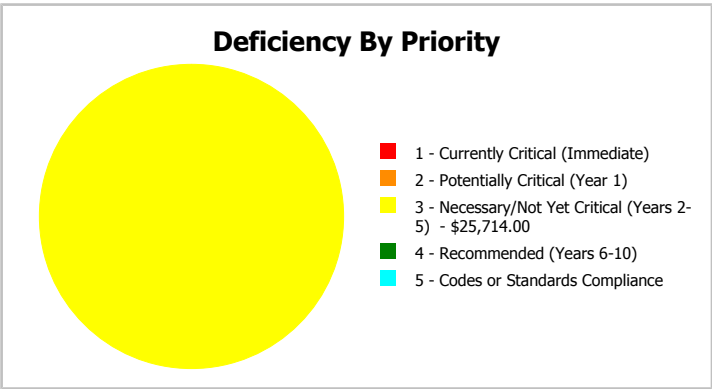
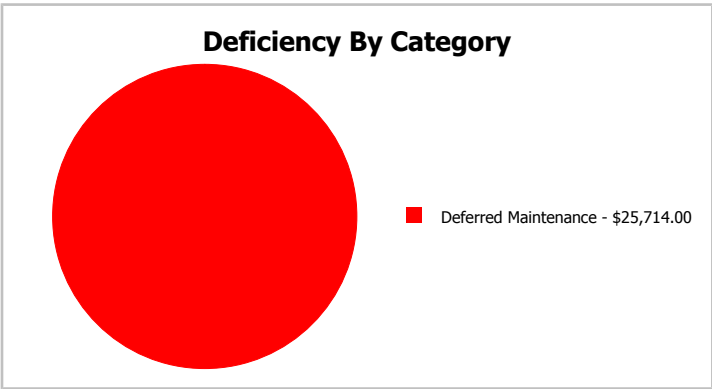
### Description:

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:	856
Year Built:	1987	Last Renovation:	
Repair Cost:	\$25,714	Replacement Value:	\$103,678
FCI:	24.80 %	RSLI%:	51.80 %



## 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	70.00 %	0.00 %	\$0.00
B10 - Superstructure	70.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	54.23 %	24.77 %	\$8,154.00
B30 - Roofing	0.00 %	138.00 %	\$11,411.00
C10 - Interior Construction	22.23 %	12.20 %	\$1,215.00
D50 - Electrical	0.00 %	110.01 %	\$4,934.00
<b>Totals:</b>	<b>51.80 %</b>	<b>24.80 %</b>	<b>\$25,714.00</b>

## Photo Album

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

1). Northwest Elevation - Feb 06, 2017



2). Southwest Elevation - Feb 06, 2017



3). Southeast Elevation - Feb 06, 2017



4). Northeast Elevation - Feb 06, 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.	856	100	1987	2087		70.00 %	0.00 %	70			\$17,231
A1030	Slab on Grade	\$19.75	S.F.	856	100	1987	2087		70.00 %	0.00 %	70			\$16,906
B1020	Roof Construction	\$16.26	S.F.	856	100	1987	2087		70.00 %	0.00 %	70			\$13,919
B2010	Exterior Walls	\$29.79	S.F.	856	100	1987	2087		70.00 %	0.00 %	70			\$25,500
B2030	Exterior Doors	\$8.66	S.F.	856	30	1987	2017		0.00 %	110.00 %	0		\$8,154.00	\$7,413
B3010130	Preformed Metal Roofing	\$9.66	S.F.	856	30	1987	2017		0.00 %	138.00 %	0		\$11,411.00	\$8,269
C1010	Partitions	\$10.34	S.F.	856	40	1987	2027		25.00 %	0.00 %	10			\$8,851
C1020	Interior Doors	\$1.29	S.F.	856	30	1987	2017		0.00 %	110.05 %	0		\$1,215.00	\$1,104
D5020	Branch Wiring	\$3.58	S.F.	856	30	1987	2017		0.00 %	110.02 %	0		\$3,371.00	\$3,064
D5020	Lighting	\$1.66	S.F.	856	30	1987	2017		0.00 %	109.99 %	0		\$1,563.00	\$1,421
<b>Total</b>									<b>51.80 %</b>	<b>24.80 %</b>			<b>\$25,714.00</b>	<b>\$103,678</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 - 1987 Tractor Storage Bldg

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**System:** B3010130 - Preformed Metal Roofing



**Note:**

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**System:** C1010 - Partitions



**Note:**

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**System:** C1020 - Interior Doors



**Note:**

## Campus Assessment Report - 1987 Tractor Storage Bldg

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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.

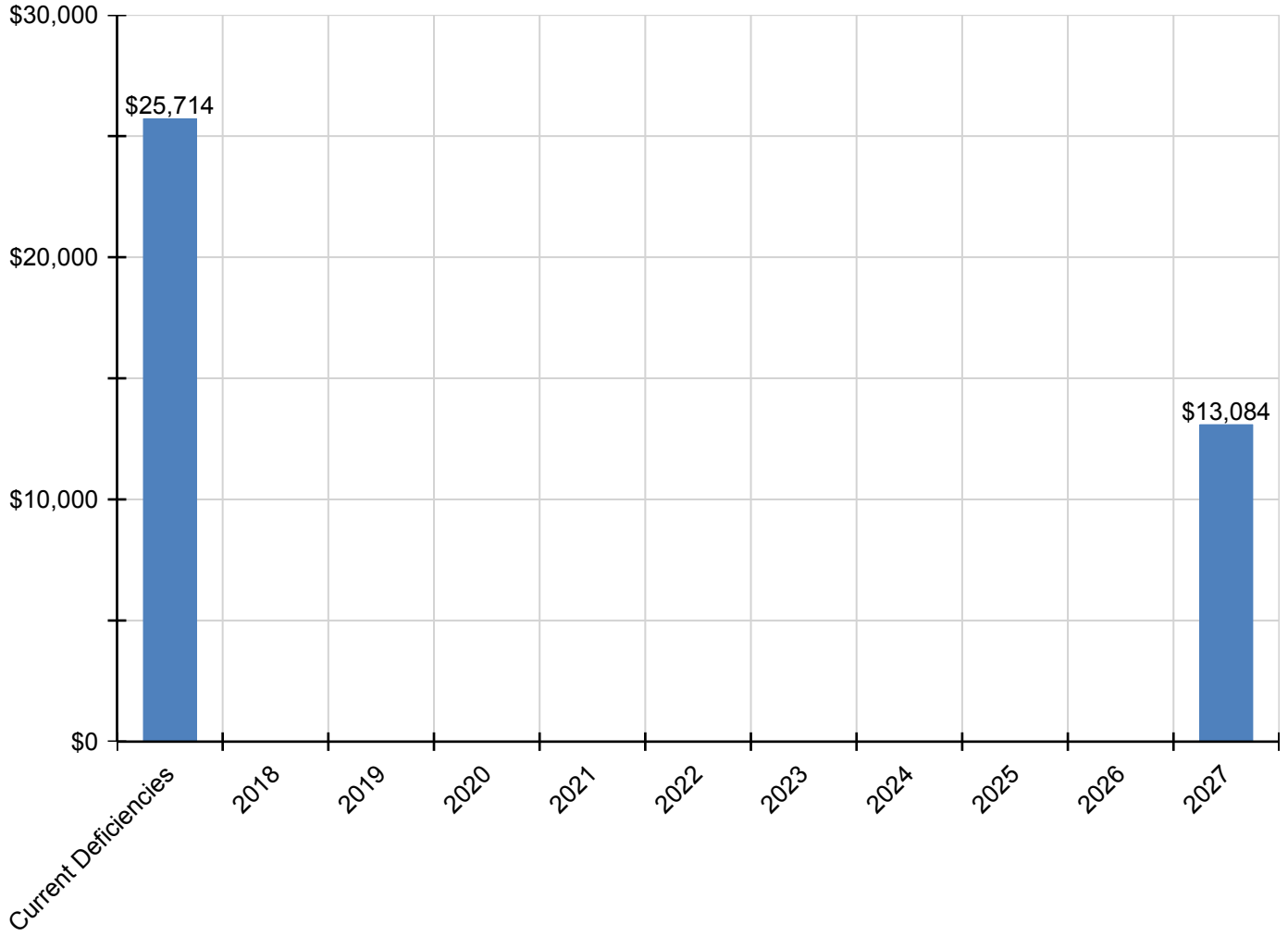
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$25,714</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>\$13,084</b>	<b>\$38,798</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
B2030 - Exterior Doors	\$8,154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,154
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	\$11,411	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,411
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,084	\$13,084
C1020 - Interior Doors	\$1,215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,215
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	\$3,371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,371
D5020 - Lighting	\$1,563	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,563

\* Indicates non-renewable system

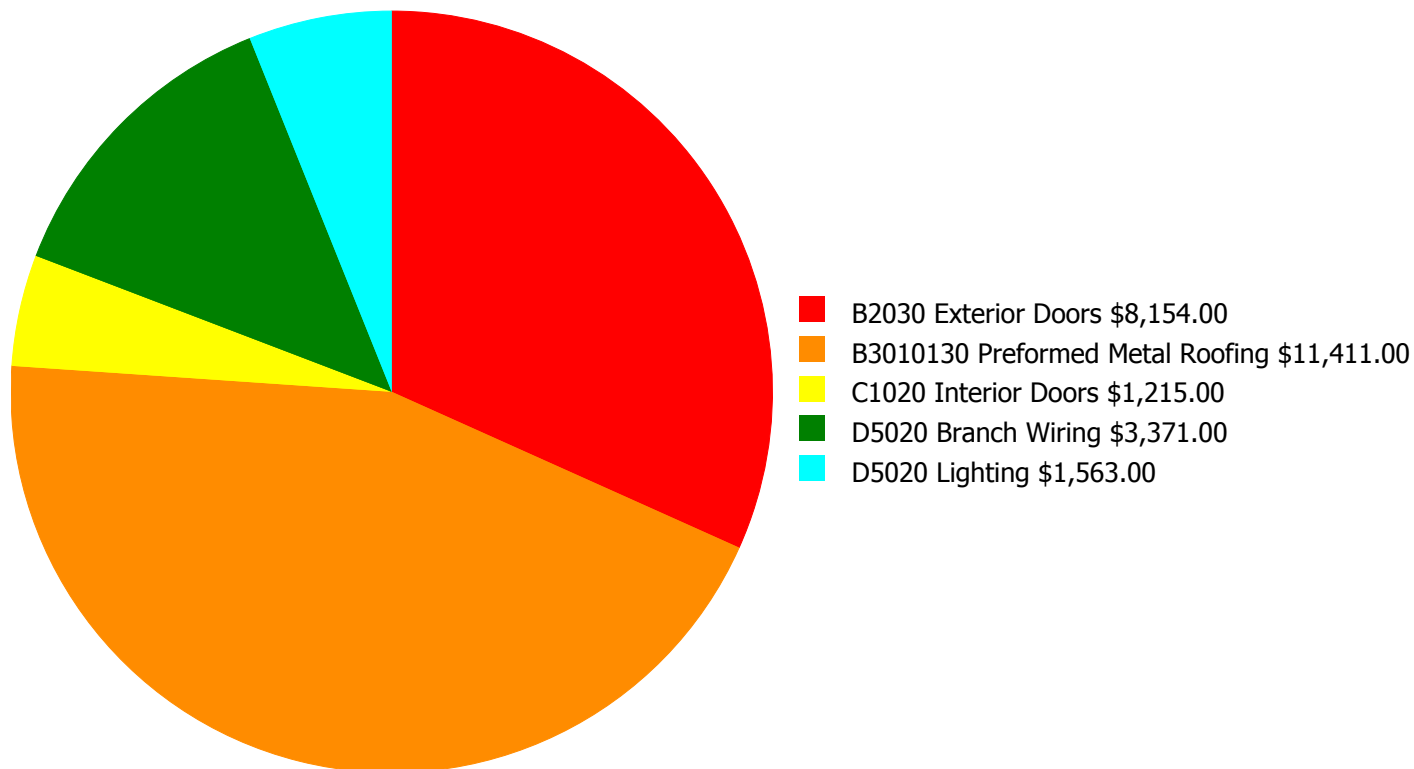
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

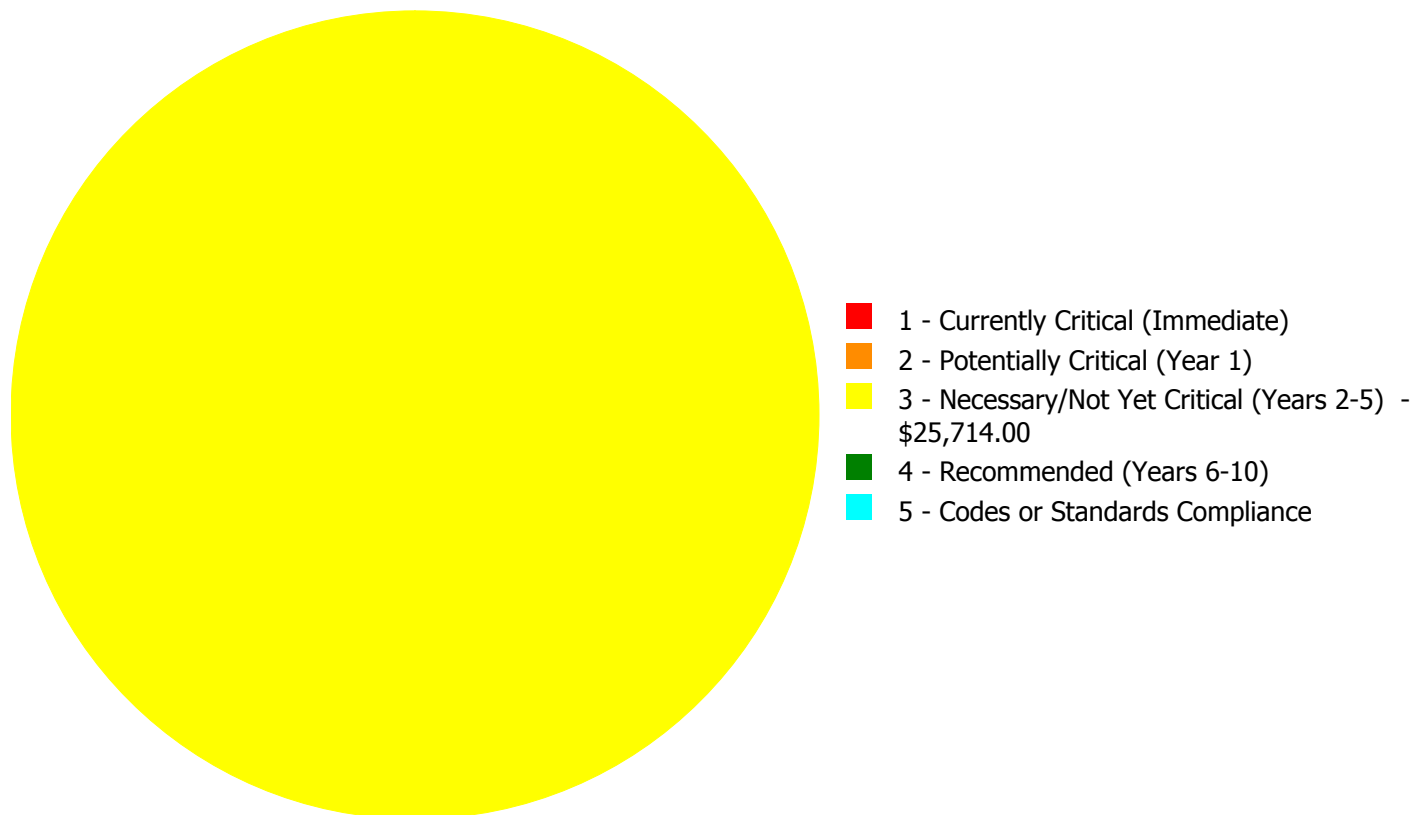
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$25,714.00**

## 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: \$25,714.00**

## Deficiency By Priority Investment Table

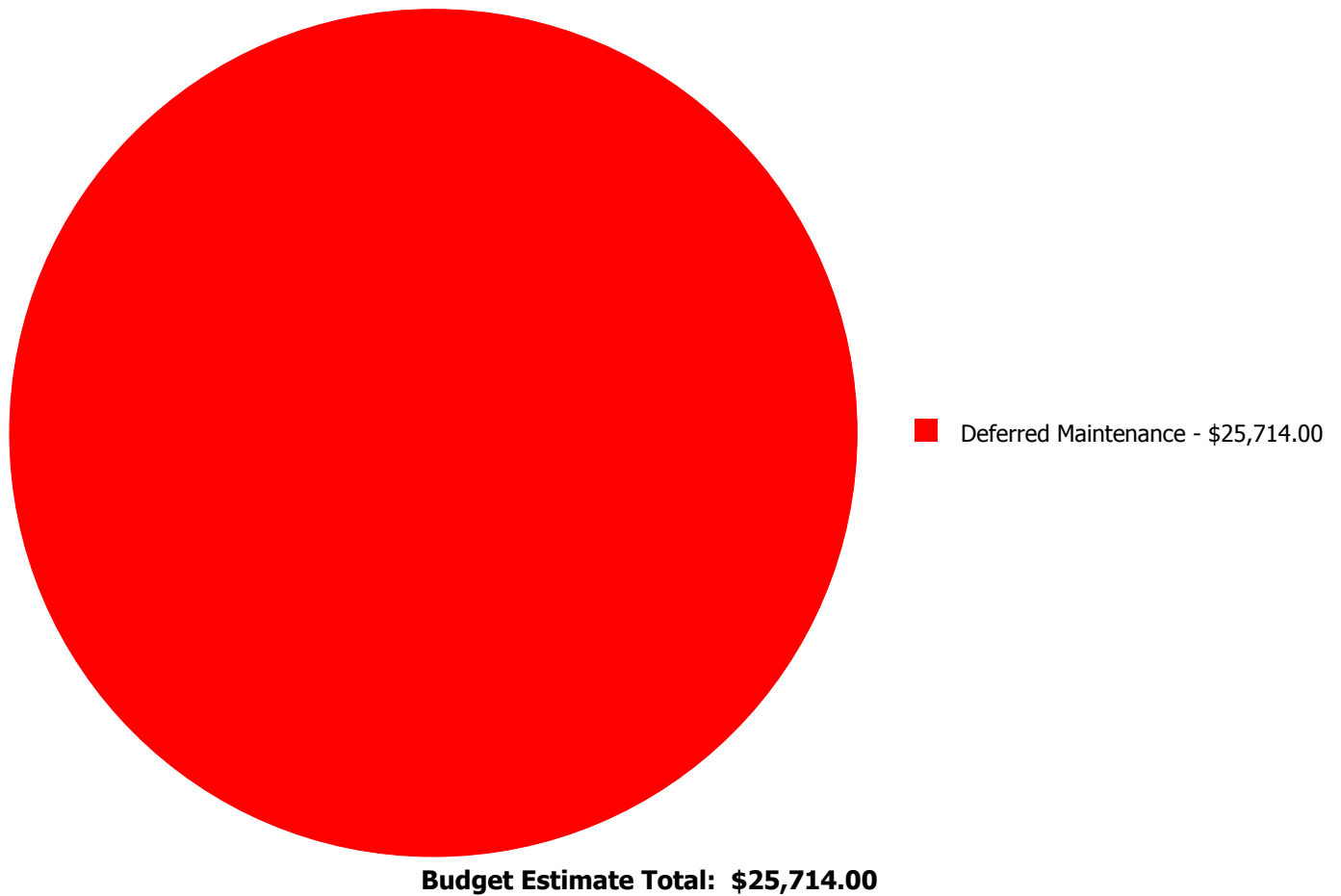
The table below shows the current investment cost grouped by deficiency priority and building system.

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	\$8,154.00	\$0.00	\$0.00	\$8,154.00
B3010130	Preformed Metal Roofing	\$0.00	\$0.00	\$11,411.00	\$0.00	\$0.00	\$11,411.00
C1020	Interior Doors	\$0.00	\$0.00	\$1,215.00	\$0.00	\$0.00	\$1,215.00
D5020	Branch Wiring	\$0.00	\$0.00	\$3,371.00	\$0.00	\$0.00	\$3,371.00
D5020	Lighting	\$0.00	\$0.00	\$1,563.00	\$0.00	\$0.00	\$1,563.00
	<b>Total:</b>	\$0.00	\$0.00	\$25,714.00	\$0.00	\$0.00	\$25,714.00



## 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: B2030 - Exterior Doors**



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 856.00  
**Unit of Measure:** S.F.  
**Estimate:** \$8,154.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

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

**System: B3010130 - Preformed Metal Roofing**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 856.00  
**Unit of Measure:** S.F.  
**Estimate:** \$11,411.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

**Notes:** The metal roof covering is aged, showing signs of failure and should be replaced.

**System: C1020 - Interior Doors**

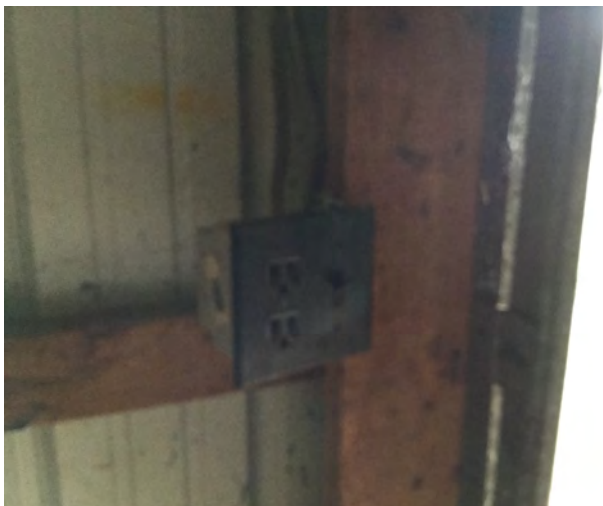


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 856.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,215.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

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

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**System: D5020 - Branch Wiring**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 856.00  
**Unit of Measure:** S.F.  
**Estimate:** \$3,371.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

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

---

**System: D5020 - Lighting**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 856.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,563.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

**Notes:** The original branch wiring system is operating but is 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):	800
Year Built:	1989
Last Renovation:	
Replacement Value:	\$90,272
Repair Cost:	\$25,084.00
Total FCI:	27.79 %
Total RSLI:	32.69 %
FCA Score:	72.21



### Description:

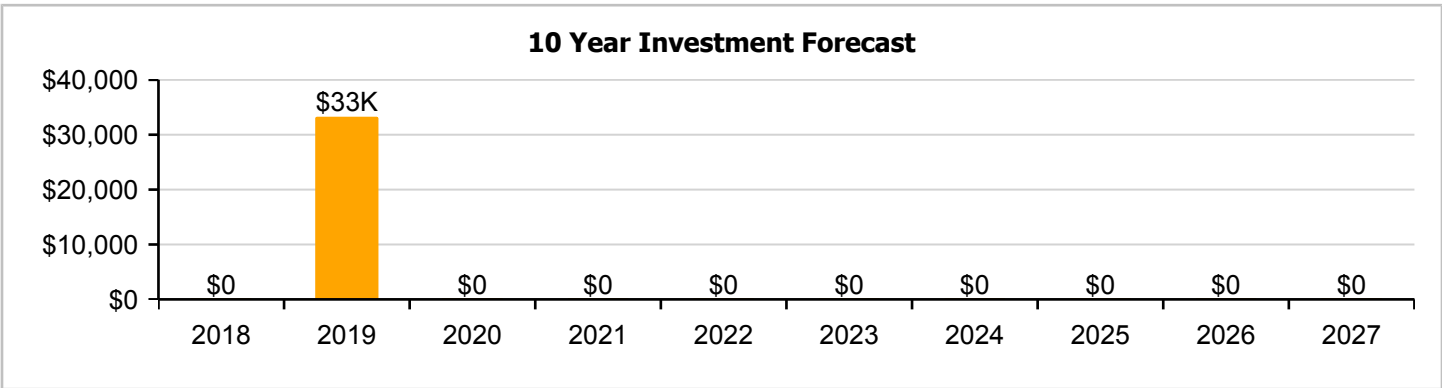
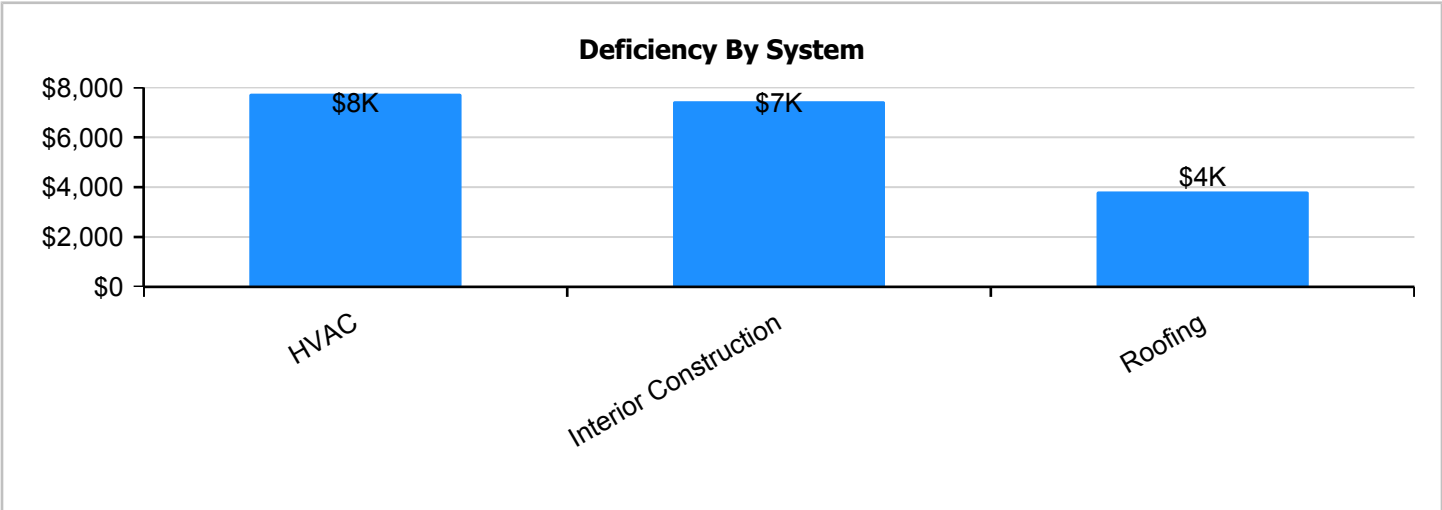
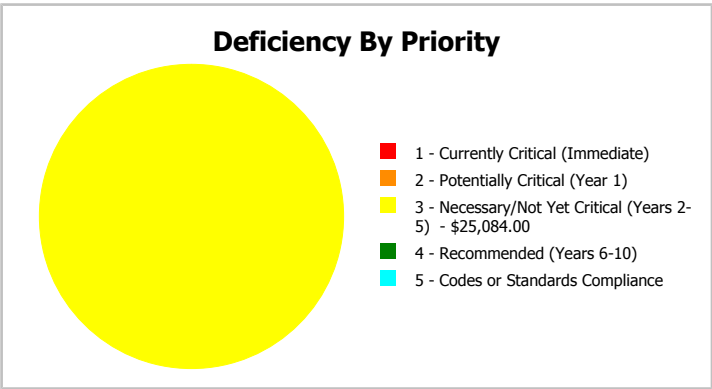
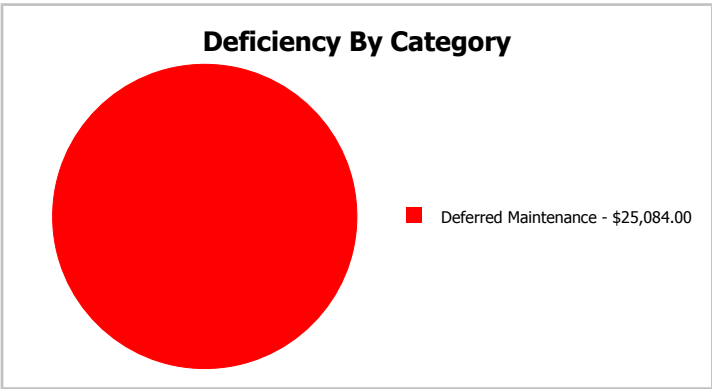
The narrative for this building is included in the Executive Summary Description at the front of this report.

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



**Dashboard Summary**

Function:	MS -Middle School	Gross Area:	800
Year Built:	1989	Last Renovation:	
Repair Cost:	\$25,084	Replacement Value:	\$90,272
FCI:	27.79 %	RSLI%:	32.69 %



## 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	72.00 %	0.00 %	\$0.00
B10 - Superstructure	72.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	53.03 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	146.01 %	\$5,046.00
C10 - Interior Construction	30.15 %	57.07 %	\$9,812.00
D20 - Plumbing	6.67 %	0.00 %	\$0.00
D30 - HVAC	2.10 %	75.32 %	\$10,226.00
D50 - Electrical	11.18 %	0.00 %	\$0.00
<b>Totals:</b>	<b>32.69 %</b>	<b>27.79 %</b>	<b>\$25,084.00</b>

## Photo Album

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

1). Northeast Elevation - Feb 06, 2017



2). Northwest Elevation - Feb 06, 2017



3). Southwest Elevation - Feb 06, 2017



4). East Elevation - Feb 06, 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:

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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.	800	100	1989	2089		72.00 %	0.00 %	72			\$5,544
A1030	Slab on Grade	\$7.37	S.F.	800	100	1989	2089		72.00 %	0.00 %	72			\$5,896
B1020	Roof Construction	\$5.98	S.F.	800	100	1989	2089		72.00 %	0.00 %	72			\$4,784
B2010	Exterior Walls	\$18.04	S.F.	800	100	1989	2089		72.00 %	0.00 %	72			\$14,432
B2020	Exterior Windows	\$6.47	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$5,176
B2030	Exterior Doors	\$0.91	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$728
B3010140	Asphalt Shingles	\$4.32	S.F.	800	20	1989	2009		0.00 %	146.01 %	-8		\$5,046.00	\$3,456
C1010	Partitions	\$10.34	S.F.	800	75	1989	2064		62.67 %	0.00 %	47			\$8,272
C1030	Fittings	\$11.15	S.F.	800	20	1989	2009		0.00 %	110.00 %	-8		\$9,812.00	\$8,920
D2010	Plumbing Fixtures	\$9.98	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$7,984
D2020	Domestic Water Distribution	\$0.84	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$672
D2030	Sanitary Waste	\$5.94	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$4,752
D3040	Distribution Systems	\$5.35	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$4,280
D3050	Terminal & Package Units	\$11.62	S.F.	800	15	1989	2004		0.00 %	110.00 %	-13		\$10,226.00	\$9,296
D5010	Electrical Service/Distribution	\$1.47	S.F.	800	40	1989	2029		30.00 %	0.00 %	12			\$1,176
D5020	Branch Wiring	\$2.55	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$2,040
D5020	Lighting	\$3.58	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$2,864
<b>Total</b>									<b>32.69 %</b>	<b>27.79 %</b>			<b>\$25,084.00</b>	<b>\$90,272</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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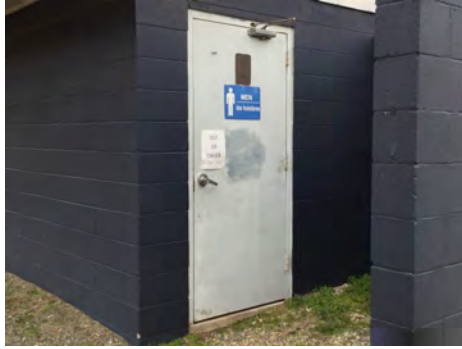
**System:** B2020 - Exterior Windows



**Note:**

## Campus Assessment Report - 1989 Concession/RR Bldg

**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010140 - Asphalt Shingles



**Note:**

**System:** C1010 - Partitions



**Note:**

## Campus Assessment Report - 1989 Concession/RR Bldg

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**System:** C1030 - Fittings



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



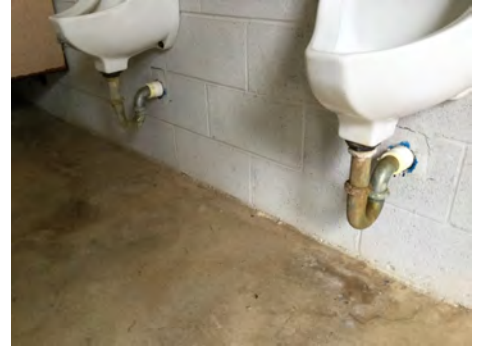
**Note:**



## Campus Assessment Report - 1989 Concession/RR Bldg

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**System:** D2030 - Sanitary Waste



**Note:**

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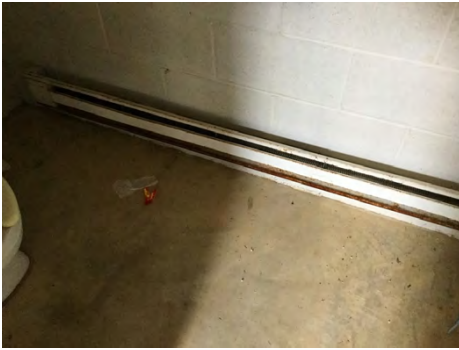
**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

## Campus Assessment Report - 1989 Concession/RR Bldg

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**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%*

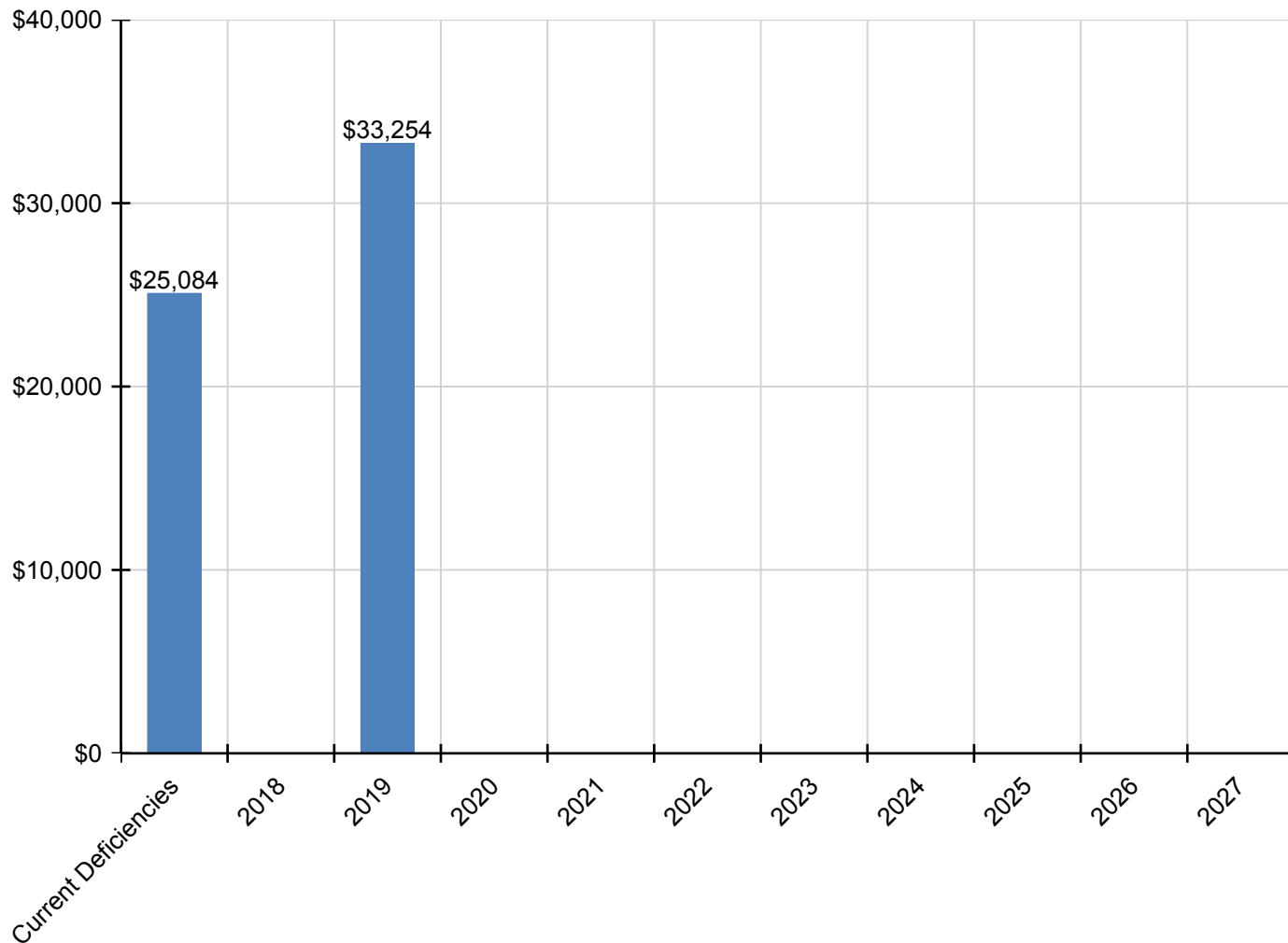
# Campus Assessment Report - 1989 Concession/RR Bldg

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$25,084</b>	<b>\$0</b>	<b>\$33,254</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>\$58,338</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	\$6,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,041
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$850
<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>	\$5,046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,046
<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>	\$9,812	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,812
<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	\$9,317	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,317
<b>D2020 - Domestic Water Distribution</b>	\$0	\$0	\$784	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$784
<b>D2030 - Sanitary Waste</b>	\$0	\$0	\$5,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,545
<b>D30 - HVAC</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D3040 - Distribution Systems</b>	\$0	\$0	\$4,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,995
<b>D3050 - Terminal &amp; Package Units</b>	\$10,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,226
<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	\$2,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,381
<b>D5020 - Lighting</b>	\$0	\$0	\$3,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,342

*\* Indicates non-renewable system*

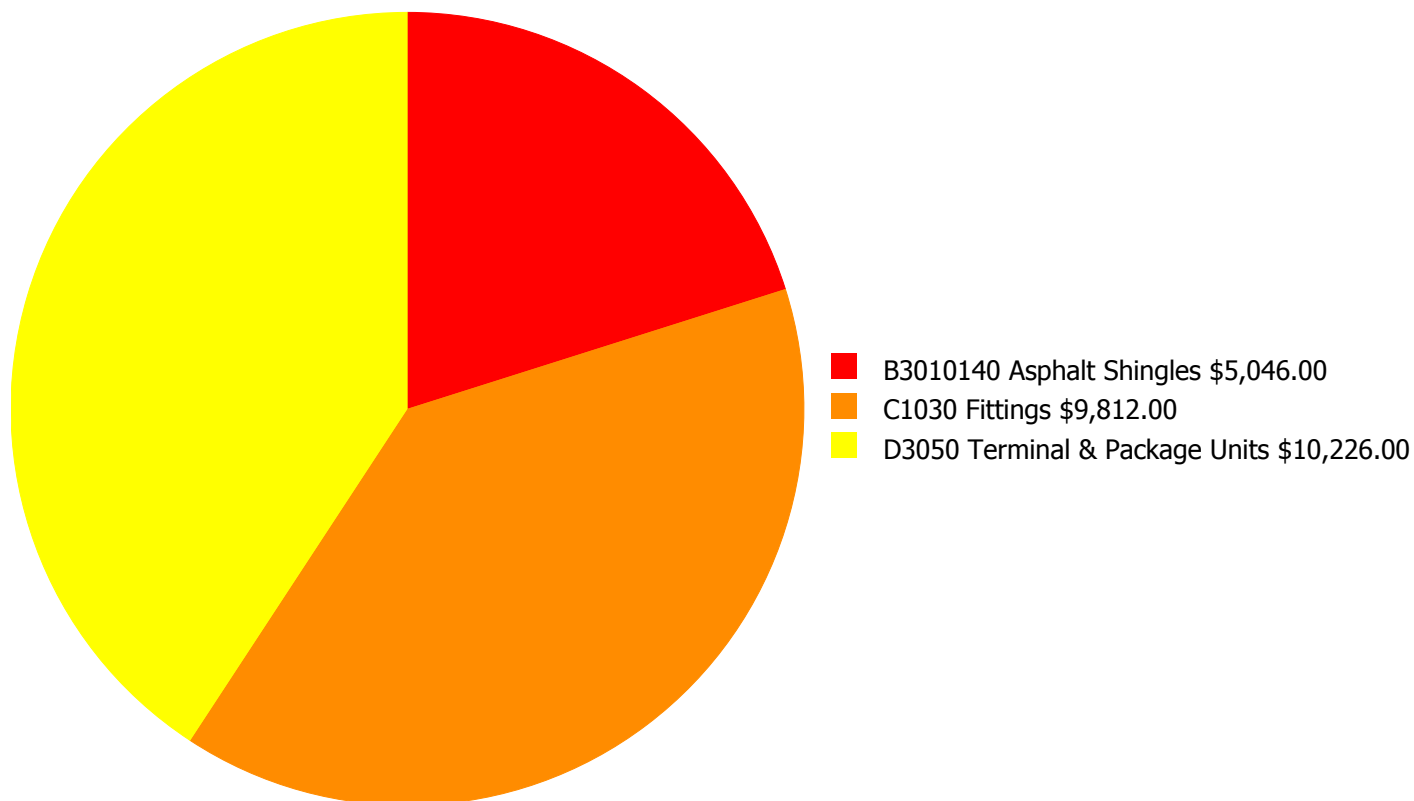
### Forecasted Capital Renewal Requirement

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.

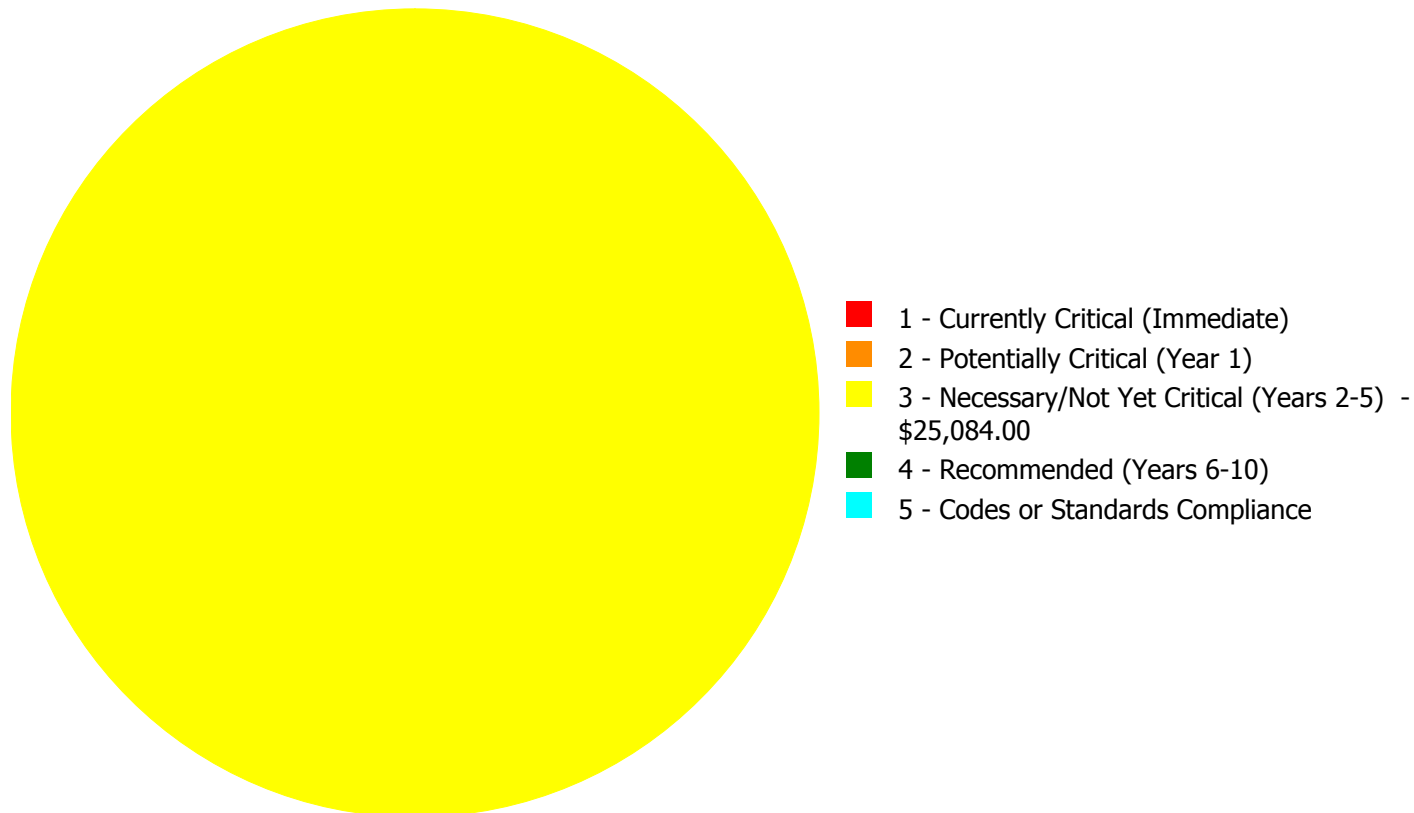


**Budget Estimate Total: \$25,084.00**



## 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: \$25,084.00**

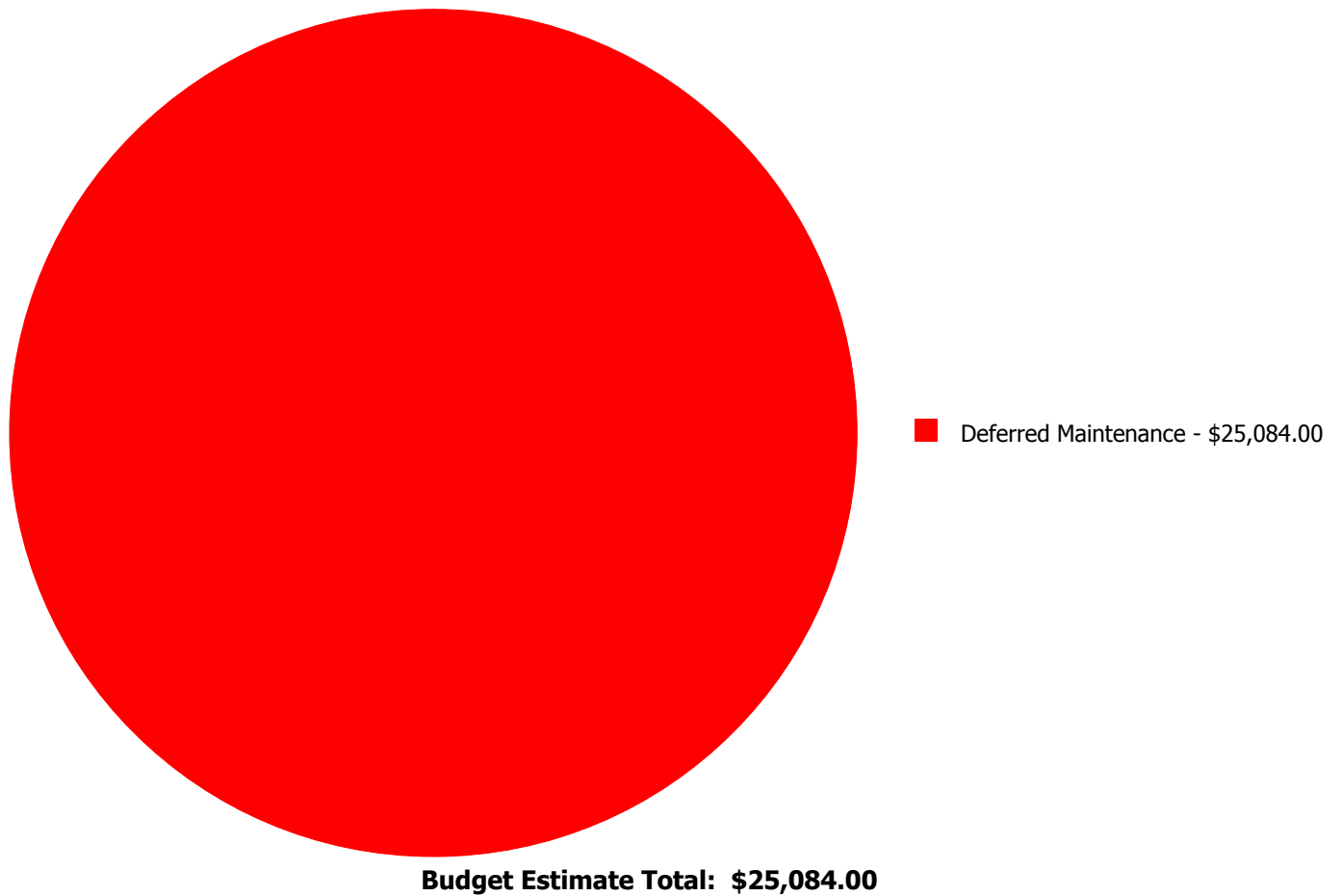
## Deficiency By Priority Investment Table

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
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$5,046.00	\$0.00	\$0.00	\$5,046.00
C1030	Fittings	\$0.00	\$0.00	\$9,812.00	\$0.00	\$0.00	\$9,812.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$10,226.00	\$0.00	\$0.00	\$10,226.00
	<b>Total:</b>	\$0.00	\$0.00	\$25,084.00	\$0.00	\$0.00	\$25,084.00

## 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: B3010140 - Asphalt Shingles**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 800.00  
**Unit of Measure:** S.F.  
**Estimate:** \$5,046.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

**Notes:** The asphalt shingles roof covering is aged, showing signs of failure and should be replaced.

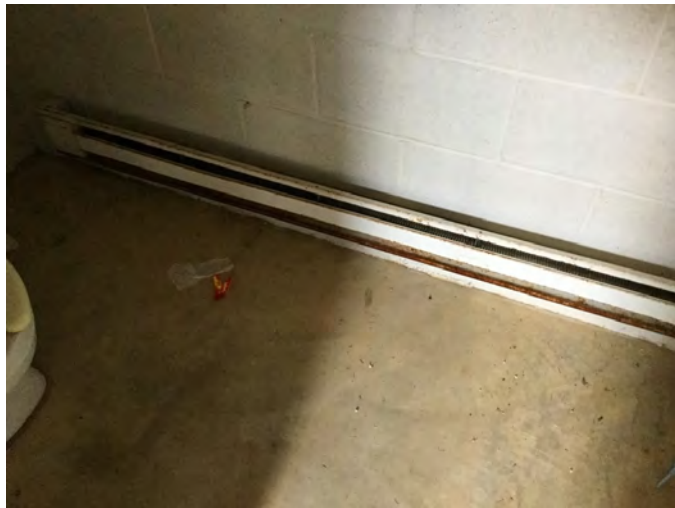
**System: C1030 - Fittings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 800.00  
**Unit of Measure:** S.F.  
**Estimate:** \$9,812.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

**Notes:** The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 800.00  
**Unit of Measure:** S.F.  
**Estimate:** \$10,226.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

**Notes:** Terminal and package units are beyond their expected service life and should be scheduled for replacement.

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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):	800
Year Built:	1989
Last Renovation:	
Replacement Value:	\$85,120
Repair Cost:	\$53,665.00
Total FCI:	63.05 %
Total RSLI:	26.79 %
FCA Score:	36.95



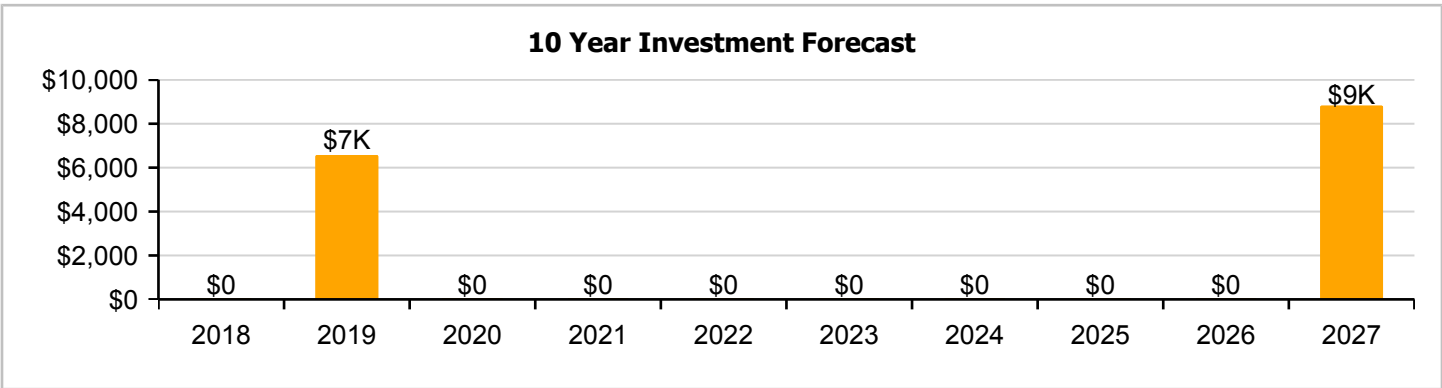
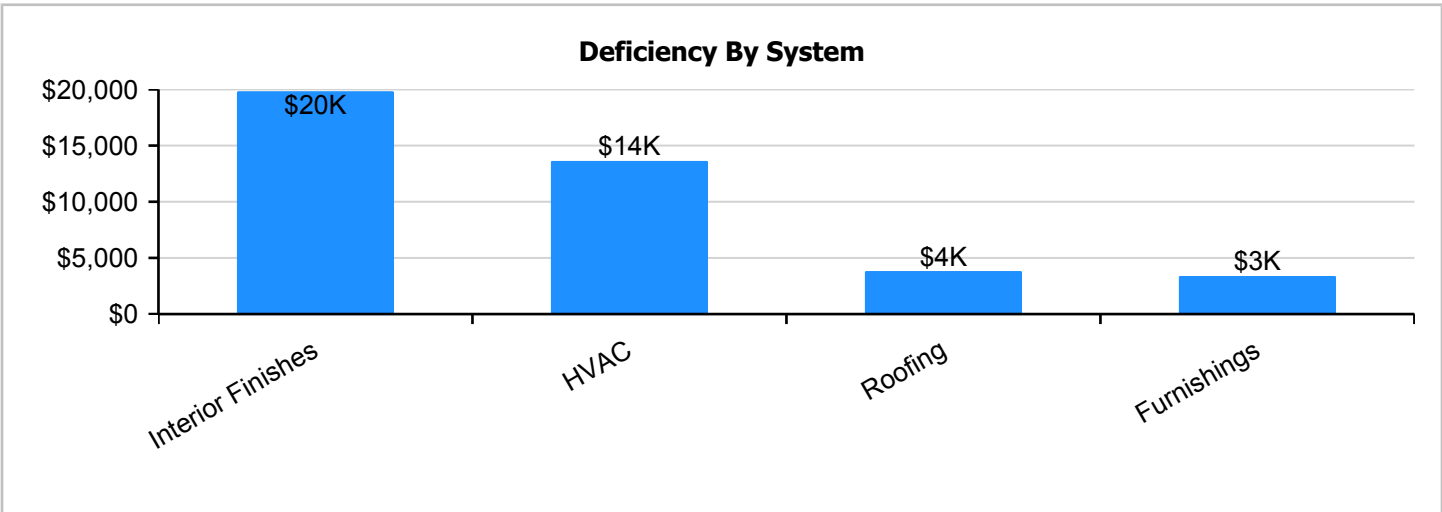
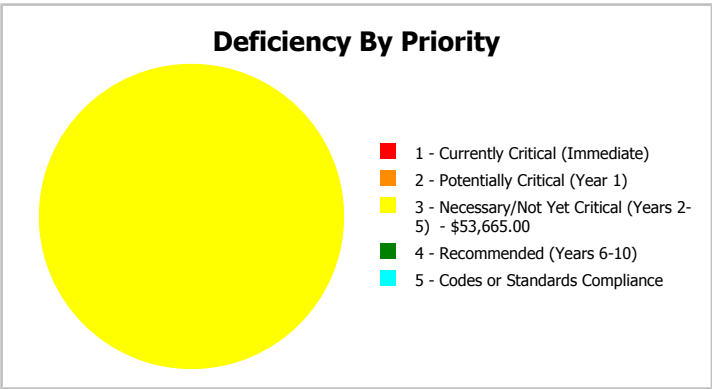
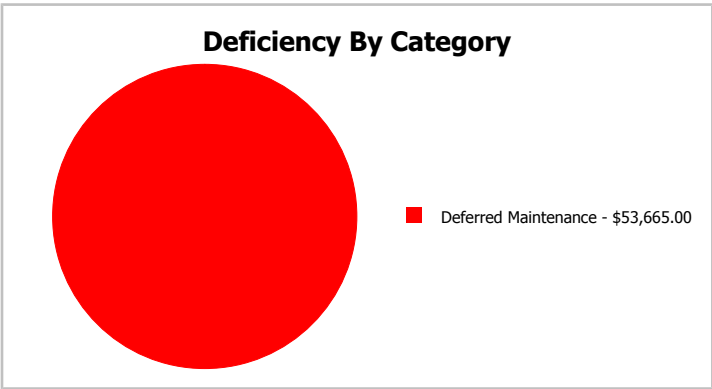
**Description:**

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:	800
Year Built:	1989	Last Renovation:	
Repair Cost:	\$53,665	Replacement Value:	\$85,120
FCI:	63.05 %	RSLI%:	26.79 %



## 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	72.00 %	0.00 %	\$0.00
B10 - Superstructure	72.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	68.86 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	146.01 %	\$5,046.00
C30 - Interior Finishes	0.00 %	110.00 %	\$26,162.00
D30 - HVAC	0.00 %	110.00 %	\$17,987.00
D50 - Electrical	11.18 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	109.99 %	\$4,470.00
<b>Totals:</b>	<b>26.79 %</b>	<b>63.05 %</b>	<b>\$53,665.00</b>

## Photo Album

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

1). West Elevation - Feb 06, 2017



2). South Elevation - Feb 06, 2017



3). East Elevation - Feb 06, 2017



4). North Elevation - Feb 06, 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.	800	100	1989	2089		72.00 %	0.00 %	72			\$5,544
A1030	Slab on Grade	\$7.37	S.F.	800	100	1989	2089		72.00 %	0.00 %	72			\$5,896
B1020	Roof Construction	\$5.98	S.F.	800	100	1989	2089		72.00 %	0.00 %	72			\$4,784
B2010	Exterior Walls	\$18.04	S.F.	800	100	1989	2089		72.00 %	0.00 %	72			\$14,432
B2030	Exterior Doors	\$0.91	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$728
B3010140	Asphalt Shingles	\$4.32	S.F.	800	20	1989	2009		0.00 %	146.01 %	-8		\$5,046.00	\$3,456
C3010	Wall Finishes	\$7.46	S.F.	800	10	1989	1999		0.00 %	110.00 %	-18		\$6,565.00	\$5,968
C3020	Floor Finishes	\$12.74	S.F.	800	20	1989	2009		0.00 %	110.00 %	-8		\$11,211.00	\$10,192
C3030	Ceiling Finishes	\$9.53	S.F.	800	25	1989	2014		0.00 %	109.99 %	-3		\$8,386.00	\$7,624
D3050	Terminal & Package Units	\$16.96	S.F.	800	15	1989	2004		0.00 %	110.00 %	-13		\$14,925.00	\$13,568
D3060	Controls & Instrumentation	\$3.48	S.F.	800	20	1989	2009		0.00 %	109.99 %	-8		\$3,062.00	\$2,784
D5010	Electrical Service/Distribution	\$1.47	S.F.	800	40	1989	2029		30.00 %	0.00 %	12			\$1,176
D5020	Branch Wiring	\$2.55	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$2,040
D5020	Lighting	\$3.58	S.F.	800	30	1989	2019		6.67 %	0.00 %	2			\$2,864
E2010	Fixed Furnishings	\$5.08	S.F.	800	20	1989	2009		0.00 %	109.99 %	-8		\$4,470.00	\$4,064
<b>Total</b>									<b>26.79 %</b>	<b>63.05 %</b>			<b>\$53,665.00</b>	<b>\$85,120</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 - 1989 Old Athletic Bldg

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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:**

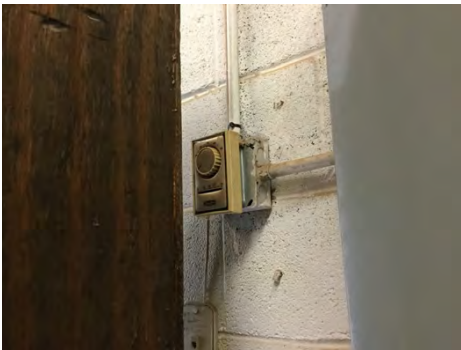
## Campus Assessment Report - 1989 Old Athletic Bldg

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



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

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



**Note:**



## Campus Assessment Report - 1989 Old Athletic Bldg

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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%*

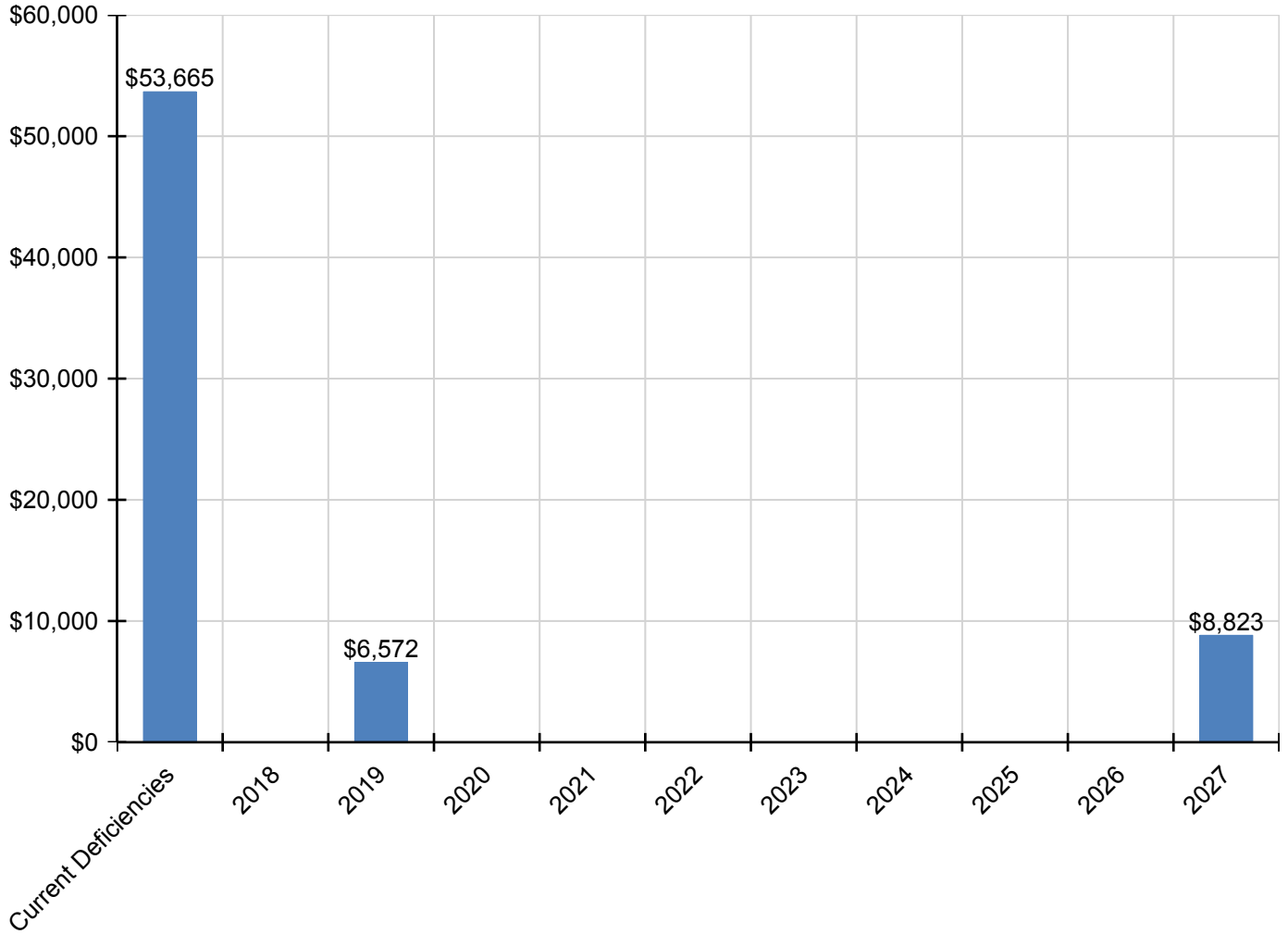
# Campus Assessment Report - 1989 Old Athletic Bldg

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$53,665</b>	<b>\$0</b>	<b>\$6,572</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,823</b>	<b>\$69,060</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	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$850
<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>	\$5,046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,046
<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>	\$6,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,823	\$15,388
<b>C3020 - Floor Finishes</b>	\$11,211	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,211
<b>C3030 - Ceiling Finishes</b>	\$8,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,386
<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>	\$14,925	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,925
<b>D3060 - Controls &amp; Instrumentation</b>	\$3,062	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,062
<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	\$2,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,381
<b>D5020 - Lighting</b>	\$0	\$0	\$3,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,342
<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>	\$4,470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,470

\* Indicates non-renewable system

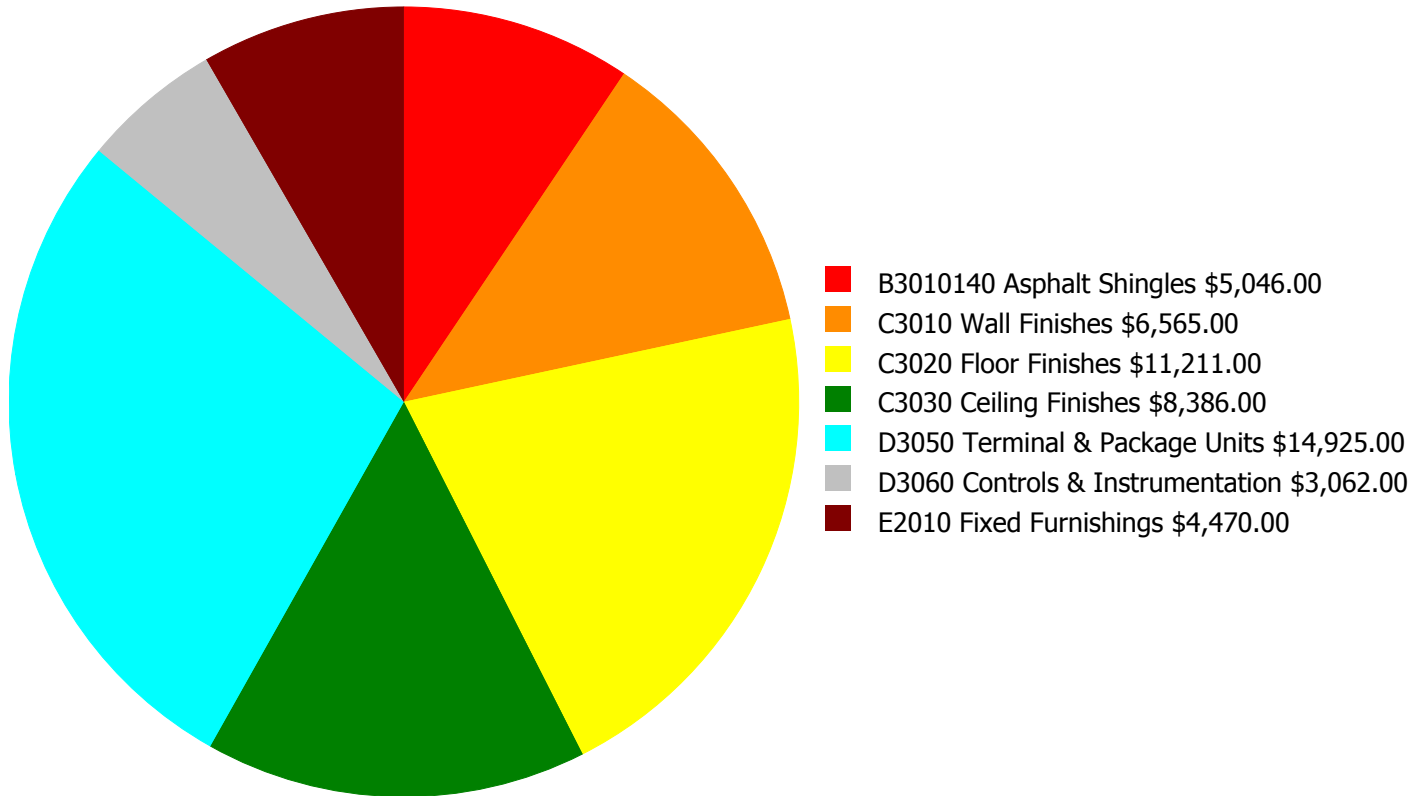
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

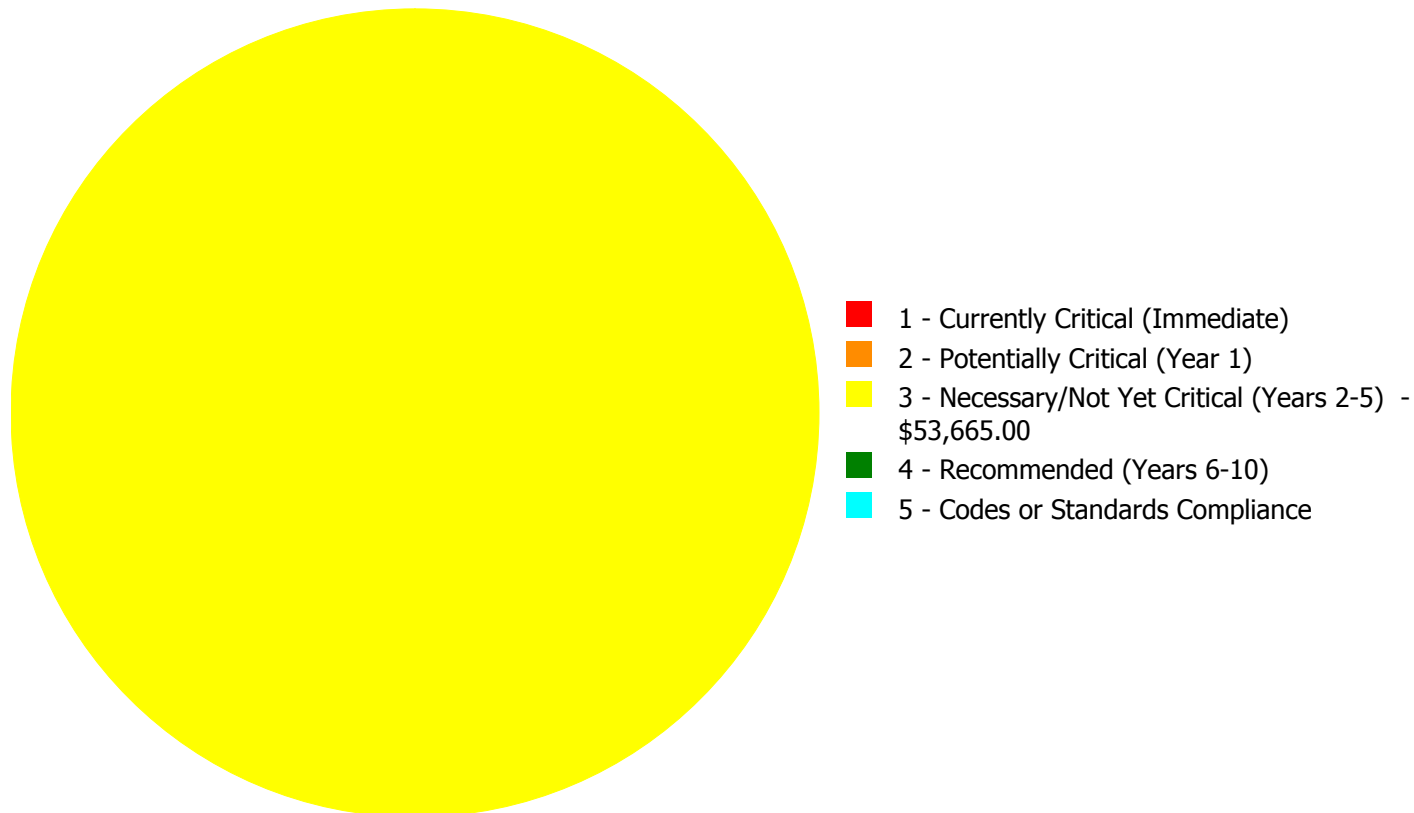
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$53,665.00**

## 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: \$53,665.00**



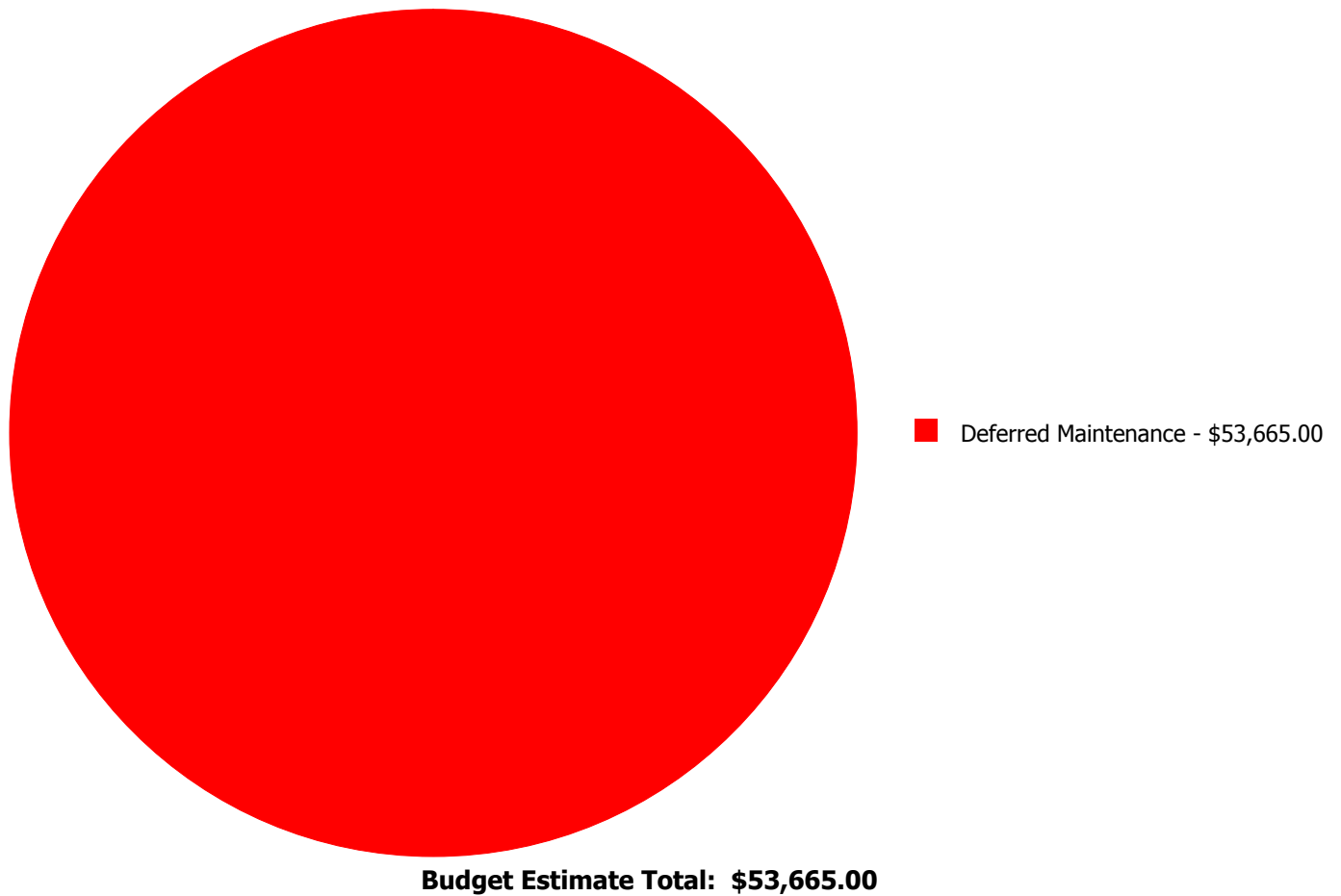
## Deficiency By Priority Investment Table

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
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$5,046.00	\$0.00	\$0.00	\$5,046.00
C3010	Wall Finishes	\$0.00	\$0.00	\$6,565.00	\$0.00	\$0.00	\$6,565.00
C3020	Floor Finishes	\$0.00	\$0.00	\$11,211.00	\$0.00	\$0.00	\$11,211.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$8,386.00	\$0.00	\$0.00	\$8,386.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$14,925.00	\$0.00	\$0.00	\$14,925.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$3,062.00	\$0.00	\$0.00	\$3,062.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$4,470.00	\$0.00	\$0.00	\$4,470.00
	<b>Total:</b>	\$0.00	\$0.00	\$53,665.00	\$0.00	\$0.00	\$53,665.00

## 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: B3010140 - Asphalt Shingles



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 800.00  
**Unit of Measure:** S.F.  
**Estimate:** \$5,046.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

**Notes:** The asphalt shingles roof covering is aged, showing signs of failure and should be replaced.

#### System: C3010 - Wall Finishes



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 800.00  
**Unit of Measure:** S.F.  
**Estimate:** \$6,565.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

**Notes:** The wall finishes are aged, scuffed, fading, stained and should be replaced.

**System: C3020 - Floor Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 800.00  
**Unit of Measure:** S.F.  
**Estimate:** \$11,211.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

**Notes:** The original flooring is in poor conditions and should be replaced.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 800.00  
**Unit of Measure:** S.F.  
**Estimate:** \$8,386.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

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

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

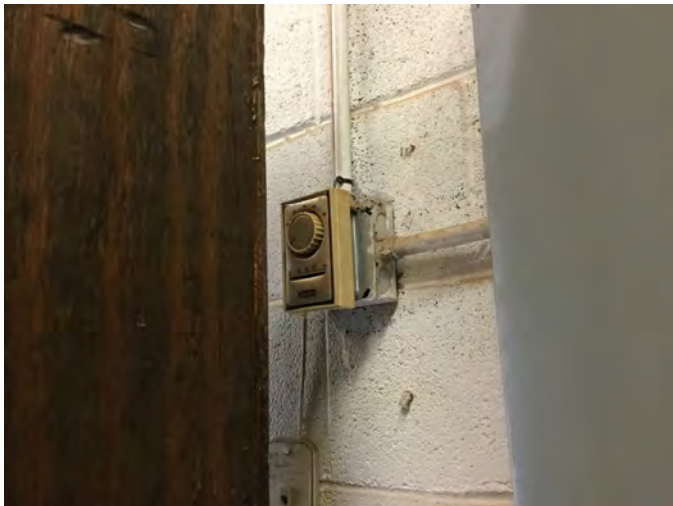


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 800.00  
**Unit of Measure:** S.F.  
**Estimate:** \$14,925.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

**Notes:** Terminal and package units are beyond their expected service life and should be scheduled for replacement.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 800.00  
**Unit of Measure:** S.F.  
**Estimate:** \$3,062.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

**Notes:** The controls and instrumentation system is in marginal condition and should be schedule for replacement.

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**System: E2010 - Fixed Furnishings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 800.00  
**Unit of Measure:** S.F.  
**Estimate:** \$4,470.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/12/2017

**Notes:** The fixed furnishings are aged, in marginal 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):	120,423
Year Built:	1967
Last Renovation:	
Replacement Value:	\$5,664,701
Repair Cost:	\$5,978,157.00
Total FCI:	105.53 %
Total RSLI:	0.00 %
FCA Score:	0.00



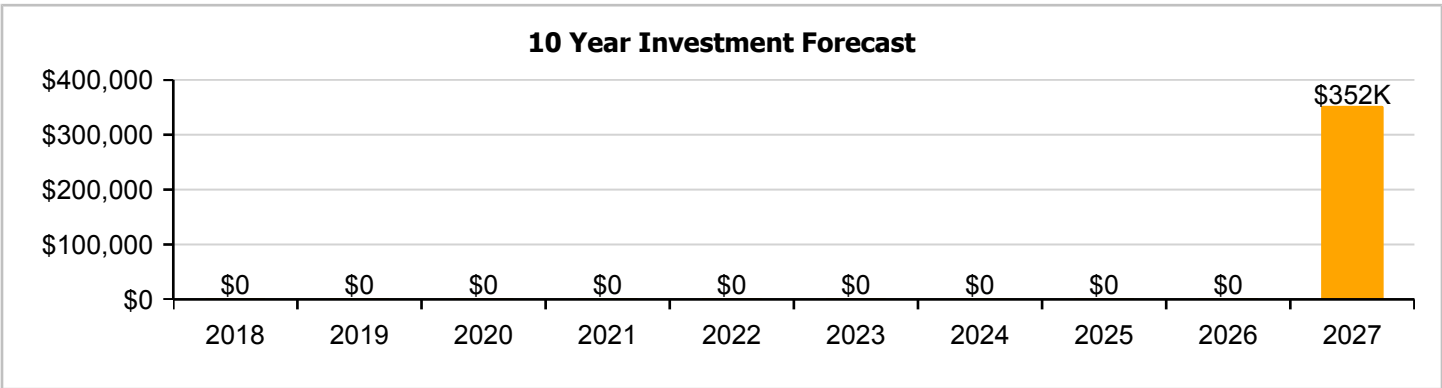
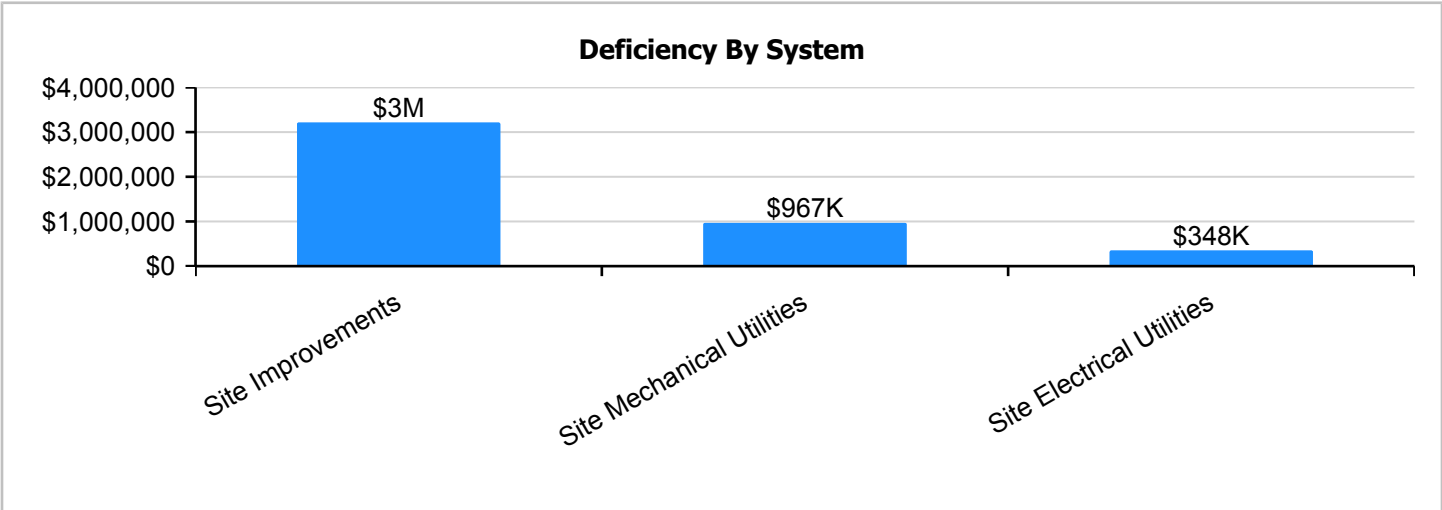
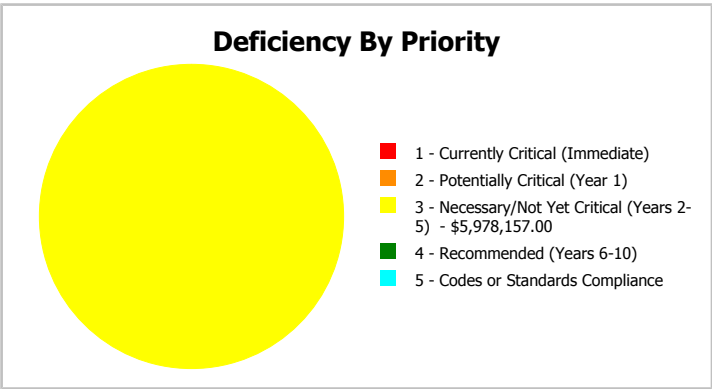
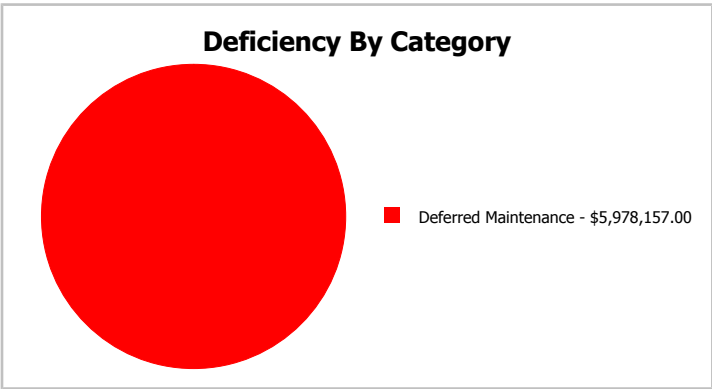
**Description:**

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:	120,423
Year Built:	1967	Last Renovation:	
Repair Cost:	\$5,978,157	Replacement Value:	\$5,664,701
FCI:	105.53 %	RSLI%:	0.00 %



## 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
G20 - Site Improvements	0.00 %	103.81 %	\$4,241,538.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	\$1,276,965.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	\$459,654.00
<b>Totals:</b>	<b>0.00 %</b>	<b>105.53 %</b>	<b>\$5,978,157.00</b>

## Photo Album

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

- 1). Aerial Image of Anson 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.	120,423	25	1967	1992		0.00 %	110.00 %	-25		\$559,004.00	\$508,185
G2020	Parking Lots	\$1.39	S.F.	120,423	25	1967	1992		0.00 %	110.00 %	-25		\$184,127.00	\$167,388
G2030	Pedestrian Paving	\$1.98	S.F.	120,423	30	1967	1997		0.00 %	110.00 %	-20		\$262,281.00	\$238,438
G2040105	Fence & Guardrails	\$1.20	S.F.	120,423	30	1967	1997		0.00 %	110.00 %	-20		\$158,958.00	\$144,508
G2040950	Baseball Field	\$7.08	S.F.	120,423	20	1967	1987		0.00 %	110.00 %	-30		\$937,854.00	\$852,595
G2040950	Covered Walkways	\$1.21	S.F.	120,423	25	1967	1992		0.00 %	110.00 %	-25		\$160,283.00	\$145,712
G2040950	Football Field	\$4.73	S.F.	120,423	20	1967	1987		0.00 %	110.00 %	-30		\$626,561.00	\$569,601
G2040950	Hard Surface Play Area	\$0.65	S.F.	120,423	20	1967	1987		0.00 %	110.00 %	-30		\$86,102.00	\$78,275
G2040950	Playing Field	\$2.47	S.F.	120,423	20	1967	1987		0.00 %	110.00 %	-30		\$327,189.00	\$297,445
G2040950	Softball Field	\$5.11	S.F.	120,423	20	1967	1987		0.00 %	110.00 %	-30		\$676,898.00	\$615,362
G2040950	Track	\$1.98	S.F.	120,423	10	1967	1977		0.00 %	110.00 %	-40		\$262,281.00	\$238,438
G2050	Landscaping	\$1.91	S.F.	120,423	15	1967	1982		0.00 %	0.00 %	-35			\$230,008
G3010	Water Supply	\$2.42	S.F.	120,423	50	1967	2017		0.00 %	110.00 %	0		\$320,566.00	\$291,424
G3020	Sanitary Sewer	\$1.52	S.F.	120,423	50	1967	2017		0.00 %	110.00 %	0		\$201,347.00	\$183,043
G3030	Storm Sewer	\$4.67	S.F.	120,423	50	1967	2017		0.00 %	110.00 %	0		\$618,613.00	\$562,375
G3060	Fuel Distribution	\$1.03	S.F.	120,423	40	1967	2007		0.00 %	110.00 %	-10		\$136,439.00	\$124,036
G4010	Electrical Distribution	\$2.59	S.F.	120,423	50	1967	2017		0.00 %	110.00 %	0		\$343,085.00	\$311,896
G4030	Site Communications & Security	\$0.88	S.F.	120,423	15	1967	1982		0.00 %	110.00 %	-35		\$116,569.00	\$105,972
<b>Total</b>									<b>0.00 %</b>	<b>105.53 %</b>			<b>\$5,978,157.00</b>	<b>\$5,664,701</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:**



# Campus Assessment Report - Site

**System:** G2040105 - Fence & Guardrails



**Note:**

**System:** G2040950 - Baseball Field



**Note:**



# Campus Assessment Report - Site

**System:** G2040950 - Covered Walkways



**Note:**

**System:** G2040950 - Football Field



**Note:**

## Campus Assessment Report - Site

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**System:** G2040950 - Hard Surface Play Area



**Note:**

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**System:** G2040950 - Playing Field



**Note:**

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**System:** G2040950 - Softball Field



**Note:**



## Campus Assessment Report - Site

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**System:** G2040950 - Track



**Note:**

**System:** G2050 - Landscaping



**Note:**

**System:** G3010 - Water Supply



**Note:**

## Campus Assessment Report - Site

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**System:** G3020 - Sanitary Sewer



**Note:**

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**System:** G3030 - Storm Sewer



**Note:**

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**System:** G3060 - Fuel Distribution



**Note:**



## Campus Assessment Report - Site

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**System:** G4010 - Electrical Distribution



**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.

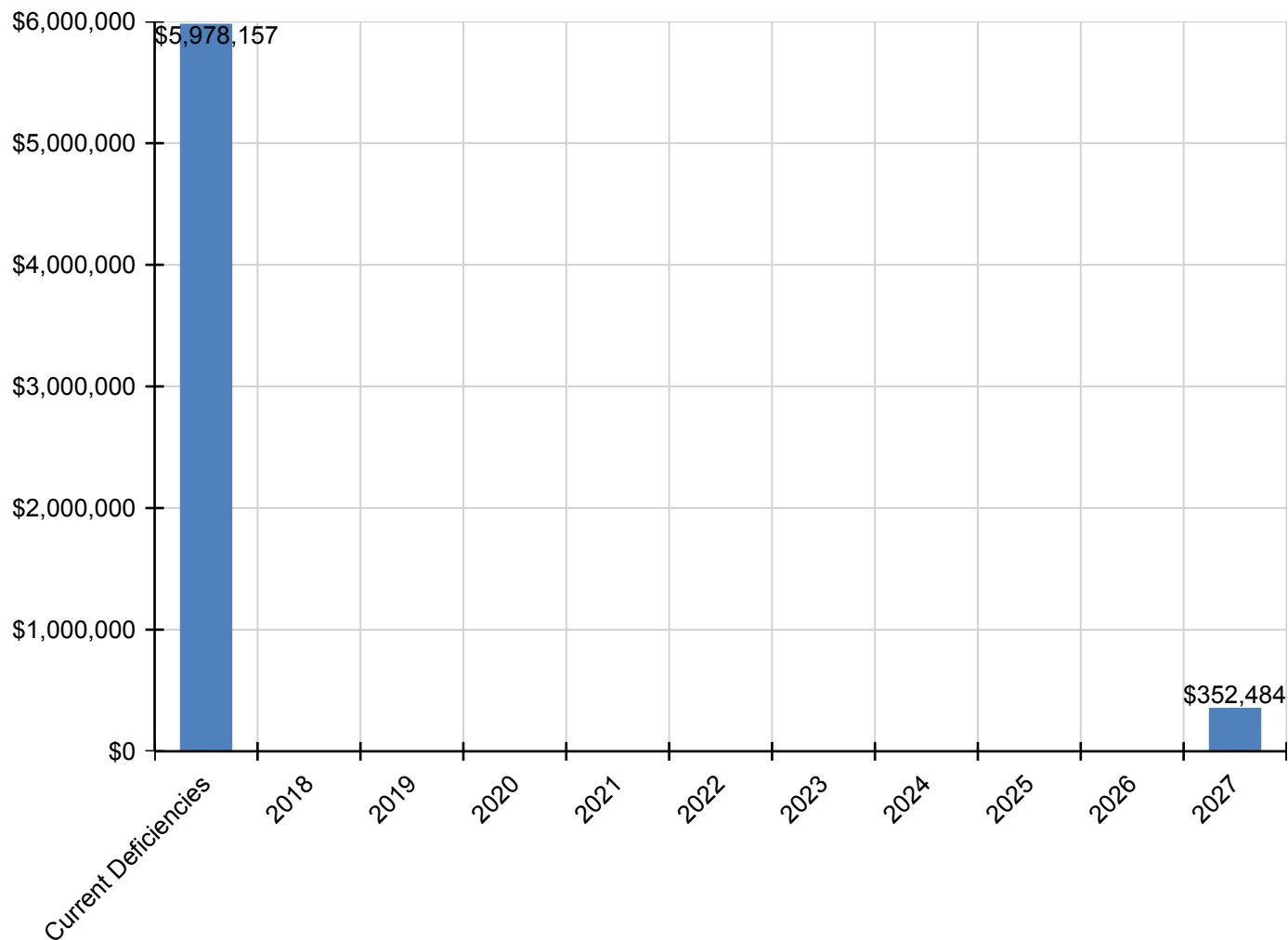
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$5,978,157</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>\$352,484</b>	<b>\$6,330,641</b>
<b>G - Building Sitework</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>G20 - Site Improvements</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>G2010 - Roadways</b>	\$559,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$559,004</b>
<b>G2020 - Parking Lots</b>	\$184,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$184,127</b>
<b>G2030 - Pedestrian Paving</b>	\$262,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$262,281</b>
<b>G2040 - Site Development</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>G2040105 - Fence &amp; Guardrails</b>	\$158,958	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$158,958</b>
<b>G2040950 - Baseball Field</b>	\$937,854	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$937,854</b>
<b>G2040950 - Covered Walkways</b>	\$160,283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$160,283</b>
<b>G2040950 - Football Field</b>	\$626,561	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$626,561</b>
<b>G2040950 - Hard Surface Play Area</b>	\$86,102	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$86,102</b>
<b>G2040950 - Playing Field</b>	\$327,189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$327,189</b>
<b>G2040950 - Softball Field</b>	\$676,898	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$676,898</b>
<b>G2040950 - Track</b>	\$262,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$352,484	<b>\$614,765</b>
<b>* G2050 - Landscaping</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>G30 - Site Mechanical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>G3010 - Water Supply</b>	\$320,566	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$320,566</b>
<b>G3020 - Sanitary Sewer</b>	\$201,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$201,347</b>
<b>G3030 - Storm Sewer</b>	\$618,613	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$618,613</b>
<b>G3060 - Fuel Distribution</b>	\$136,439	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$136,439</b>
<b>G40 - Site Electrical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>G4010 - Electrical Distribution</b>	\$343,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$343,085</b>
<b>G4030 - Site Communications &amp; Security</b>	\$116,569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$116,569</b>

*\* Indicates non-renewable system*

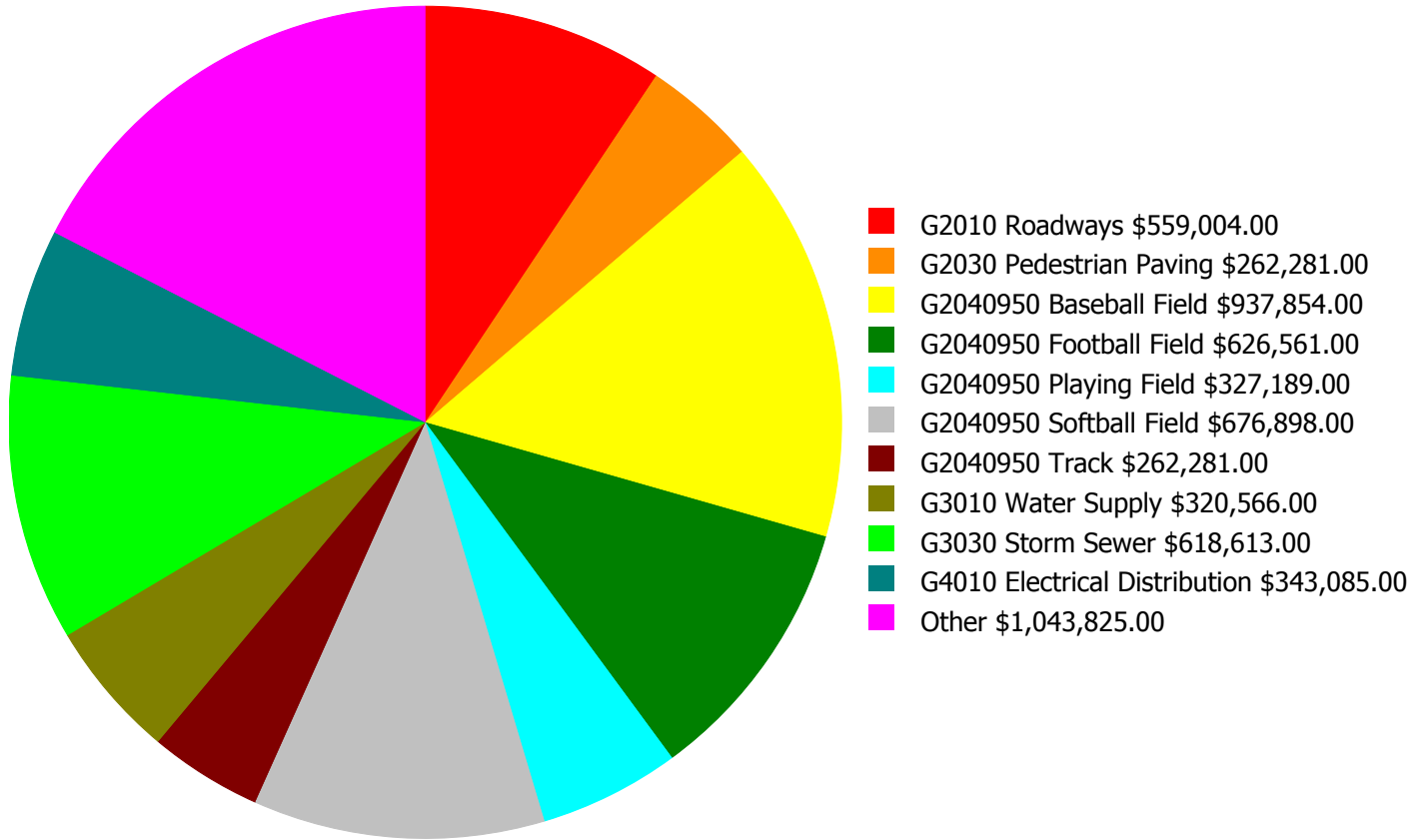
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

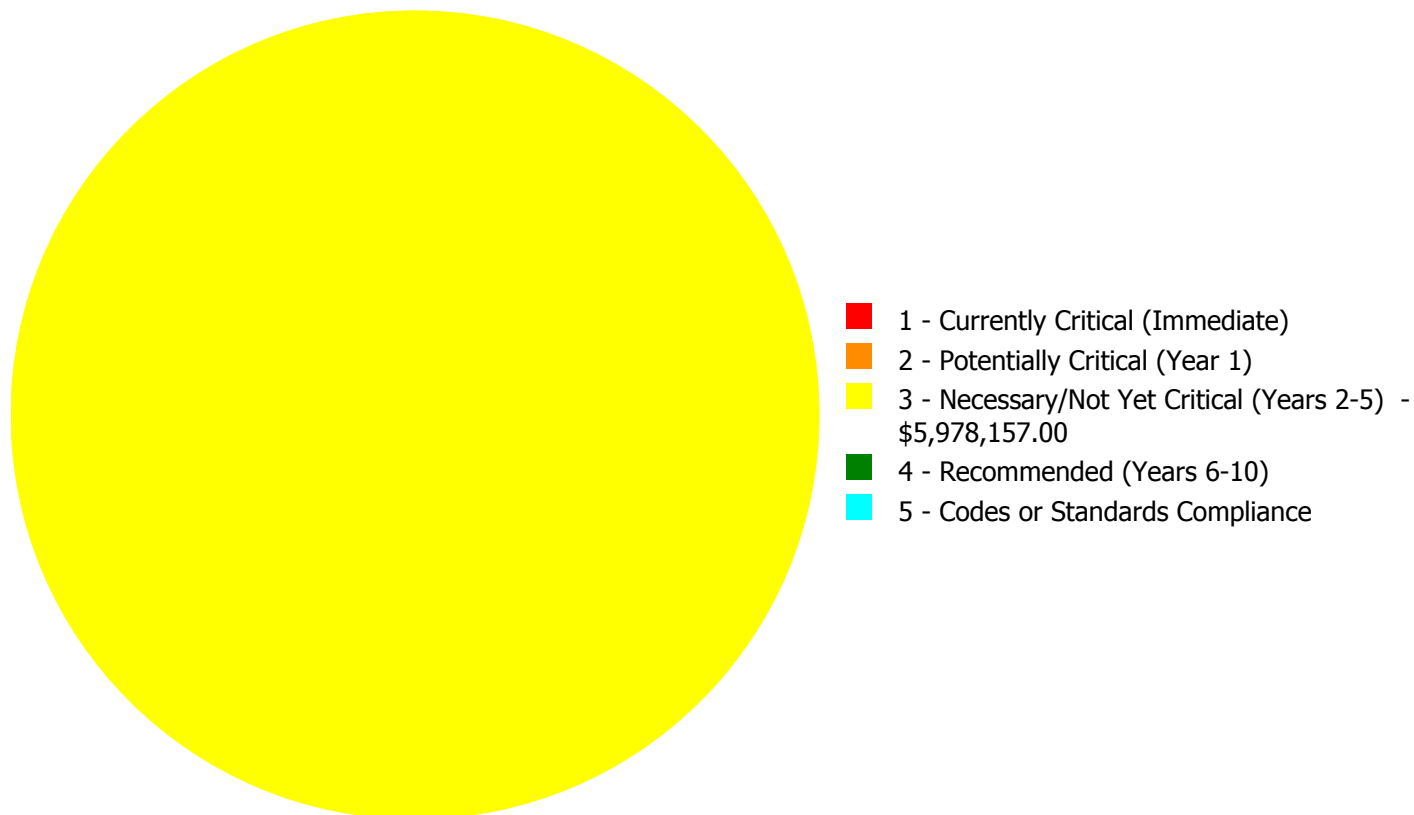
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$5,978,157.00**

## 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: \$5,978,157.00**

## Deficiency By Priority Investment Table

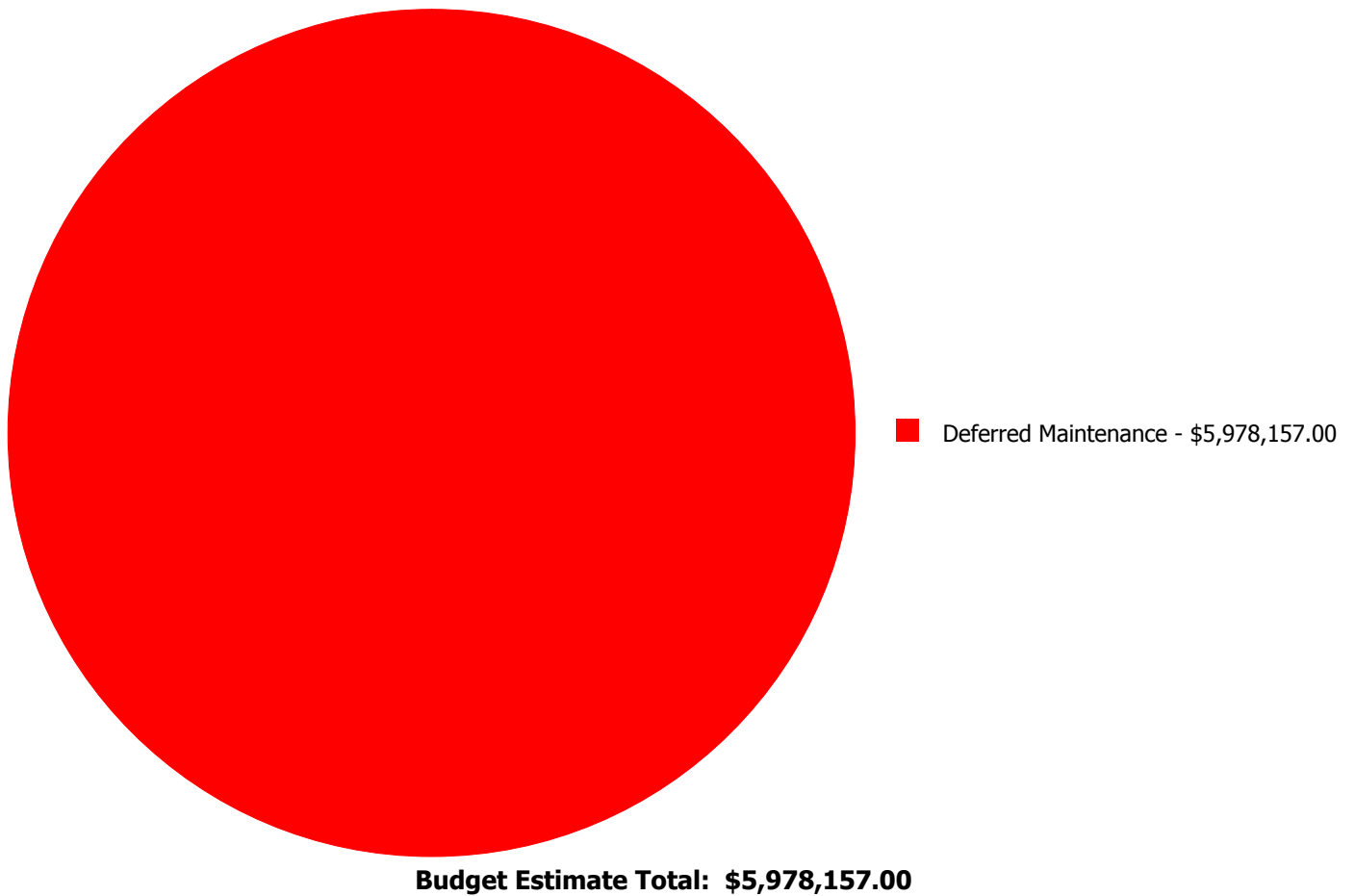
The table below shows the current investment cost grouped by deficiency priority and building system.

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	\$559,004.00	\$0.00	\$0.00	\$559,004.00
G2020	Parking Lots	\$0.00	\$0.00	\$184,127.00	\$0.00	\$0.00	\$184,127.00
G2030	Pedestrian Paving	\$0.00	\$0.00	\$262,281.00	\$0.00	\$0.00	\$262,281.00
G2040105	Fence & Guardrails	\$0.00	\$0.00	\$158,958.00	\$0.00	\$0.00	\$158,958.00
G2040950	Baseball Field	\$0.00	\$0.00	\$937,854.00	\$0.00	\$0.00	\$937,854.00
G2040950	Covered Walkways	\$0.00	\$0.00	\$160,283.00	\$0.00	\$0.00	\$160,283.00
G2040950	Football Field	\$0.00	\$0.00	\$626,561.00	\$0.00	\$0.00	\$626,561.00
G2040950	Hard Surface Play Area	\$0.00	\$0.00	\$86,102.00	\$0.00	\$0.00	\$86,102.00
G2040950	Playing Field	\$0.00	\$0.00	\$327,189.00	\$0.00	\$0.00	\$327,189.00
G2040950	Softball Field	\$0.00	\$0.00	\$676,898.00	\$0.00	\$0.00	\$676,898.00
G2040950	Track	\$0.00	\$0.00	\$262,281.00	\$0.00	\$0.00	\$262,281.00
G3010	Water Supply	\$0.00	\$0.00	\$320,566.00	\$0.00	\$0.00	\$320,566.00
G3020	Sanitary Sewer	\$0.00	\$0.00	\$201,347.00	\$0.00	\$0.00	\$201,347.00
G3030	Storm Sewer	\$0.00	\$0.00	\$618,613.00	\$0.00	\$0.00	\$618,613.00
G3060	Fuel Distribution	\$0.00	\$0.00	\$136,439.00	\$0.00	\$0.00	\$136,439.00
G4010	Electrical Distribution	\$0.00	\$0.00	\$343,085.00	\$0.00	\$0.00	\$343,085.00
G4030	Site Communications & Security	\$0.00	\$0.00	\$116,569.00	\$0.00	\$0.00	\$116,569.00
	<b>Total:</b>	\$0.00	\$0.00	\$5,978,157.00	\$0.00	\$0.00	\$5,978,157.00



## 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: G2010 - Roadways



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 120,423.00  
**Unit of Measure:** S.F.  
**Estimate:** \$559,004.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

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

---

#### System: G2020 - Parking Lots



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 120,423.00  
**Unit of Measure:** S.F.  
**Estimate:** \$184,127.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The parking lot is aged, has many repairs and potholes, and should be replaced and re-stripped.

---

**System: G2030 - Pedestrian Paving**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 120,423.00  
**Unit of Measure:** S.F.  
**Estimate:** \$262,281.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The pedestrian paving are showing signs of age related and inclement weather damage and should be replaced.

---

**System: G2040105 - Fence & Guardrails**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 120,423.00  
**Unit of Measure:** S.F.  
**Estimate:** \$158,958.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The fence & guardrails system is beyond its expected service life and should be scheduled for replacement.

---

## Campus Assessment Report - Site

---

### **System: G2040950 - Baseball Field**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 120,423.00  
**Unit of Measure:** S.F.  
**Estimate:** \$937,854.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The baseball field system is beyond its expected service life and should be scheduled for replacement.

---

### **System: G2040950 - Covered Walkways**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 120,423.00  
**Unit of Measure:** S.F.  
**Estimate:** \$160,283.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The covered walkway system is beyond its expected service life and should be scheduled for replacement.

---



**System: G2040950 - Football Field**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 120,423.00  
**Unit of Measure:** S.F.  
**Estimate:** \$626,561.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The football field system is beyond its expected service life and should be scheduled for replacement.

---

**System: G2040950 - Hard Surface Play Area**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 120,423.00  
**Unit of Measure:** S.F.  
**Estimate:** \$86,102.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The old tennis court surface is now used as playing area and the system is beyond its expected service life and should be scheduled for replacement.

---



**System: G2040950 - Playing Field**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 120,423.00  
**Unit of Measure:** S.F.  
**Estimate:** \$327,189.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The playing field system is beyond its expected service life and should be scheduled for replacement.

---

**System: G2040950 - Softball Field**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 120,423.00  
**Unit of Measure:** S.F.  
**Estimate:** \$676,898.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The softball field system is beyond its expected service life and should be scheduled for replacement.

---

## Campus Assessment Report - Site

---

### **System: G2040950 - Track**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 120,423.00  
**Unit of Measure:** S.F.  
**Estimate:** \$262,281.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The track system is beyond its expected service life and should be scheduled for replacement.

---

### **System: G3010 - Water Supply**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 120,423.00  
**Unit of Measure:** S.F.  
**Estimate:** \$320,566.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The water supply system is beyond its expected service life and should be scheduled for replacement.

---

**System: G3020 - Sanitary Sewer**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 120,423.00  
**Unit of Measure:** S.F.  
**Estimate:** \$201,347.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The sanitary sewer system is beyond its expected service life and should be scheduled for replacement.

---

**System: G3030 - Storm Sewer**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 120,423.00  
**Unit of Measure:** S.F.  
**Estimate:** \$618,613.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The storm sewer system is beyond its expected service life and should be scheduled for replacement.

---



**System: G3060 - Fuel Distribution**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 120,423.00  
**Unit of Measure:** S.F.  
**Estimate:** \$136,439.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The fuel distribution system is beyond its expected service life and should be scheduled for replacement.

---

**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:** 120,423.00  
**Unit of Measure:** S.F.  
**Estimate:** \$343,085.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The electrical distribution system is beyond its expected service life and should be scheduled for replacement.

---

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



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 120,423.00  
**Unit of Measure:** S.F.  
**Estimate:** \$116,569.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/06/2017

**Notes:** The site communication & security system is beyond its expected service life and should be scheduled for replacement.

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NC School District/040 Anson County/Elementary School

# Ansonville 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):	45,540
Year Built:	1993
Last Renovation:	
Replacement Value:	\$9,917,115
Repair Cost:	\$1,875,582.98
Total FCI:	18.91 %
Total RSLI:	38.63 %
FCA Score:	81.09



**Description:**

GENERAL:

Ansonville Elementary School is located at 9104 Highway 52 North in Ansonville, North Carolina. The 1 story, 45,000 square foot building was originally constructed in 1993. There have been no additions or no renovations.

This report contains condition and adequacy data collected during the 2016 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.

## Campus Assessment Report - Ansonville Elementary

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### B. SUPERSTRUCTURE

Floor construction is concrete. Roof construction is metal pan deck with lightweight fill. 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 standing seam metal.. Most building entrances appear to comply with ADA requirements.

### C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally hollow core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, 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 ceramic tile and carpet. Ceiling finishes in common areas are typically suspended acoustical tile . Ceiling finishes in assignable areas are typically painted drywall.

### CONVEYING:

The building does not include conveying equipment.

### D. SERVICES

**PLUMBING:** Plumbing fixtures are typically 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 gutters and downspouts. Other plumbing systems is supplied by above ground fuel tanks.

### HVAC:

Heating is provided by 1 boiler. Cooling is supplied by 1 water cooled chillers. 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. This building does not have a remote Building Automation System.

### FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does not have additional fire suppression systems. 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 type, fluorescent 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 does not include an internal security system. The building does not have a controlled entry doors access, entry doors are secured with just lock and key method. The security system has CCTV cameras and is 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. There are no natural gas emergency generator.

### E. EQUIPMENT & FURNISHINGS:

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

### 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, above ground fuel tanks and site lighting.



## Campus Assessment Report - Ansonville Elementary

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### Attributes:

#### General Attributes:

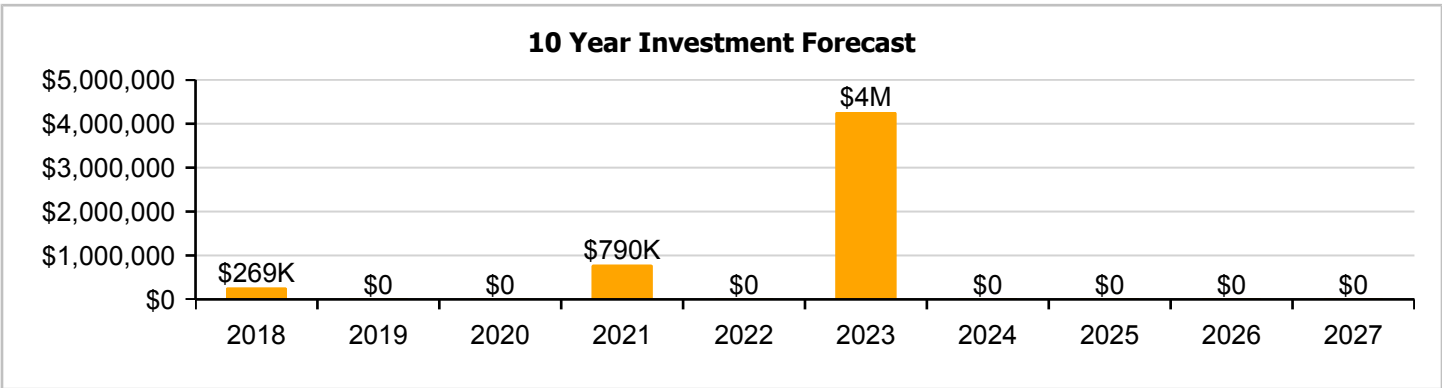
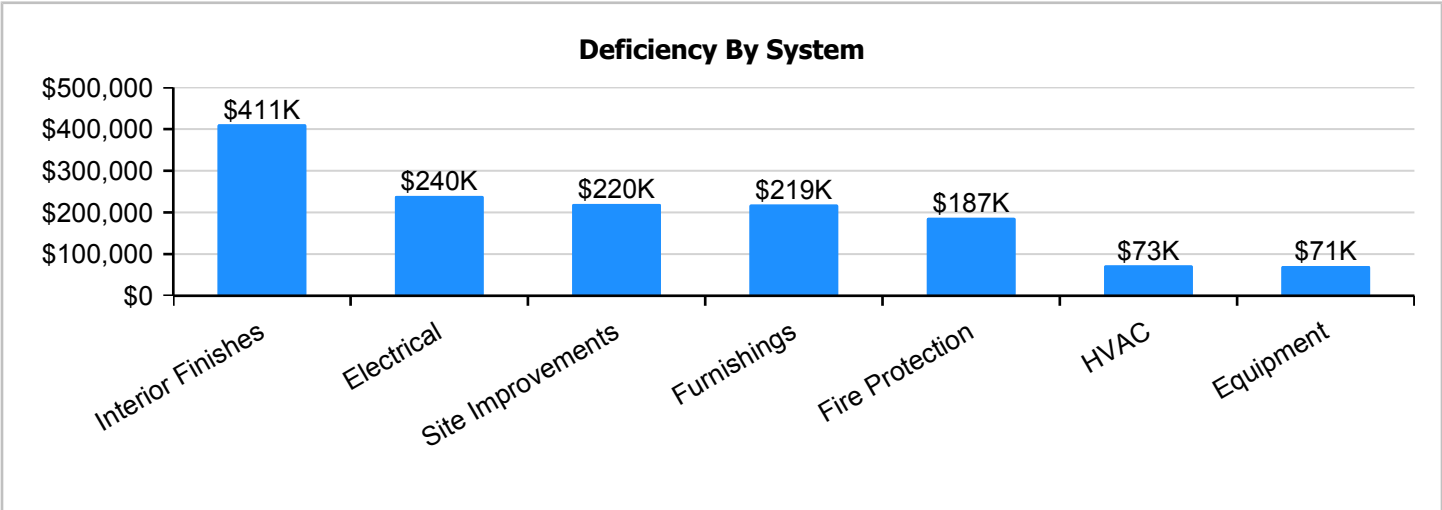
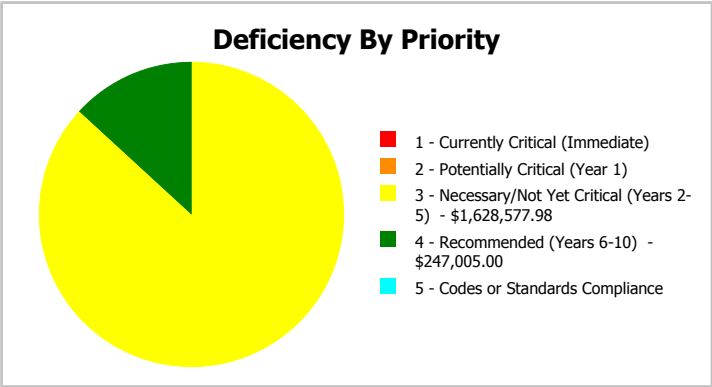
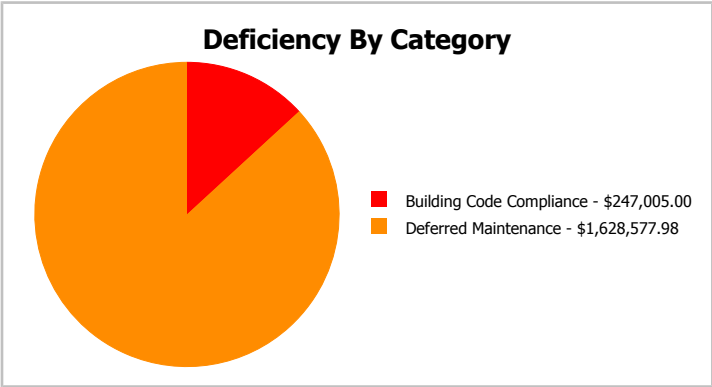
Condition Assessor:	Somnath Das	Assessment Date:	1/17/2017
Suitability Assessor:			

#### School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	10.26	Site Acreage:	10.26

**Campus Dashboard Summary**

Gross Area:	45,540	Last Renovation:	
Year Built:	1993	Replacement Value:	\$9,917,115
Repair Cost:	\$1,875,583	RSLI%:	38.63 %
FCI:	18.91 %		



## 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.

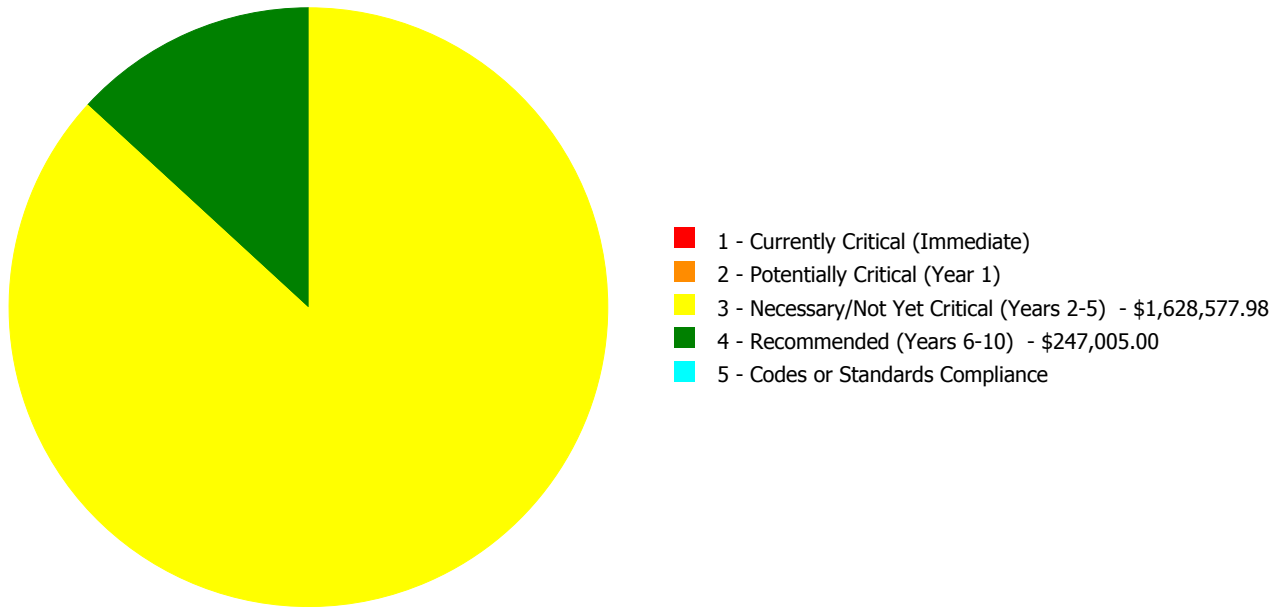
### Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	76.00 %	0.00 %	\$0.00
A20 - Basement Construction	76.00 %	0.00 %	\$0.00
B10 - Superstructure	76.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	46.96 %	0.00 %	\$0.00
B30 - Roofing	20.00 %	0.00 %	\$0.00
C10 - Interior Construction	42.47 %	0.00 %	\$0.00
C30 - Interior Finishes	40.65 %	48.00 %	\$543,015.00
D20 - Plumbing	20.00 %	0.00 %	\$0.00
D30 - HVAC	13.32 %	11.58 %	\$96,030.00
D40 - Fire Protection	0.00 %	110.00 %	\$247,005.00
D50 - Electrical	25.43 %	24.71 %	\$316,305.00
E10 - Equipment	2.73 %	95.00 %	\$94,050.00
E20 - Furnishings	0.00 %	110.00 %	\$288,585.00
G20 - Site Improvements	8.28 %	62.87 %	\$290,592.98
G30 - Site Mechanical Utilities	50.74 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	39.69 %	0.00 %	\$0.00
<b>Totals:</b>	<b>38.63 %</b>	<b>18.91 %</b>	<b>\$1,875,582.98</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
1993 Main Building	45,000	18.01	\$0.00	\$0.00	\$1,337,985.00	\$247,005.00	\$0.00
1993 Storage Building	540	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	45,540	27.41	\$0.00	\$0.00	\$290,592.98	\$0.00	\$0.00
<b>Total:</b>		<b>18.91</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,628,577.98</b>	<b>\$247,005.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



**Budget Estimate Total: \$1,875,582.98**

**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):	45,000
Year Built:	1993
Last Renovation:	
Replacement Value:	\$8,800,650
Repair Cost:	\$1,584,990.00
Total FCI:	18.01 %
Total RSLI:	39.45 %
FCA Score:	81.99



**Description:**

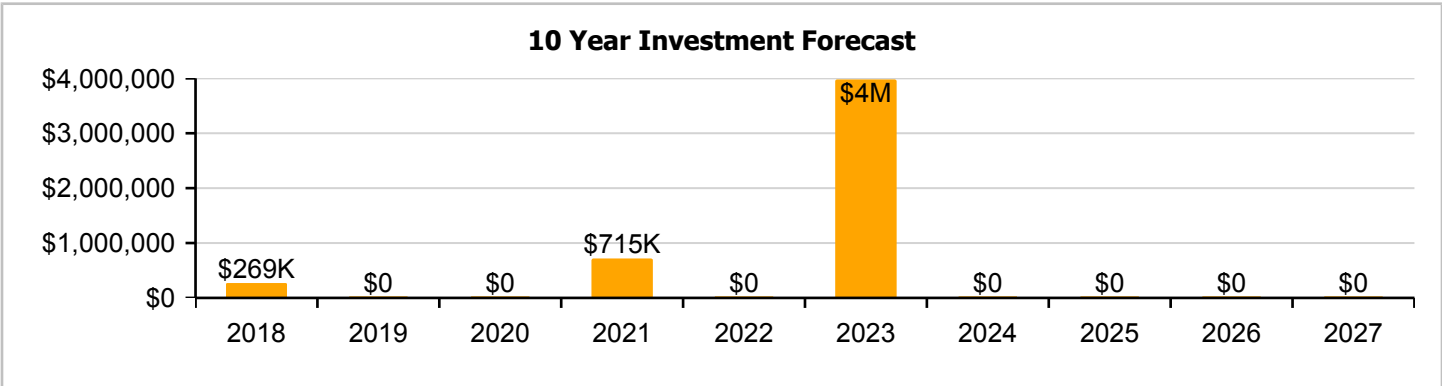
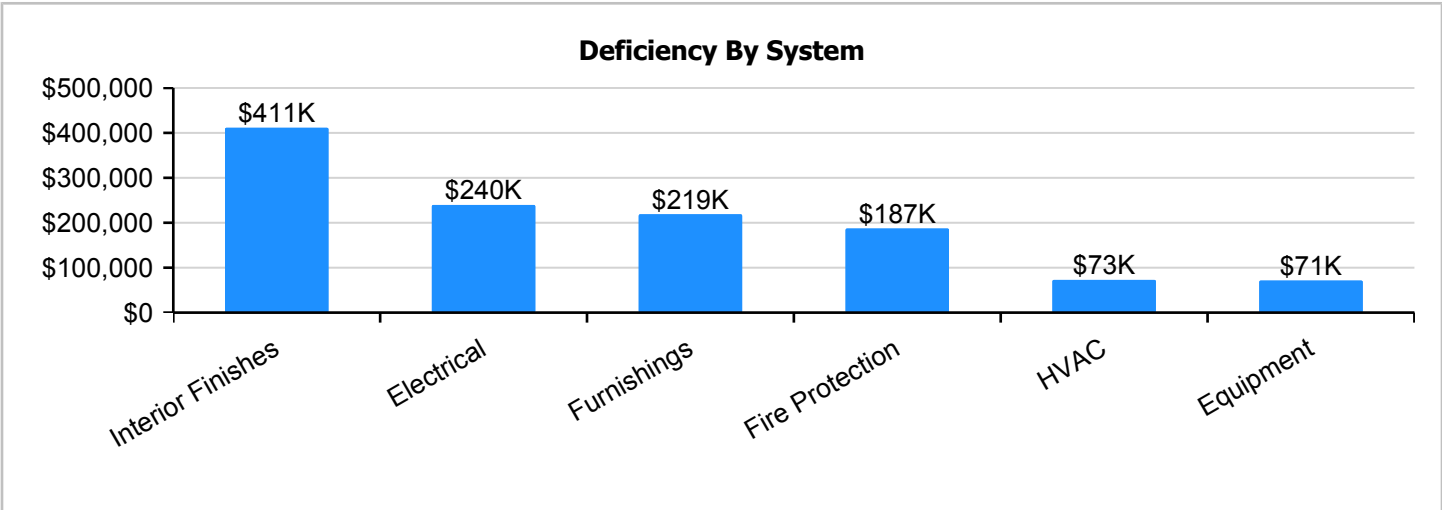
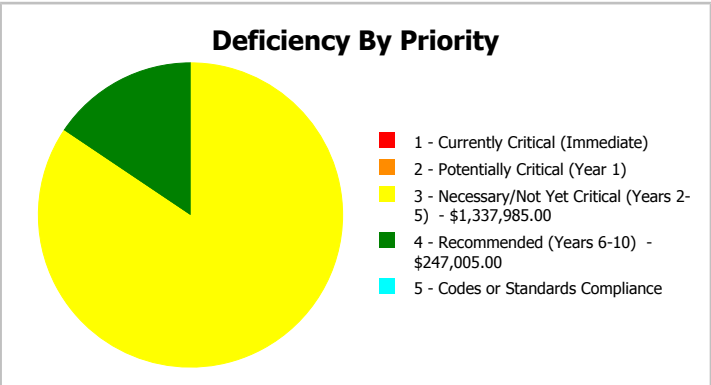
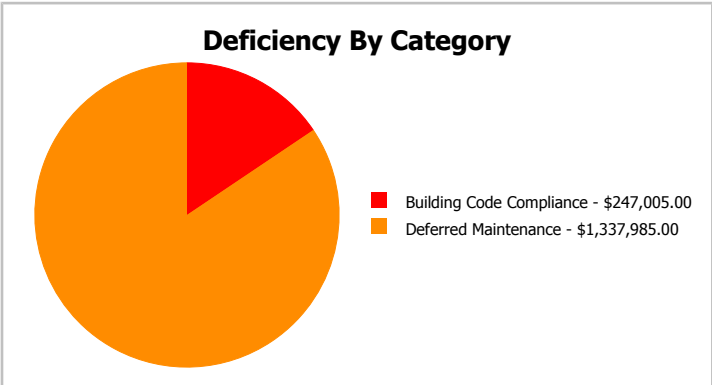
The narrative for this building is included in the Executive Summary Description at the front of this report.

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



**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	45,000
Year Built:	1993	Last Renovation:	
Repair Cost:	\$1,584,990	Replacement Value:	\$8,800,650
FCI:	18.01 %	RSLI%:	39.45 %



## 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	76.00 %	0.00 %	\$0.00
A20 - Basement Construction	76.00 %	0.00 %	\$0.00
B10 - Superstructure	76.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	46.58 %	0.00 %	\$0.00
B30 - Roofing	20.00 %	0.00 %	\$0.00
C10 - Interior Construction	42.47 %	0.00 %	\$0.00
C30 - Interior Finishes	40.65 %	48.00 %	\$543,015.00
D20 - Plumbing	20.00 %	0.00 %	\$0.00
D30 - HVAC	13.32 %	11.58 %	\$96,030.00
D40 - Fire Protection	0.00 %	110.00 %	\$247,005.00
D50 - Electrical	25.43 %	24.71 %	\$316,305.00
E10 - Equipment	2.73 %	95.00 %	\$94,050.00
E20 - Furnishings	0.00 %	110.00 %	\$288,585.00
<b>Totals:</b>	<b>39.45 %</b>	<b>18.01 %</b>	<b>\$1,584,990.00</b>

**Photo Album**

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

1). West Elevation - Jan 19, 2017



2). Southwest Elevation - Jan 19, 2017



3). South Elevation - Jan 19, 2017



4). East Elevation - Jan 19, 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 - 1993 Main Building

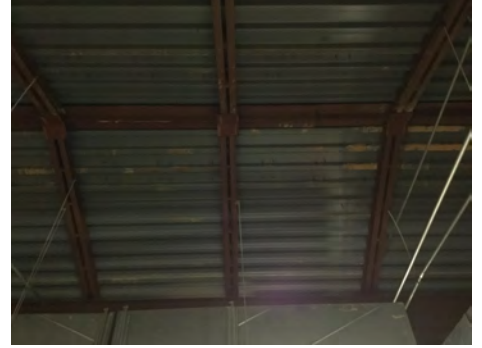
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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	\$4.79	S.F.	45,000	100	1993	2093		76.00 %	0.00 %	76			\$215,550
A1030	Slab on Grade	\$8.43	S.F.	45,000	100	1993	2093		76.00 %	0.00 %	76			\$379,350
A2010	Basement Excavation	\$1.90	S.F.	45,000	100	1993	2093		76.00 %	0.00 %	76			\$85,500
A2020	Basement Walls	\$13.07	S.F.	45,000	100	1993	2093		76.00 %	0.00 %	76			\$588,150
B1020	Roof Construction	\$15.76	S.F.	45,000	100	1993	2093		76.00 %	0.00 %	76			\$709,200
B2010	Exterior Walls	\$9.42	S.F.	45,000	100	1993	2093		76.00 %	0.00 %	76			\$423,900
B2020	Exterior Windows	\$9.39	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$422,550
B2030	Exterior Doors	\$1.04	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$46,800
B3010130	Preformed Metal Roofing	\$9.66	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$434,700
C1010	Partitions	\$10.80	S.F.	45,000	75	1993	2068		68.00 %	0.00 %	51			\$486,000
C1020	Interior Doors	\$2.53	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$113,850
C1030	Fittings	\$9.74	S.F.	45,000	20	1993	2013	2021	20.00 %	0.00 %	4			\$438,300
C3010	Wall Finishes	\$2.79	S.F.	45,000	10	1993	2003	2021	40.00 %	0.00 %	4			\$125,550
C3020	Floor Finishes	\$11.38	S.F.	45,000	20	2013	2033		80.00 %	0.00 %	16			\$512,100
C3030	Ceiling Finishes	\$10.97	S.F.	45,000	25	1993	2018	2016	0.00 %	110.00 %	-1		\$543,015.00	\$493,650
D2010	Plumbing Fixtures	\$11.48	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$516,600
D2020	Domestic Water Distribution	\$0.98	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$44,100
D2030	Sanitary Waste	\$1.54	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$69,300
D3020	Heat Generating Systems	\$5.08	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$228,600
D3030	Cooling Generating Systems	\$5.27	S.F.	45,000	25	1993	2018		4.00 %	0.00 %	1			\$237,150
D3040	Distribution Systems	\$6.14	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$276,300
D3060	Controls & Instrumentation	\$1.94	S.F.	45,000	20	1993	2013		0.00 %	110.00 %	-4		\$96,030.00	\$87,300
D4010	Sprinklers	\$4.32	S.F.	45,000	30			2016	0.00 %	110.00 %	-1		\$213,840.00	\$194,400
D4020	Standpipes	\$0.67	S.F.	45,000	30			2016	0.00 %	110.00 %	-1		\$33,165.00	\$30,150
D5010	Electrical Service/Distribution	\$1.69	S.F.	45,000	40	1993	2033		40.00 %	0.00 %	16			\$76,050
D5020	Branch Wiring	\$5.06	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$227,700
D5020	Lighting	\$11.92	S.F.	45,000	30	1993	2023		20.00 %	0.00 %	6			\$536,400
D5030810	Security & Detection Systems	\$1.87	S.F.	45,000	15	1993	2008		0.00 %	110.00 %	-9		\$92,565.00	\$84,150
D5030910	Fire Alarm Systems	\$3.39	S.F.	45,000	15	2016	2031		93.33 %	0.00 %	14			\$152,550
D5030920	Data Communication	\$4.40	S.F.	45,000	15	1993	2008		0.00 %	110.00 %	-9		\$217,800.00	\$198,000
D5090	Other Electrical Systems	\$0.12	S.F.	45,000	20	1993	2013		0.00 %	110.00 %	-4		\$5,940.00	\$5,400
E1020	Institutional Equipment	\$0.30	S.F.	45,000	20	1993	2013	2021	20.00 %	0.00 %	4			\$13,500
E1090	Other Equipment	\$1.90	S.F.	45,000	20	1993	2013		0.00 %	110.00 %	-4		\$94,050.00	\$85,500
E2010	Fixed Furnishings	\$5.83	S.F.	45,000	20	1993	2013		0.00 %	110.00 %	-4		\$288,585.00	\$262,350
<b>Total</b>									<b>39.45 %</b>	<b>18.01 %</b>			<b>\$1,584,990.00</b>	<b>\$8,800,650</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:** B2020 - Exterior Windows



**Note:**

## Campus Assessment Report - 1993 Main Building

**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010130 - Preformed Metal Roofing



**Note:**

**System:** C1010 - Partitions



**Note:**



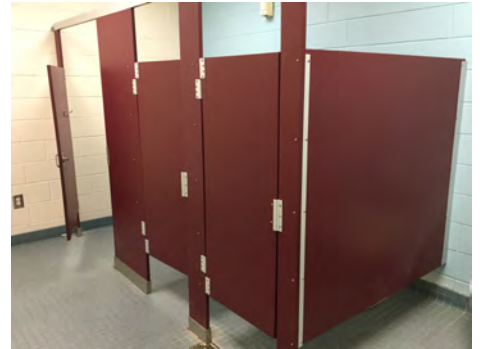
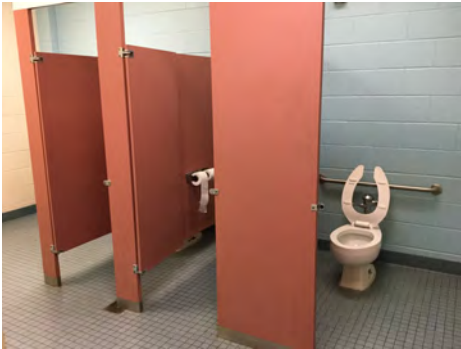
## Campus Assessment Report - 1993 Main Building

**System:** C1020 - Interior Doors



**Note:**

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

## Campus Assessment Report - 1993 Main Building

### System: C3020 - Floor Finishes



**Note:** Carpet needs to be replaced. 2% of VCT needs to be replaced.

### System: C3030 - Ceiling Finishes



**Note:** The acoustical ceiling tiles are beyond their service life and should be replaced.

### System: D2010 - Plumbing Fixtures



**Note:**



## Campus Assessment Report - 1993 Main Building

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**

# Campus Assessment Report - 1993 Main Building

**System:** D3030 - Cooling Generating Systems



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:** The controls and instrumentation system is beyond its service life and should be replaced.

**System:** D4010 - Sprinklers

This system contains no images

**Note:** The building does not have a fire protection system and it should be installed.

**System:** D4020 - Standpipes

This system contains no images

**Note:** The building does not have a fire protection system and it should be installed.



## Campus Assessment Report - 1993 Main Building

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



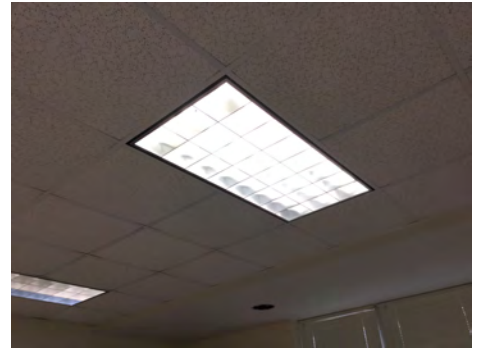
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

## Campus Assessment Report - 1993 Main Building

### System: D5030810 - Security & Detection Systems



**Note:** The security and detection system is beyond its service life and should be replaced.

### System: D5030910 - Fire Alarm Systems



**Note:**

### System: D5030920 - Data Communication



**Note:** The data and communications system is beyond its service life and should be replaced.



## Campus Assessment Report - 1993 Main Building

**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**Note:** The institutional equipment is beyond its service life and should be replaced.

**System:** E1090 - Other Equipment



**Note:** The kitchen equipment is beyond its service life and should be replaced.



## Campus Assessment Report - 1993 Main Building

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**System:** E2010 - Fixed Furnishings



**Note:** The fixed furnishings are beyond their service life and should be replaced.

## 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>\$1,584,990</b>	<b>\$268,691</b>	<b>\$0</b>	<b>\$0</b>	<b>\$714,794</b>	<b>\$0</b>	<b>\$3,976,560</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,545,034</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>* 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	\$555,001	\$0	\$0	\$0	\$0	\$555,001
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$61,470	\$0	\$0	\$0	\$0	\$61,470
<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	\$716,295	\$0	\$0	\$0	\$0	\$716,295
<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	\$149,537	\$0	\$0	\$0	\$0	\$149,537
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$542,642	\$0	\$0	\$0	\$0	\$0	\$0	\$542,642
<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	\$155,438	\$0	\$0	\$0	\$0	\$0	\$0	\$155,438
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

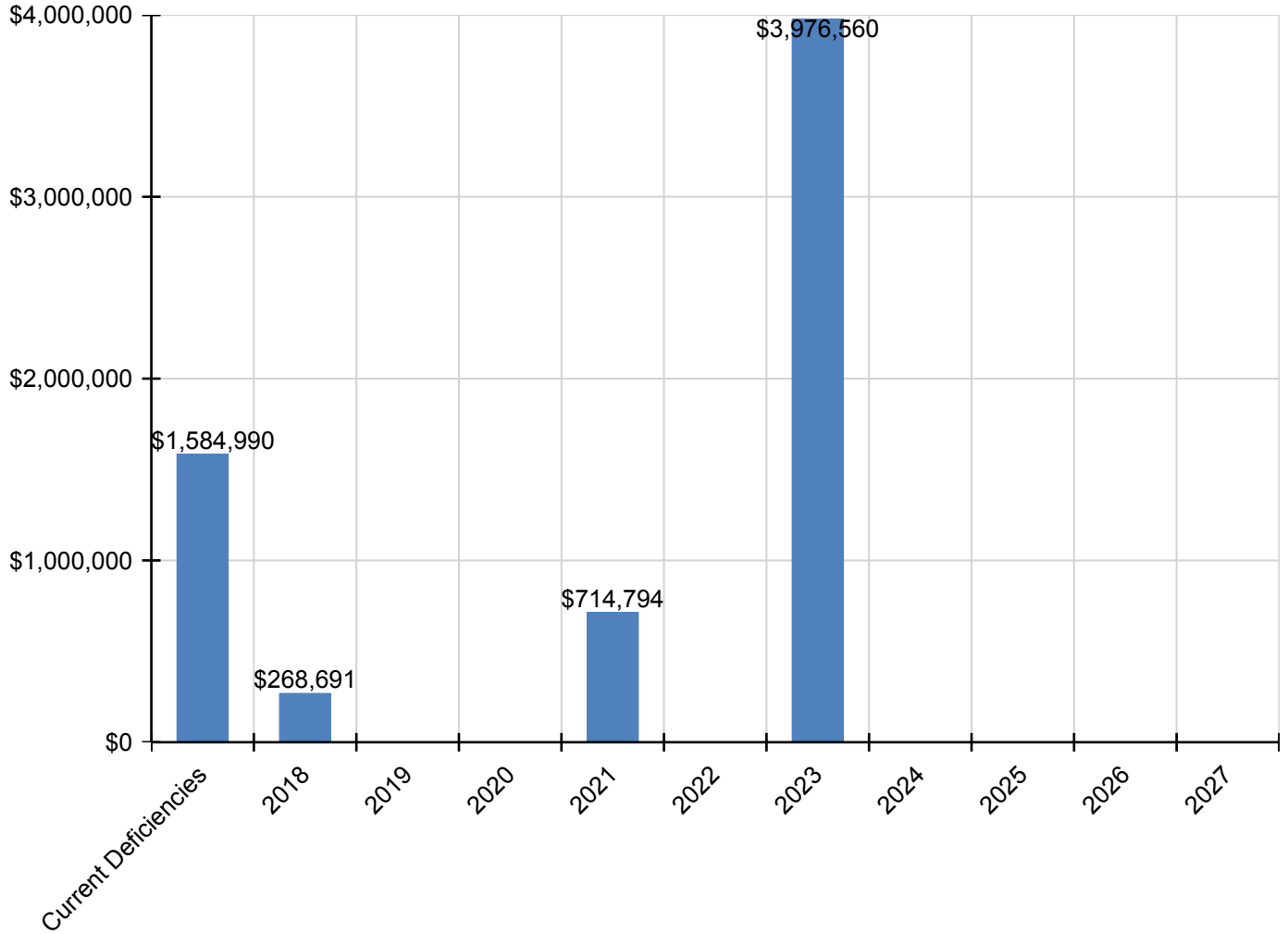
## Campus Assessment Report - 1993 Main Building

C3030 - Ceiling Finishes	\$543,015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$543,015
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	\$678,532	\$0	\$0	\$0	\$0	\$0	\$678,532
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$57,923	\$0	\$0	\$0	\$0	\$0	\$57,923
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$91,023	\$0	\$0	\$0	\$0	\$0	\$91,023
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	\$300,256	\$0	\$0	\$0	\$0	\$0	\$300,256
D3030 - Cooling Generating Systems	\$0	\$268,691	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$268,691
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$362,908	\$0	\$0	\$0	\$0	\$0	\$362,908
D3060 - Controls & Instrumentation	\$96,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,030
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$213,840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$213,840
D4020 - Standpipes	\$33,165	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,165
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	\$299,074	\$0	\$0	\$0	\$0	\$0	\$299,074
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$704,539	\$0	\$0	\$0	\$0	\$0	\$704,539
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$92,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,565
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$217,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,800
D5090 - Other Electrical Systems	\$5,940	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,940
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	\$16,714	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,714
E1090 - Other Equipment	\$94,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,050
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$288,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$288,585

\* Indicates non-renewable system

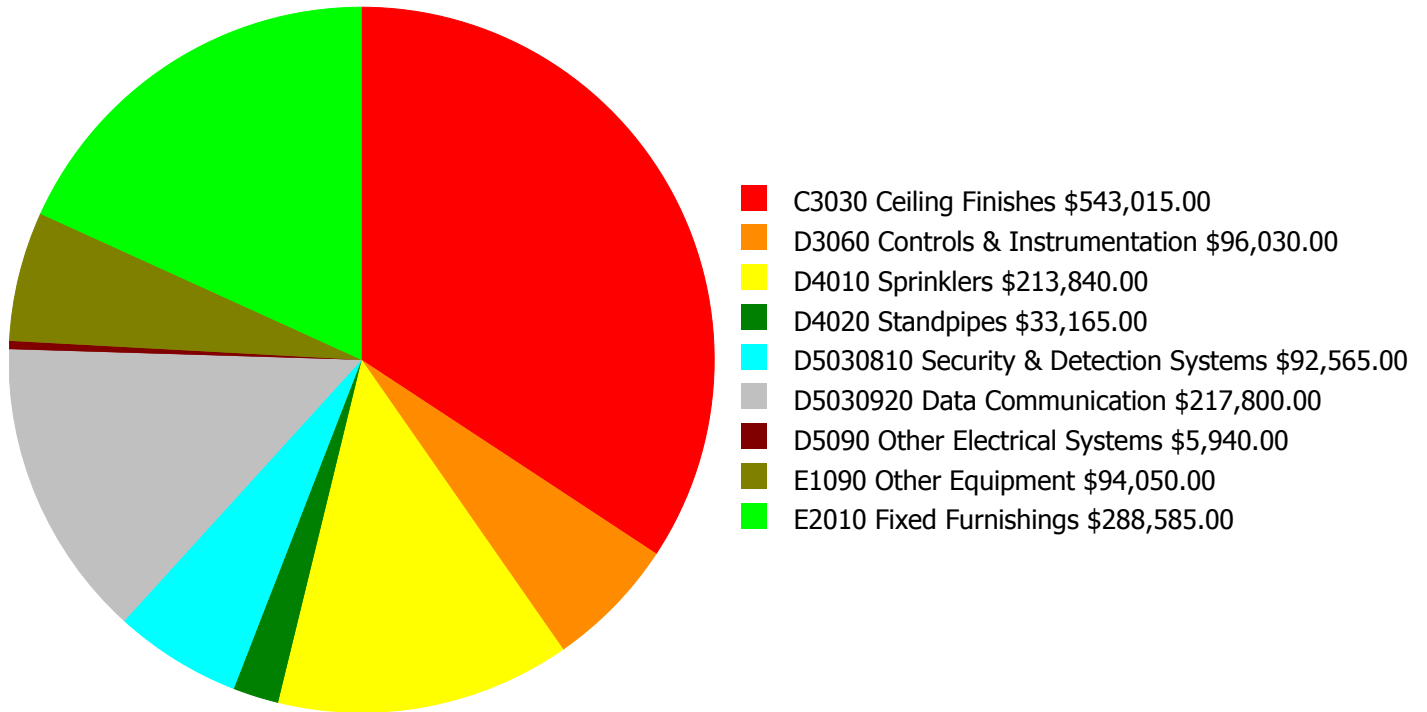
## Forecasted Capital Renewal Requirement

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.

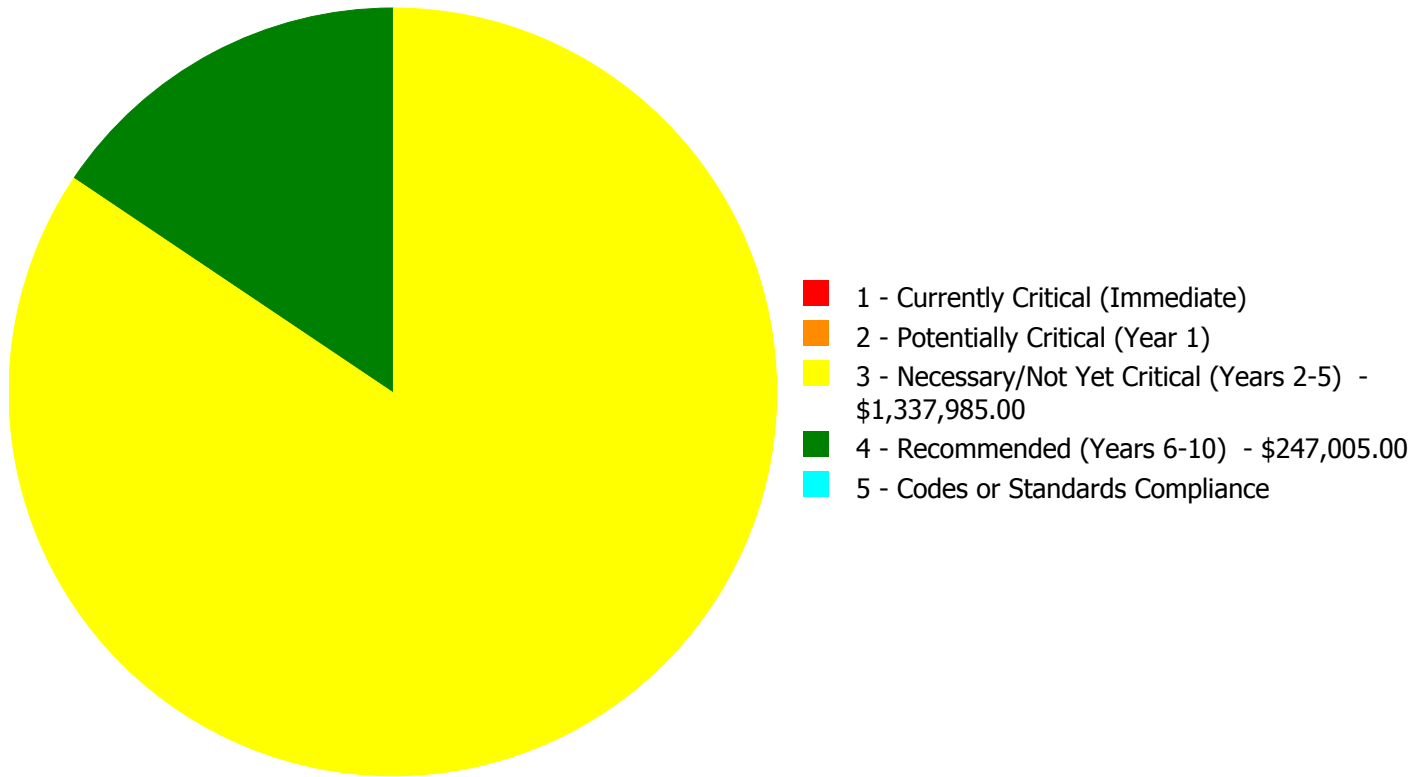


**Budget Estimate Total: \$1,584,990.00**



## 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: \$1,584,990.00**

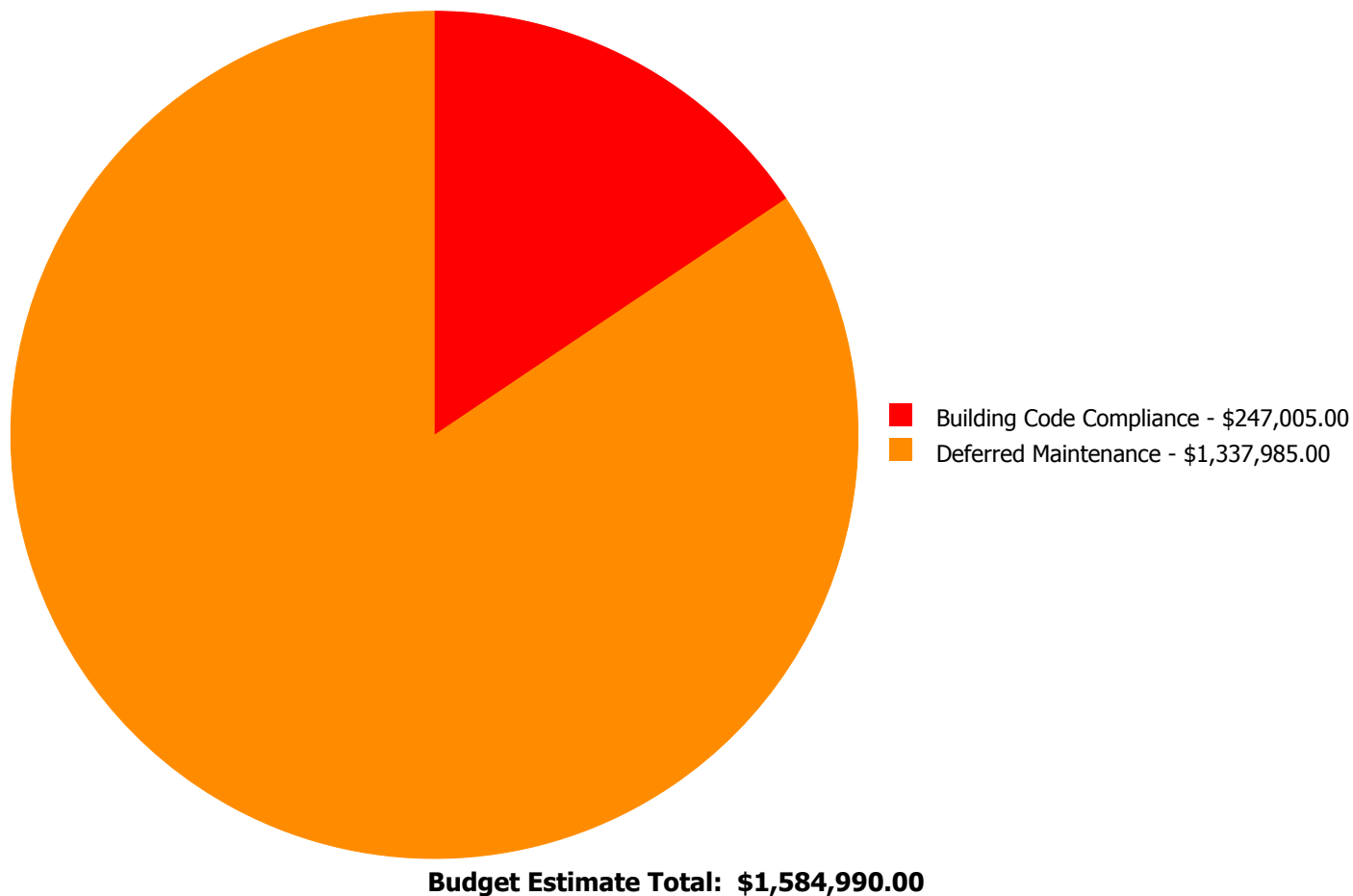
## Deficiency By Priority Investment Table

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
C3030	Ceiling Finishes	\$0.00	\$0.00	\$543,015.00	\$0.00	\$0.00	\$543,015.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$96,030.00	\$0.00	\$0.00	\$96,030.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$213,840.00	\$0.00	\$213,840.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$33,165.00	\$0.00	\$33,165.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$92,565.00	\$0.00	\$0.00	\$92,565.00
D5030920	Data Communication	\$0.00	\$0.00	\$217,800.00	\$0.00	\$0.00	\$217,800.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$5,940.00	\$0.00	\$0.00	\$5,940.00
E1090	Other Equipment	\$0.00	\$0.00	\$94,050.00	\$0.00	\$0.00	\$94,050.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$288,585.00	\$0.00	\$0.00	\$288,585.00
	<b>Total:</b>	\$0.00	\$0.00	\$1,337,985.00	\$247,005.00	\$0.00	\$1,584,990.00

### 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: C3030 - Ceiling Finishes



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 45,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$543,015.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** The acoustical ceiling tiles are beyond their service life and should be replaced.

#### System: D3060 - Controls & Instrumentation



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 45,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$96,030.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/17/2017

**Notes:** The controls and instrumentation system is beyond its service life and should be replaced.

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



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 45,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$92,565.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/17/2017

**Notes:** The security and detection system is beyond its service life and should be replaced.

---

**System: D5030920 - Data Communication**



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 45,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$217,800.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/17/2017

**Notes:** The data and communications system is beyond its service life and should be replaced.

---



**System: D5090 - Other Electrical Systems**



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 45,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$5,940.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/24/2017

**Notes:** The emergency light system is beyond its service life and should be replaced.

---

**System: E1090 - Other Equipment**



**Location:** Kitchen  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 45,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$94,050.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/17/2017

**Notes:** The kitchen equipment is beyond its service life and should be replaced.

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 45,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$288,585.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/17/2017

**Notes:** The fixed furnishings are beyond their service life and should be replaced.

---

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

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout Building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 45,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$213,840.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

**Notes:** The building does not have a fire protection system and it should be installed.

---

**System: D4020 - Standpipes**

This deficiency has no image.

**Location:** Throughout Building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 45,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$33,165.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

**Notes:** The building does not have a fire protection system and it should be installed.

---

## 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):	540
Year Built:	1993
Last Renovation:	
Replacement Value:	\$56,294
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	66.16 %
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.

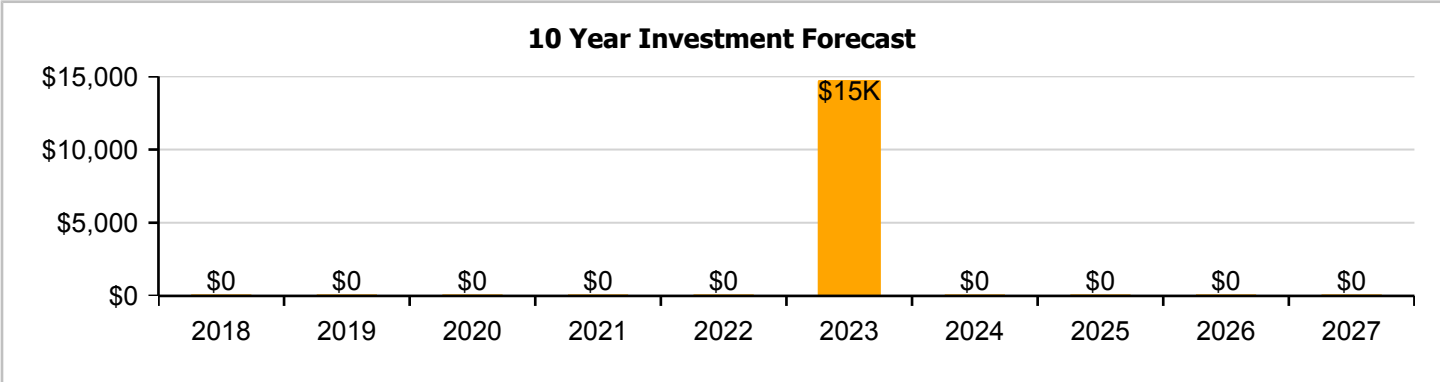
### Dashboard Summary

Function:	ES -Elementary School	Gross Area:	540
Year Built:	1993	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$56,294
FCI:	0.00 %	RSLI%:	66.16 %

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	76.00 %	0.00 %	\$0.00
B10 - Superstructure	76.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	63.39 %	0.00 %	\$0.00
B30 - Roofing	20.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>66.16 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

**Photo Album**

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

1). North Elevation - Jan 19, 2017



2). East Elevation - Jan 19, 2017



3). Southwest Elevation - Jan 19, 2017



4). West Elevation - Jan 19, 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.	540	100	1993	2093		76.00 %	0.00 %	76			\$10,870
A1030	Slab on Grade	\$19.75	S.F.	540	100	1993	2093		76.00 %	0.00 %	76			\$10,665
B1020	Roof Construction	\$16.26	S.F.	540	100	1993	2093		76.00 %	0.00 %	76			\$8,780
B2010	Exterior Walls	\$29.79	S.F.	540	100	1993	2093		76.00 %	0.00 %	76			\$16,087
B2030	Exterior Doors	\$8.66	S.F.	540	30	1993	2023		20.00 %	0.00 %	6			\$4,676
B3010130	Preformed Metal Roofing	\$9.66	S.F.	540	30	1993	2023		20.00 %	0.00 %	6			\$5,216
<b>Total</b>									<b>66.16 %</b>					<b>\$56,294</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:** B2030 - Exterior Doors



**Note:**

**System:** B3010130 - Preformed Metal Roofing



**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.

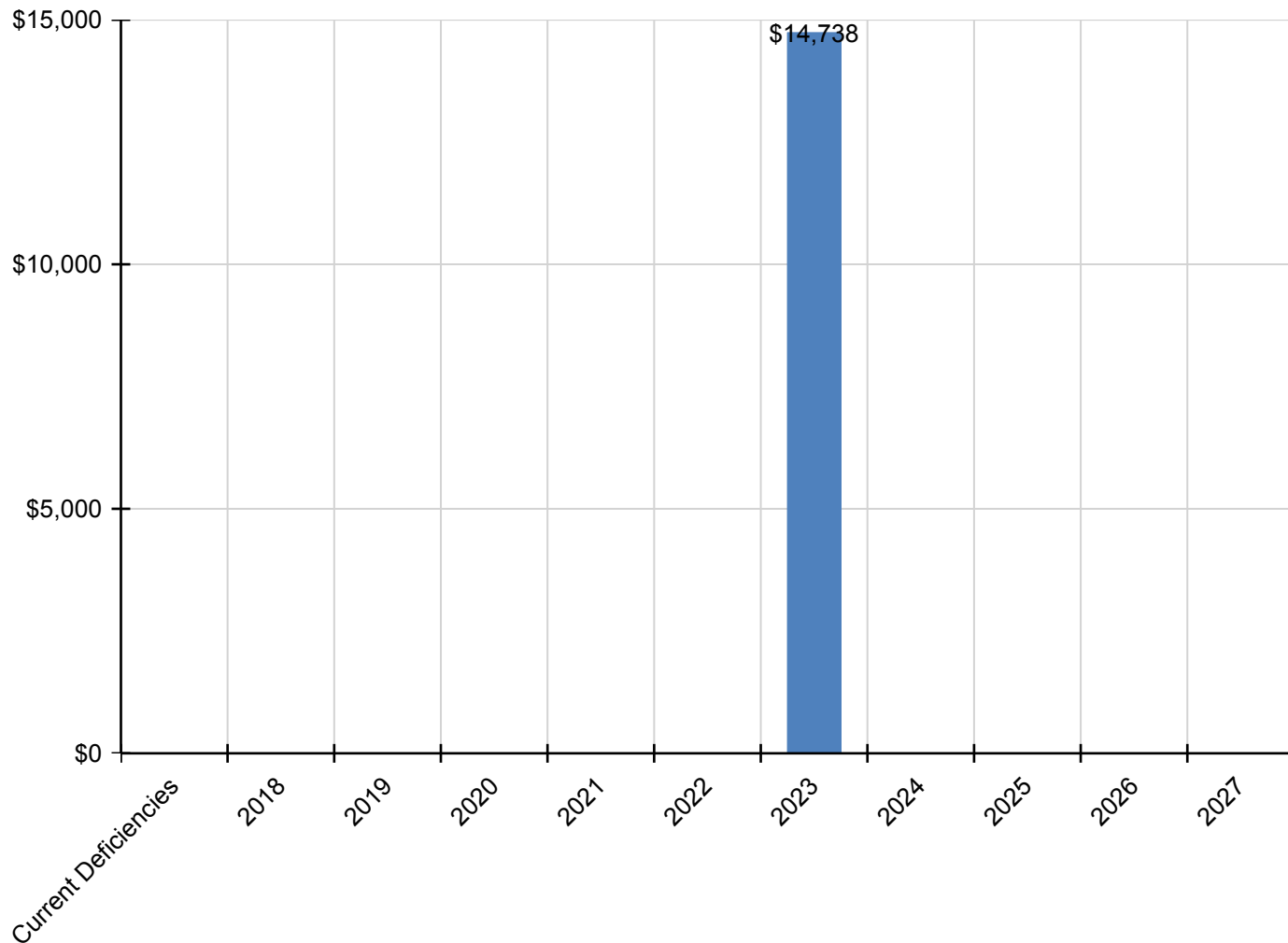
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$14,738	\$0	\$0	\$0	\$0	\$14,738
<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	\$6,142	\$0	\$0	\$0	\$0	\$6,142
<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	\$8,596	\$0	\$0	\$0	\$0	\$8,596

*\* 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:	ES -Elementary School
Gross Area (SF):	45,540
Year Built:	1993
Last Renovation:	
Replacement Value:	\$1,060,171
Repair Cost:	\$290,592.98
Total FCI:	27.41 %
Total RSLI:	30.41 %
FCA Score:	72.59



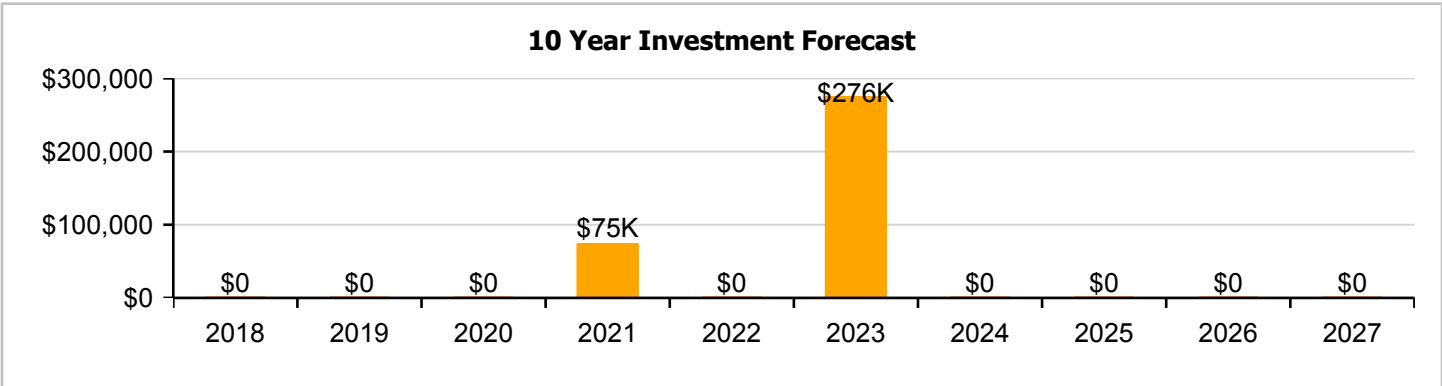
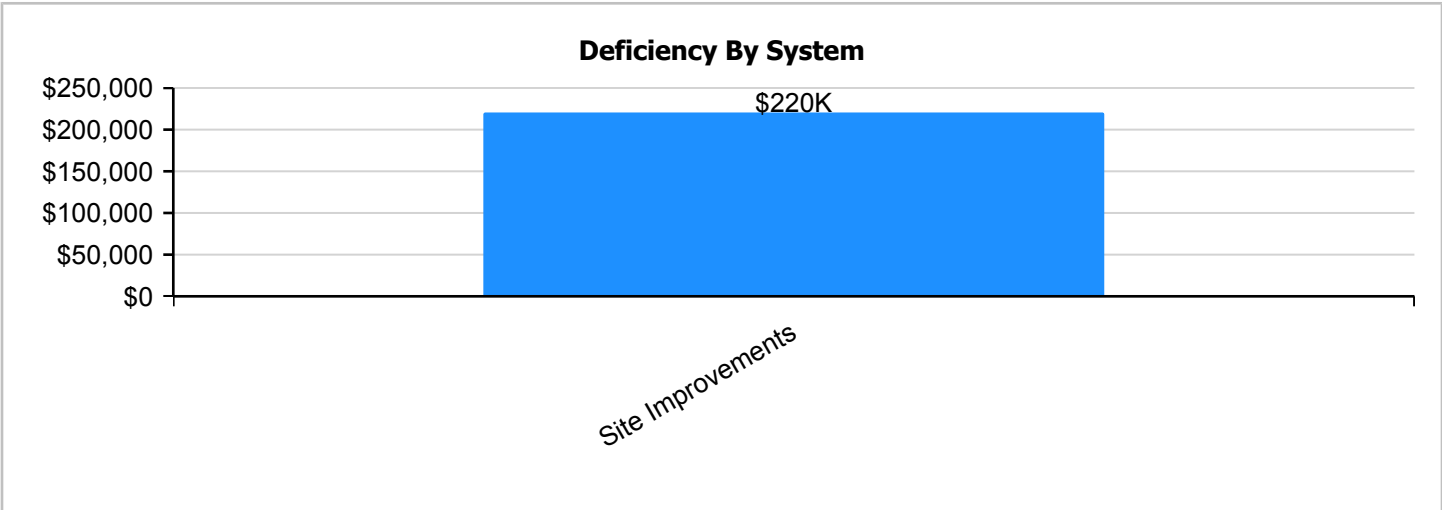
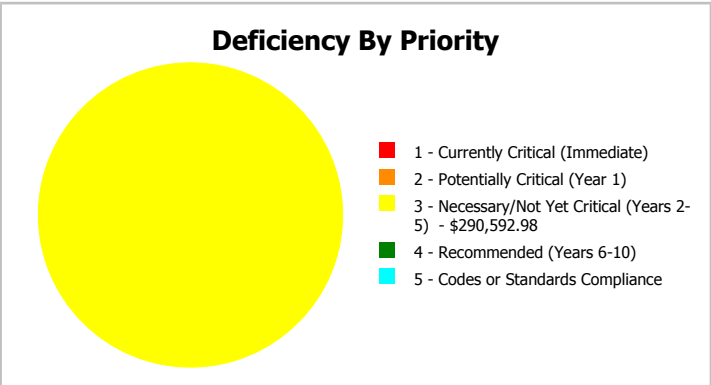
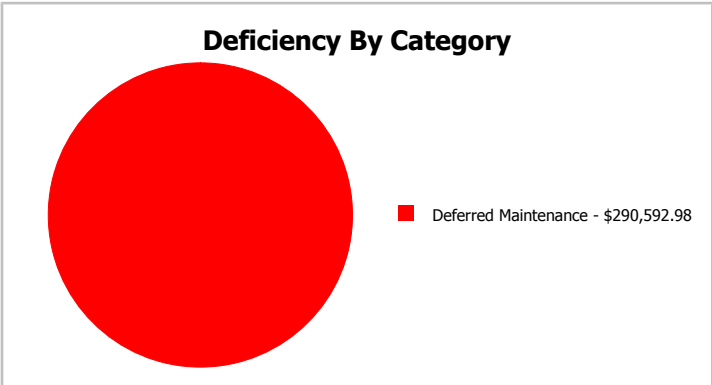
**Description:**

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:	45,540
Year Built:	1993	Last Renovation:	
Repair Cost:	\$290,593	Replacement Value:	\$1,060,171
FCI:	27.41 %	RSLI%:	30.41 %



## 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	8.28 %	62.87 %	\$290,592.98
G30 - Site Mechanical Utilities	50.74 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	39.69 %	0.00 %	\$0.00
<b>Totals:</b>	<b>30.41 %</b>	<b>27.41 %</b>	<b>\$290,592.98</b>



## Photo Album

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

- 1). Aerial Image of Ansonville Elementary School - Jan 19, 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.	45,540	25	1993	2018	2016	0.00 %	110.00 %	-1		\$190,858.00	\$173,507
G2020	Parking Lots	\$1.33	S.F.	45,540	25	1993	2018	2021	16.00 %	164.67 %	4		\$99,734.98	\$60,568
G2030	Pedestrian Paving	\$1.91	S.F.	45,540	30	1993	2023		20.00 %	0.00 %	6			\$86,981
G2040105	Fence & Guardrails	\$1.23	S.F.	45,540	30	1993	2023		20.00 %	0.00 %	6			\$56,014
G2050	Landscaping	\$1.87	S.F.	45,540	15	1993	2008		0.00 %	0.00 %	-9			\$85,160
G3010	Water Supply	\$2.34	S.F.	45,540	50	1993	2043		52.00 %	0.00 %	26			\$106,564
G3020	Sanitary Sewer	\$1.45	S.F.	45,540	50	1993	2043		52.00 %	0.00 %	26			\$66,033
G3030	Storm Sewer	\$4.54	S.F.	45,540	50	1993	2043		52.00 %	0.00 %	26			\$206,752
G3060	Fuel Distribution	\$0.98	S.F.	45,540	40	1993	2033		40.00 %	0.00 %	16			\$44,629
G4010	Electrical Distribution	\$2.35	S.F.	45,540	50	1993	2043		52.00 %	0.00 %	26			\$107,019
G4020	Site Lighting	\$1.47	S.F.	45,540	30	1993	2023		20.00 %	0.00 %	6			\$66,944
<b>Total</b>									<b>30.41 %</b>	<b>27.41 %</b>			<b>\$290,592.98</b>	<b>\$1,060,171</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:** The roadways are beyond their service life and should be replaced.

**System:** G2020 - Parking Lots



**Note:**

**System:** G2030 - Pedestrian Paving



**Note:**



## Campus Assessment Report - Site

**System:** G2040105 - Fence & Guardrails



**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:**

## 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%*

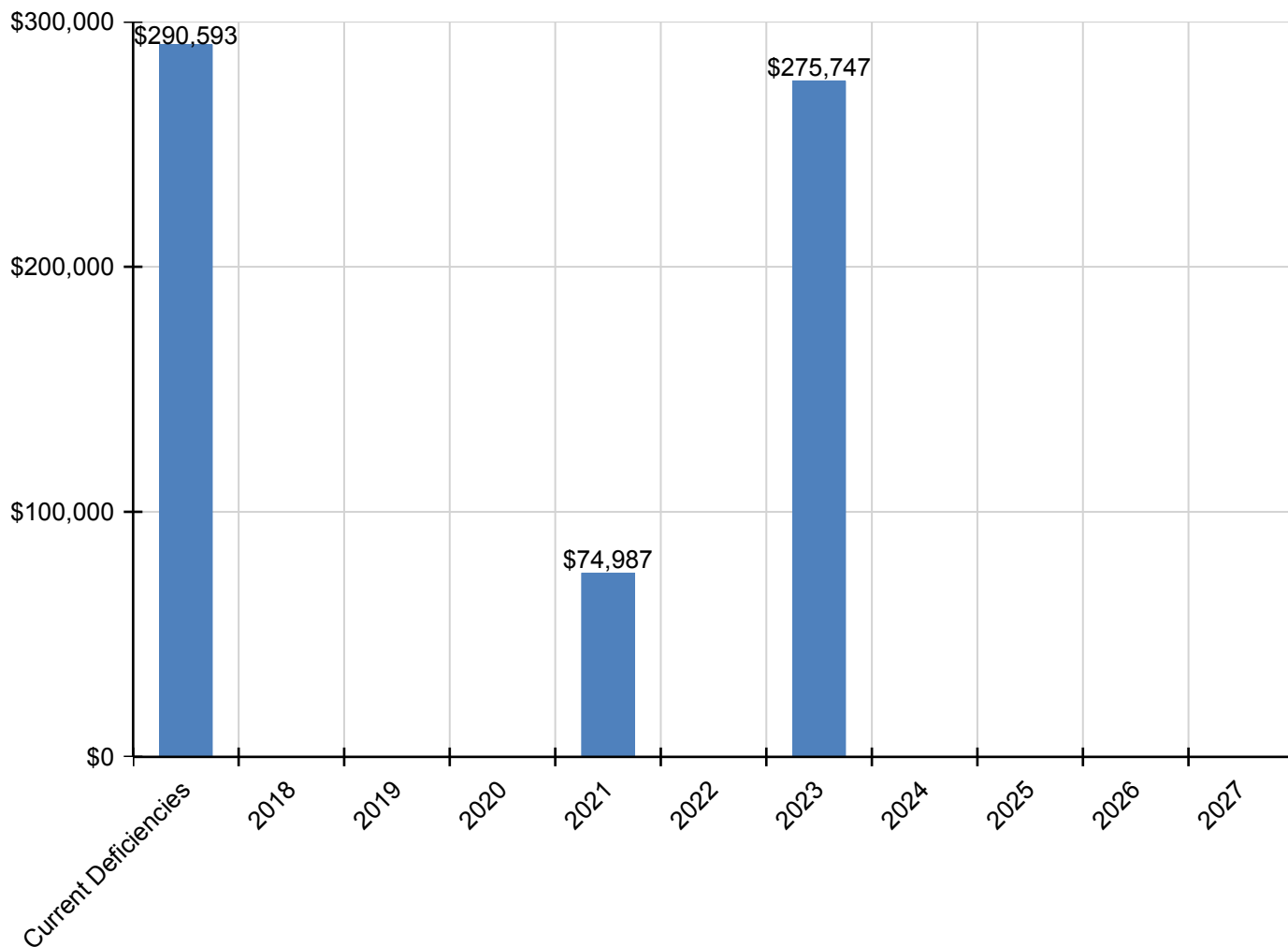
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$290,593</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$74,987</b>	<b>\$0</b>	<b>\$275,747</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$641,327</b>
<b>G - Building Sitework</b>	\$0	\$0	\$0	\$0	\$0	\$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>	\$190,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190,858
<b>G2020 - Parking Lots</b>	\$99,735	\$0	\$0	\$0	\$74,987	\$0	\$0	\$0	\$0	\$0	\$0	\$174,722
<b>G2030 - Pedestrian Paving</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$114,247	\$0	\$0	\$0	\$0	\$114,247
<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	\$73,573	\$0	\$0	\$0	\$0	\$73,573
<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	\$0	\$0	\$0	\$87,928	\$0	\$0	\$0	\$0	\$87,928

*\* Indicates non-renewable system*



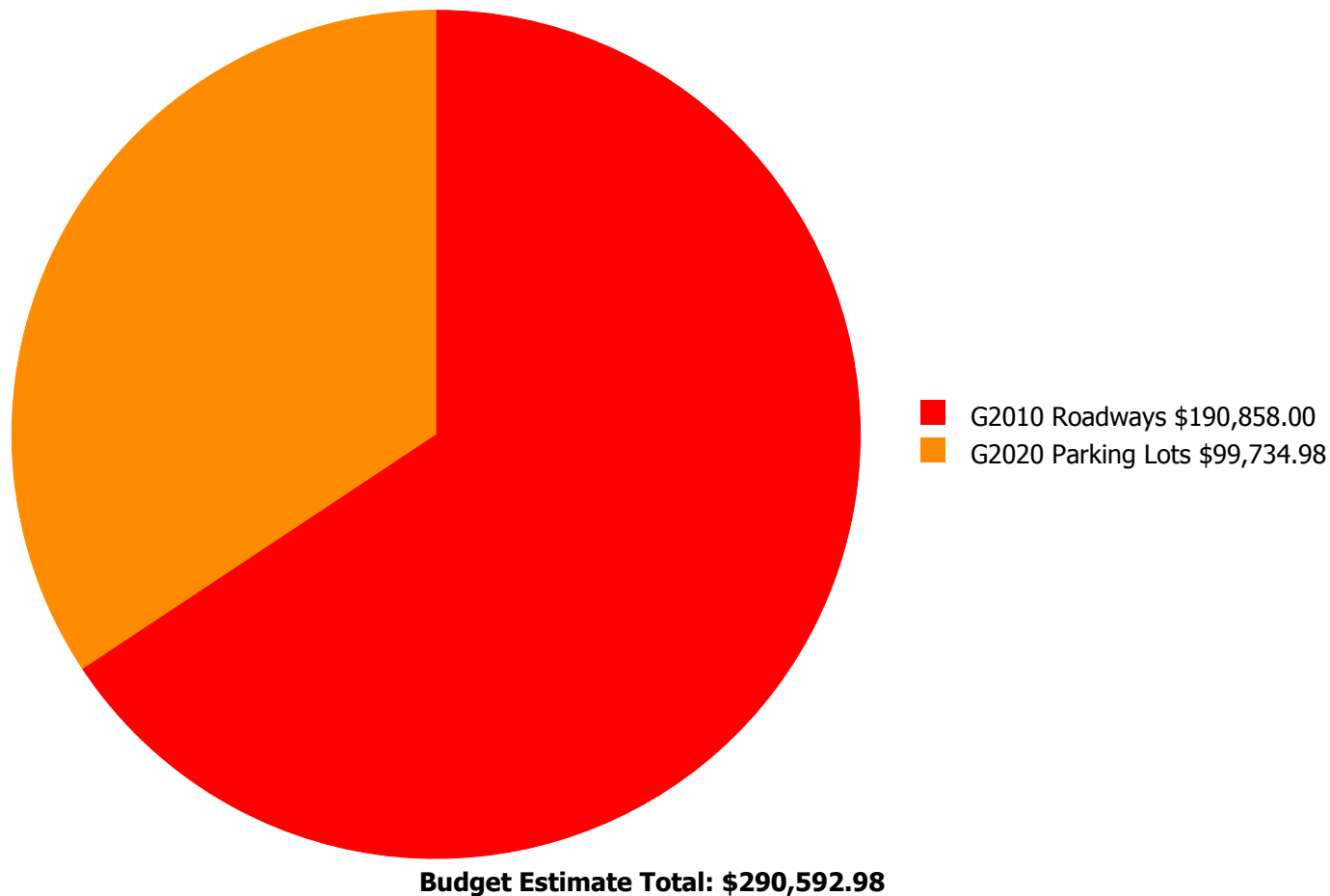
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

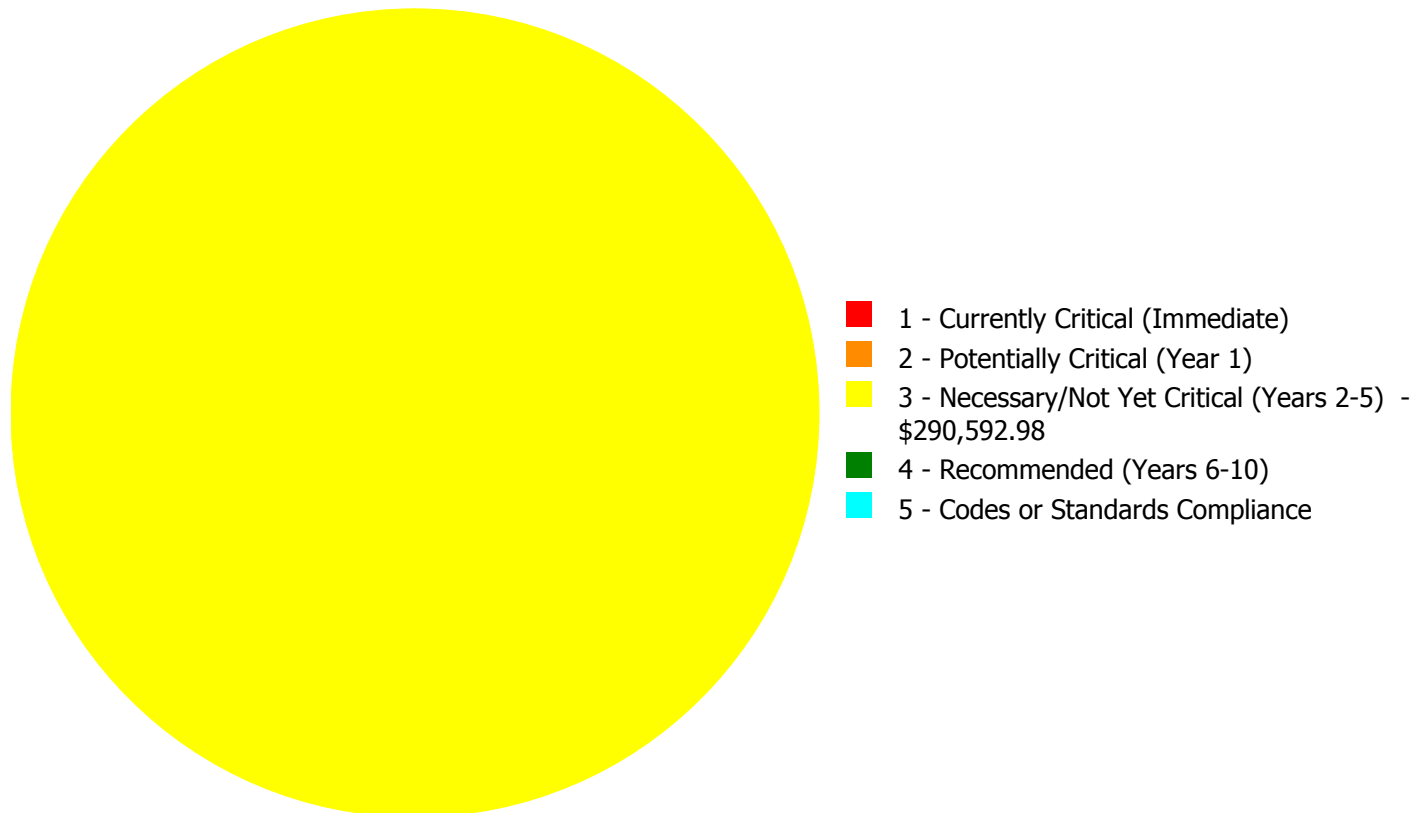
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart 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: \$290,592.98**

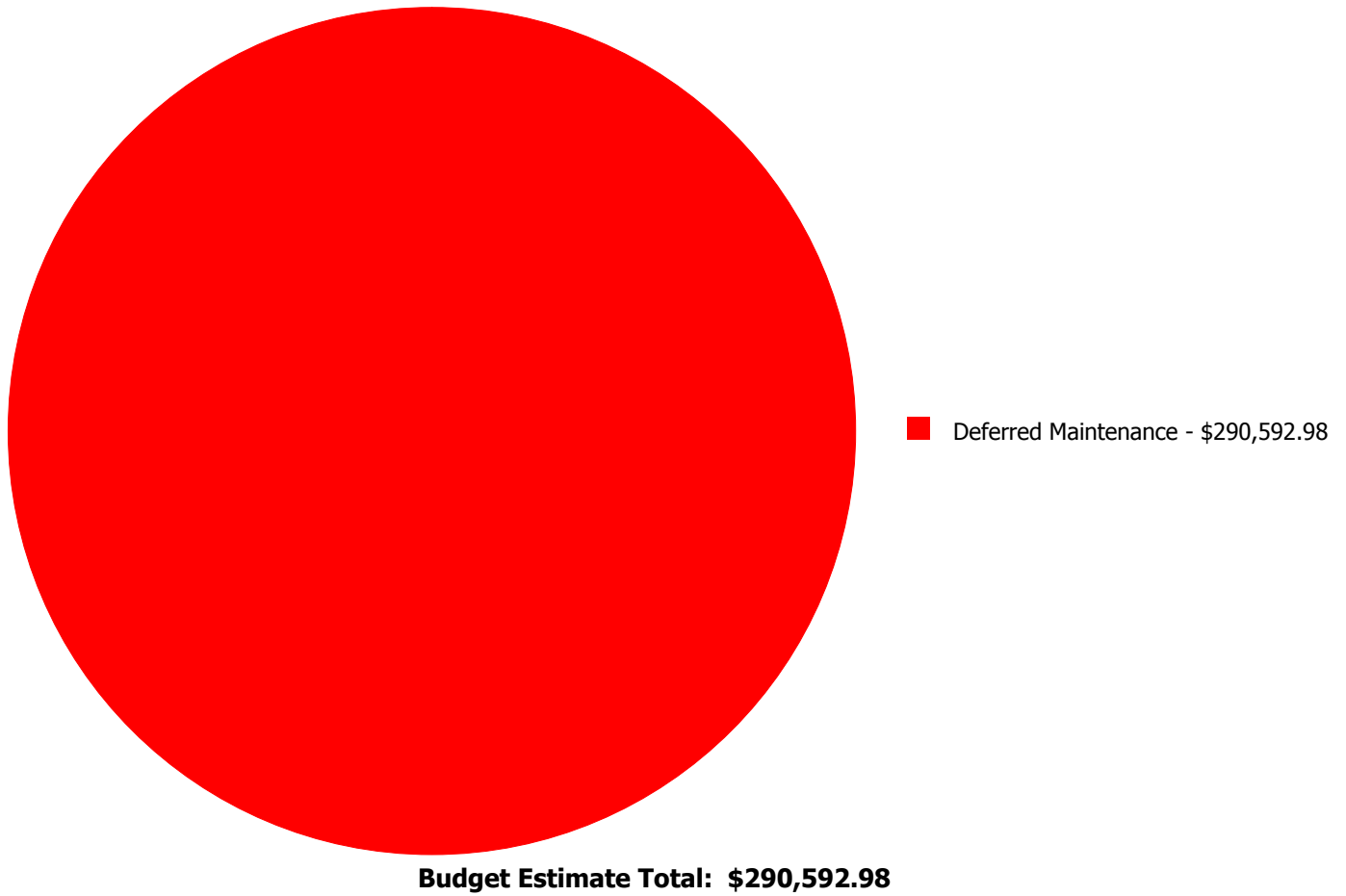
## Deficiency By Priority Investment Table

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	\$190,858.00	\$0.00	\$0.00	\$190,858.00
G2020	Parking Lots	\$0.00	\$0.00	\$99,734.98	\$0.00	\$0.00	\$99,734.98
	<b>Total:</b>	\$0.00	\$0.00	\$290,592.98	\$0.00	\$0.00	\$290,592.98

## 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: G2010 - Roadways



**Location:** Site  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 45,540.00  
**Unit of Measure:** S.F.  
**Estimate:** \$190,858.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** The roadways are beyond their service life and should be replaced.

#### System: G2020 - Parking Lots



**Location:** Site  
**Distress:** Inadequate  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Parking lot repair and sealcoating  
**Qty:** 120.00  
**Unit of Measure:** M.S.F.  
**Estimate:** \$99,734.98  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** The parking area striping is in poor condition and needs to be restriped, and the parking area needs to be seal coated.

NC School District/040 Anson County/Elementary School

# Lilesville Elementary

Draft

## Campus Assessment Report

March 8, 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):	63,744
Year Built:	1989
Last Renovation:	
Replacement Value:	\$13,395,529
Repair Cost:	\$5,856,006.00
Total FCI:	43.72 %
Total RSLI:	23.75 %
FCA Score:	56.28



**Description:**

GENERAL

Lilesville Elementary School campus is located at 121 Camden Street, Lilesville, NC 28091. The campus consists of one 64,579 square foot one-story building constructed in 1989. There is one storage shed on the campus.

This report contains condition and adequacy data collected during the 2016-17 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

The buildings rest on slab on grade and what is assumed to be standard concrete standard foundations. There is no basement.

B. SUPERSTRUCTURE

## Campus Assessment Report - Lilesville Elementary

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Floor construction at mezzanines is concrete filled metal pans on steel framing. Roof construction is steel frame. The exterior enclosure is composed of walls of brick veneer over CMU, colored and textured CMU at recessed areas, and a synthetic stucco system above window headers and at gable ends. Exterior windows are clear anodized aluminum frame with fixed and operable insulated, tinted glazing. Exterior doors are typically aluminum with glazing. Roofing is steep pre-finished standing seam metal with gutters and downspouts. Most building entrances appear to comply with ADA requirements

### C. INTERIORS

Partitions are typically CMU. Interior doors are typically solid core wood veneer in hollow metal frames with slot lites and lever hardware. Doors at area separations are rated assemblies. Fittings include ADA compliant building signage, whiteboards and tack boards, toilet accessories, storage shelving, and lockers. Access ladders to mezzanines construction are steep with open risers and steel treads and steel handrails

Wall finishes are typically paint. Floor finishes include VCT in corridors, carpet in the offices, media center, and select classrooms, VCT in typical classrooms, painted concrete gym, ceramic/quarry tile in toilet rooms and the kitchen, and sealed concrete in utility rooms. Ceiling finishes are typically 2 x 2 suspended acoustical tiles with vinyl faced tiles in the kitchen. Other ceiling finishes include painted gyboard in toilet rooms and at window soffits. The mezzanines have unpainted but taped gyboard ceilings.

### D. SERVICES

#### CONVEYING:

The buildings have no conveying systems and none are required.

#### PLUMBING:

Plumbing fixtures are typically white porcelain. Water closets are floor mounted with lever handle flush valves. Urinals are wall-hung with lever handle flush valves. Lavatories are wall hung or counter-set with two-handle or single faucets. Classroom sinks are cabinet mounted stainless steel with high-arc spouts and drinking fountains. Typical lavatory sinks are not piped for hot water. An accessible shower is provided, but is not in use. Service sinks are floor mounted fiberglass. Domestic water supply piping is soldered copper. Electric water heaters are distributed throughout the building and oil fired water heaters serve the kitchen. Sanitary drain/vent piping is bell and spigot cast iron. Floor drains are provided in toilet rooms. There is no storm water drainage system in the building – downspouts connect to an underground storm water collection system on the site. Other plumbing systems are fuel oil piping.

#### HVAC:

Heating hot water is provided by one Peerless oil-fired boiler. Cooling is provided by ground mounted condensing units (split system). The distribution system includes a 2-pipe system with insulated pipes, pumps, and accessories. AHUs located on the mezzanine supply the gym, media center, cafeteria and corridors through internally insulated sheet metal ductwork. Classrooms have cabinet style unit ventilators supplied by heating hot water and have individual compressors for cooling. Toilet rooms have ceiling mounted exhaust grilles ducted to fans and discharging above the roof. Electronic controls are local. Thermostats are typically enclosed in locked boxes.

#### FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have dry chemical fire protection at the kitchen hood. Fire extinguishers and cabinets are distributed near fire exits and in corridors.

#### ELECTRICAL:

The electrical system is fed from a pad mounted transformer with 1600 amps of 277/480 volt, 3-phase, 4-wire power. Lighting is typically T8 fluorescent bulbs. Hallway and gym lighting metal halide lighting is being converted to LED lamps. GFCI outlets are provided at wet areas. The building has battery back-up emergency lighting and illuminated exit signs. There is no emergency generator.

#### COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audio and visual annunciators in corridors and common areas. They can also be activated by pull stations and smoke detectors and the system centrally monitored. This building has a limited monitored security camera system with both interior and exterior cameras, and controlled access doors.

### E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service, library equipment, gym backstops and other gym equipment, residential appliances, telescoping bleachers in the gym, audio-visual equipment, theater equipment, Smartboards, fixed plastic laminate casework, display cases, cafeteria seating, and window treatment consisting of horizontal mini-blinds.

## Campus Assessment Report - Lilesville Elementary

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### G. SITE

Campus site features include asphalt paved driveways and parking lots, concrete pedestrian pavement, a flag pole, playground equipment, landscaping, a monument sign, an historic cupola, a ball field with dug-outs, and fencing. Site mechanical and electrical features include water, sewer, oil fuel storage, and site lighting.

#### Attributes:

##### General Attributes:

Condition Assessor:	Ann Buerger Linden	Assessment Date:	1/5/2017
Suitability Assessor:			

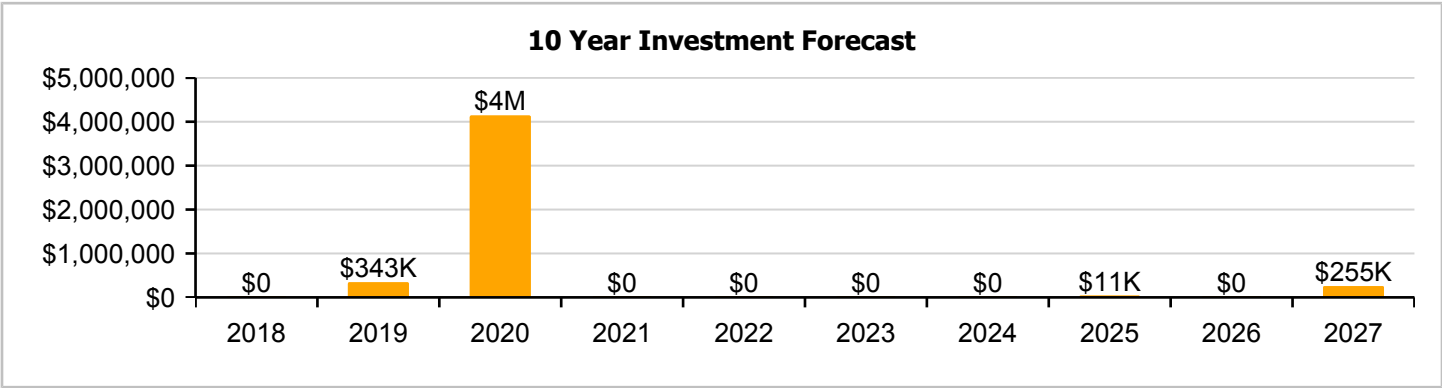
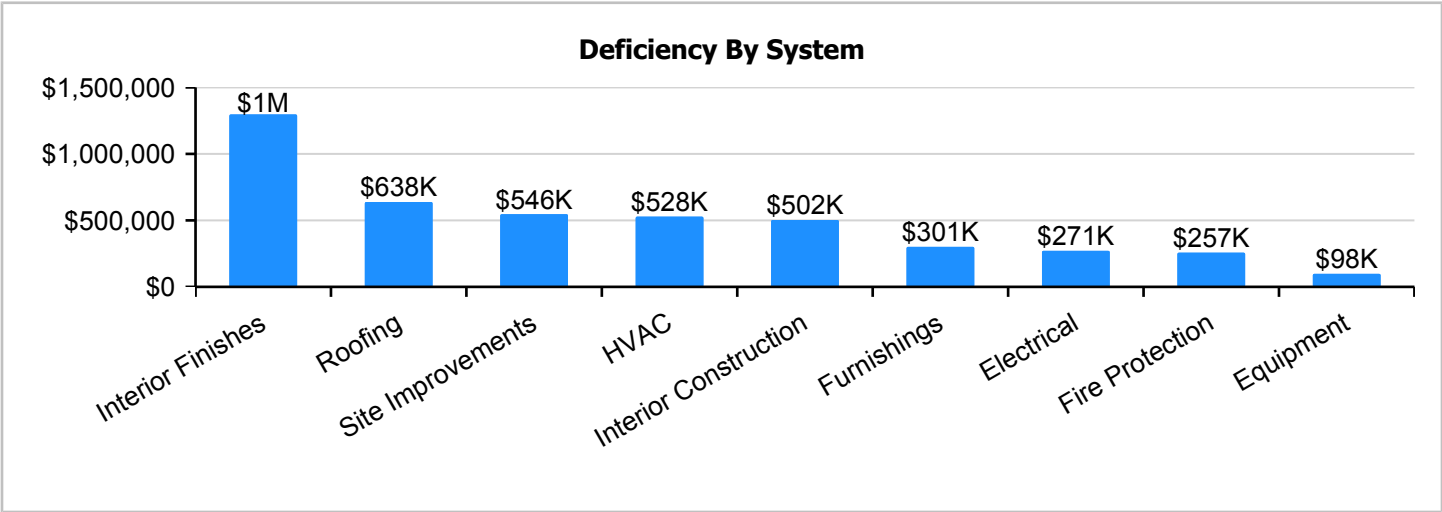
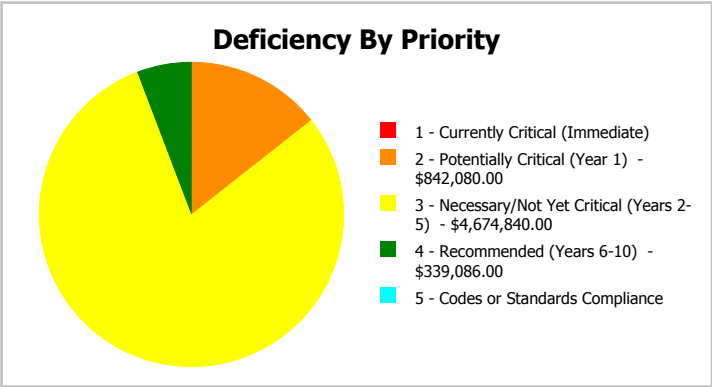
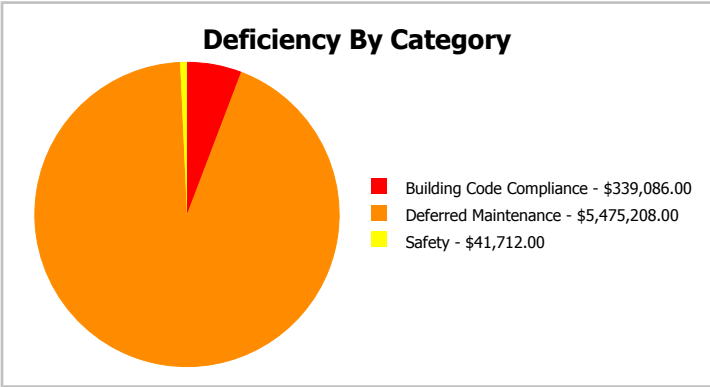
##### School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	13.43	Site Acreage:	13.43



**Campus Dashboard Summary**

Gross Area:	63,744	Last Renovation:	
Year Built:	1989	Replacement Value:	\$13,395,529
Repair Cost:	\$5,856,006	RSLI%:	23.75 %
FCI:	43.72 %		



## 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.

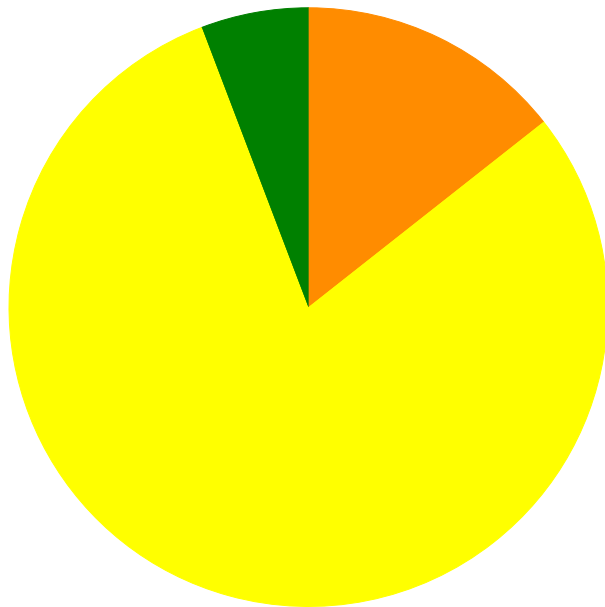
### Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	73.33 %	0.00 %	\$0.00
B10 - Superstructure	72.21 %	0.00 %	\$0.00
B20 - Exterior Enclosure	40.57 %	0.00 %	\$0.00
B30 - Roofing	0.45 %	136.75 %	\$842,080.00
C10 - Interior Construction	31.07 %	46.41 %	\$662,885.00
C20 - Stairs	73.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	110.00 %	\$1,710,717.00
D20 - Plumbing	10.27 %	0.00 %	\$0.00
D30 - HVAC	13.12 %	52.46 %	\$696,933.00
D40 - Fire Protection	0.00 %	110.00 %	\$339,086.00
D50 - Electrical	11.16 %	20.31 %	\$357,152.00
E10 - Equipment	2.08 %	94.72 %	\$129,242.00
E20 - Furnishings	0.00 %	110.00 %	\$397,453.00
G20 - Site Improvements	1.43 %	76.94 %	\$720,458.00
G30 - Site Mechanical Utilities	42.53 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	27.90 %	0.00 %	\$0.00
<b>Totals:</b>	<b>23.75 %</b>	<b>43.72 %</b>	<b>\$5,856,006.00</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 Building	63,168	44.62	\$0.00	\$842,080.00	\$3,954,382.00	\$339,086.00	\$0.00
2002 Utility Building	576	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	63,744	39.44	\$0.00	\$0.00	\$720,458.00	\$0.00	\$0.00
<b>Total:</b>		<b>43.72</b>	<b>\$0.00</b>	<b>\$842,080.00</b>	<b>\$4,674,840.00</b>	<b>\$339,086.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$842,080.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$4,674,840.00
- 4 - Recommended (Years 6-10) - \$339,086.00
- 5 - Codes or Standards Compliance

**Budget Estimate Total: \$5,856,006.00**

## 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):	63,168
Year Built:	1990
Last Renovation:	
Replacement Value:	\$11,508,577
Repair Cost:	\$5,135,548.00
Total FCI:	44.62 %
Total RSLI:	24.20 %
FCA Score:	55.38



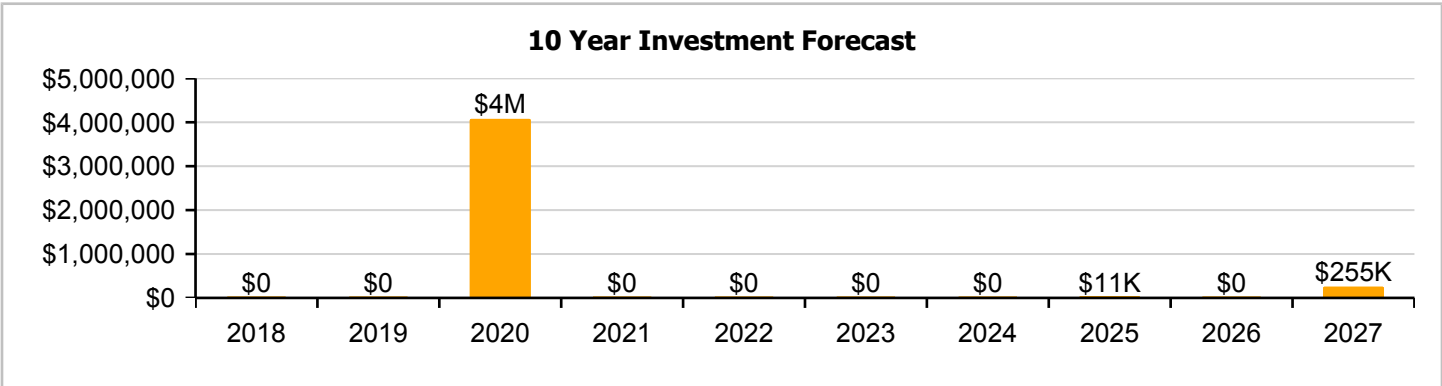
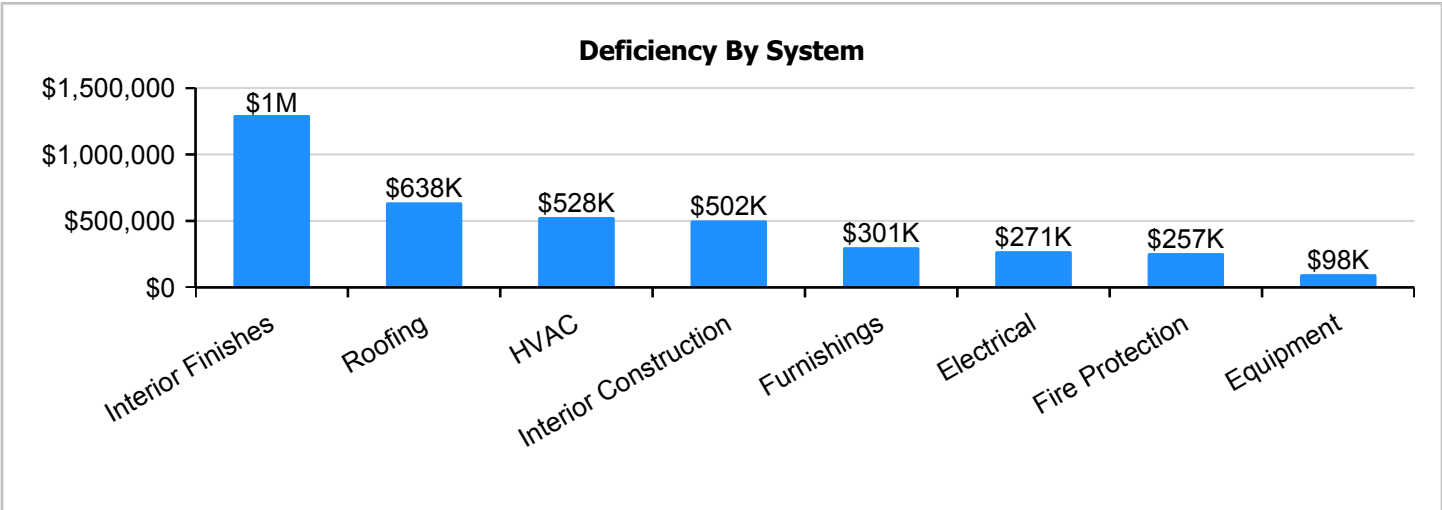
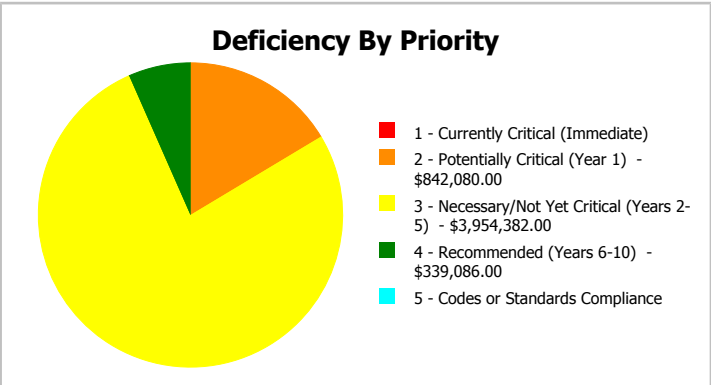
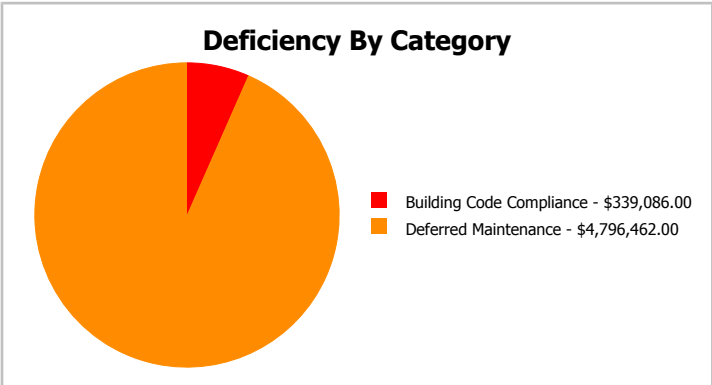
### Description:

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:	ES -Elementary School	Gross Area:	63,168
Year Built:	1990	Last Renovation:	
Repair Cost:	\$5,135,548	Replacement Value:	\$11,508,577
FCI:	44.62 %	RSLI%:	24.20 %





## 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	73.00 %	0.00 %	\$0.00
B10 - Superstructure	72.09 %	0.00 %	\$0.00
B20 - Exterior Enclosure	39.91 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	138.00 %	\$842,080.00
C10 - Interior Construction	31.07 %	46.41 %	\$662,885.00
C20 - Stairs	73.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	110.00 %	\$1,710,717.00
D20 - Plumbing	10.27 %	0.00 %	\$0.00
D30 - HVAC	13.12 %	52.46 %	\$696,933.00
D40 - Fire Protection	0.00 %	110.00 %	\$339,086.00
D50 - Electrical	11.16 %	20.31 %	\$357,152.00
E10 - Equipment	2.08 %	94.72 %	\$129,242.00
E20 - Furnishings	0.00 %	110.00 %	\$397,453.00
<b>Totals:</b>	<b>24.20 %</b>	<b>44.62 %</b>	<b>\$5,135,548.00</b>

**Photo Album**

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

1). West Elevation - Feb 08, 2017



2). North Elevation - Feb 08, 2017



3). East Elevation - Feb 08, 2017



4). South Elevation - Feb 08, 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 Building

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.	63,168	100	1990	2090		73.00 %	0.00 %	73			\$296,890
A1030	Slab on Grade	\$8.26	S.F.	63,168	100	1990	2090		73.00 %	0.00 %	73			\$521,768
B1010	Floor Construction	\$1.61	S.F.	63,168	100	1990	2090		73.00 %	0.00 %	73			\$101,700
B1020	Roof Construction	\$15.44	S.F.	63,168	100	1989	2089		72.00 %	0.00 %	72			\$975,314
B2010	Exterior Walls	\$9.24	S.F.	63,168	100	1990	2090		73.00 %	0.00 %	73			\$583,672
B2020	Exterior Windows	\$9.20	S.F.	63,168	30	1990	2020		10.00 %	0.00 %	3			\$581,146
B2030	Exterior Doors	\$1.02	S.F.	63,168	30	1990	2020		10.00 %	0.00 %	3			\$64,431
B3010130	Preformed Metal Roofing	\$9.66	S.F.	63,168	30	1989	2019	2017	0.00 %	138.00 %	0		\$842,080.00	\$610,203
C1010	Partitions	\$10.59	S.F.	63,168	75	1990	2065		64.00 %	0.00 %	48			\$668,949
C1020	Interior Doors	\$2.48	S.F.	63,168	30	1990	2020		10.00 %	0.00 %	3			\$156,657
C1030	Fittings	\$9.54	S.F.	63,168	20	1990	2010		0.00 %	110.00 %	-7		\$662,885.00	\$602,623
C20	Stairs	\$0.29	S.F.	63,168	100	1990	2090		73.00 %	0.00 %	73			\$18,319
C3010	Wall Finishes	\$2.73	S.F.	63,168	10	1990	2000		0.00 %	110.00 %	-17		\$189,694.00	\$172,449
C3020	Floor Finishes	\$11.15	S.F.	63,168	20	1990	2010		0.00 %	110.00 %	-7		\$774,756.00	\$704,323
C3030	Ceiling Finishes	\$10.74	S.F.	63,168	25	1990	2015		0.00 %	110.00 %	-2		\$746,267.00	\$678,424
D2010	Plumbing Fixtures	\$11.26	S.F.	63,168	30	1990	2020		10.00 %	0.00 %	3			\$711,272
D2020	Domestic Water Distribution	\$0.96	S.F.	63,168	30	1990	2020		10.00 %	0.00 %	3			\$60,641
D2030	Sanitary Waste	\$1.52	S.F.	63,168	30	1990	2020		10.00 %	0.00 %	3			\$96,015
D2090	Other Plumbing Systems -Fuel Oil	\$0.17	S.F.	63,168	40	1990	2030		32.50 %	0.00 %	13			\$10,739
D3020	Heat Generating Systems	\$4.98	S.F.	63,168	30	2000	2030		43.33 %	0.00 %	13			\$314,577
D3040	Distribution Systems	\$6.02	S.F.	63,168	30	1990	2020		10.00 %	0.00 %	3			\$380,271
D3050	Terminal & Package Units	\$8.12	S.F.	63,168	15	1990	2005		0.00 %	110.00 %	-12		\$564,217.00	\$512,924
D3060	Controls & Instrumentation	\$1.91	S.F.	63,168	20	1990	2010		0.00 %	110.00 %	-7		\$132,716.00	\$120,651
D4010	Sprinklers	\$4.22	S.F.	63,168	30			2017	0.00 %	110.00 %	0		\$293,226.00	\$266,569
D4020	Standpipes	\$0.66	S.F.	63,168	30			2017	0.00 %	110.00 %	0		\$45,860.00	\$41,691
D5010	Electrical Service/Distribution	\$1.65	S.F.	63,168	40	1990	2030		32.50 %	0.00 %	13			\$104,227
D5020	Branch Wiring	\$4.99	S.F.	63,168	30	1990	2020		10.00 %	0.00 %	3			\$315,208
D5020	Lighting	\$11.64	S.F.	63,168	30	1990	2020		10.00 %	0.00 %	3			\$735,276
D5030810	Security & Detection Systems	\$1.83	S.F.	63,168	15	1990	2005		0.00 %	110.00 %	-12		\$127,157.00	\$115,597
D5030910	Fire Alarm Systems	\$3.31	S.F.	63,168	15	1990	2005		0.00 %	110.00 %	-12		\$229,995.00	\$209,086
D5030920	Data Communication	\$4.30	S.F.	63,168	15	2005	2020		20.00 %	0.00 %	3			\$271,622
D5090	Other Electrical Systems	\$0.12	S.F.	63,168	20	2005	2025		40.00 %	0.00 %	8			\$7,580
E1020	Institutional Equipment	\$0.30	S.F.	63,168	20	1990	2010	2020	15.00 %	0.00 %	3			\$18,950
E1090	Other Equipment	\$1.86	S.F.	63,168	20	1990	2010		0.00 %	110.00 %	-7		\$129,242.00	\$117,492
E2010	Fixed Furnishings	\$5.72	S.F.	63,168	20	1990	2010		0.00 %	110.00 %	-7		\$397,453.00	\$361,321
<b>Total</b>									<b>24.20 %</b>	<b>44.62 %</b>			<b>\$5,135,548.00</b>	<b>\$11,508,577</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:** A1010 - Standard Foundations

This system contains no images

**Note:** Cracks in flooring reported by district personnel appear to be mostly located at construction control joints, or cracks in original construction. No distress in walls observed.

**System:** B1010 - Floor Construction



**Note:**

**System:** B2010 - Exterior Walls



**Note:**

## Campus Assessment Report - 1990 Main Building

### System: B2020 - Exterior Windows



**Note:** When system expires and is scheduled for renewal, consider reducing window area by infilling with insulated exterior wall system to improve energy efficiency of the building.

### System: B2030 - Exterior Doors



**Note:**

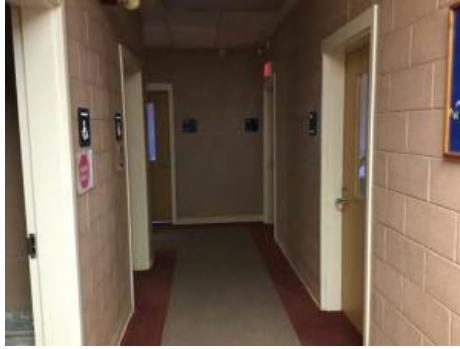
### System: B3010130 - Preformed Metal Roofing



**Note:**

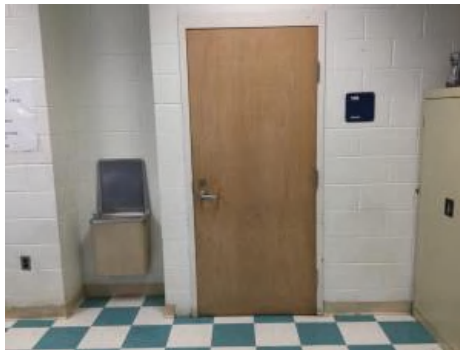
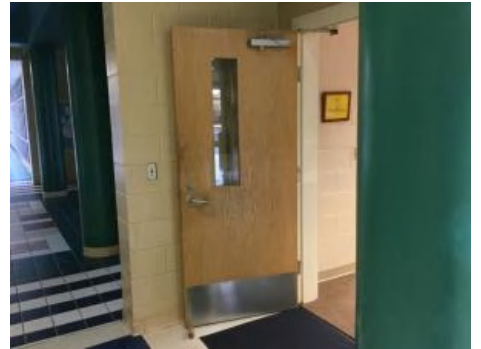
# Campus Assessment Report - 1990 Main Building

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**



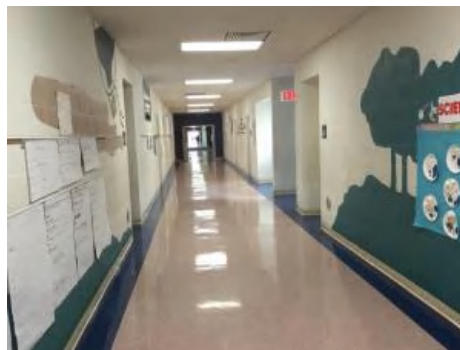
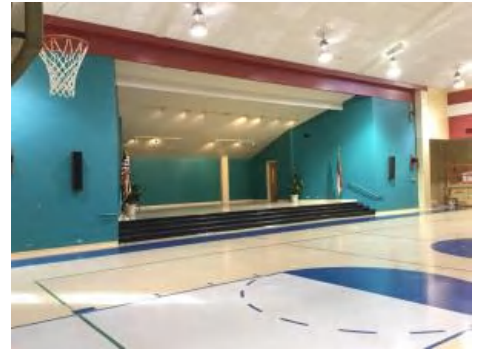
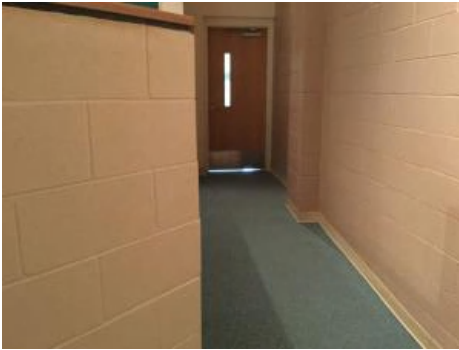
# Campus Assessment Report - 1990 Main Building

**System:** C1030 - Fittings



**Note:**

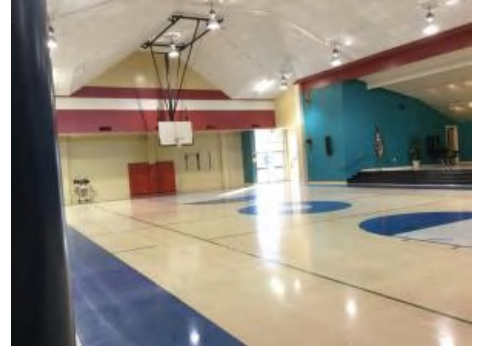
**System:** C3010 - Wall Finishes



**Note:**

## Campus Assessment Report - 1990 Main Building

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**



## Campus Assessment Report - 1990 Main Building

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2090 - Other Plumbing Systems -Fuel Oil



**Note:**

# Campus Assessment Report - 1990 Main Building

## System: D3020 - Heat Generating Systems



### Note:

## System: D3040 - Distribution Systems



### Note:



# Campus Assessment Report - 1990 Main Building

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



**Note:**

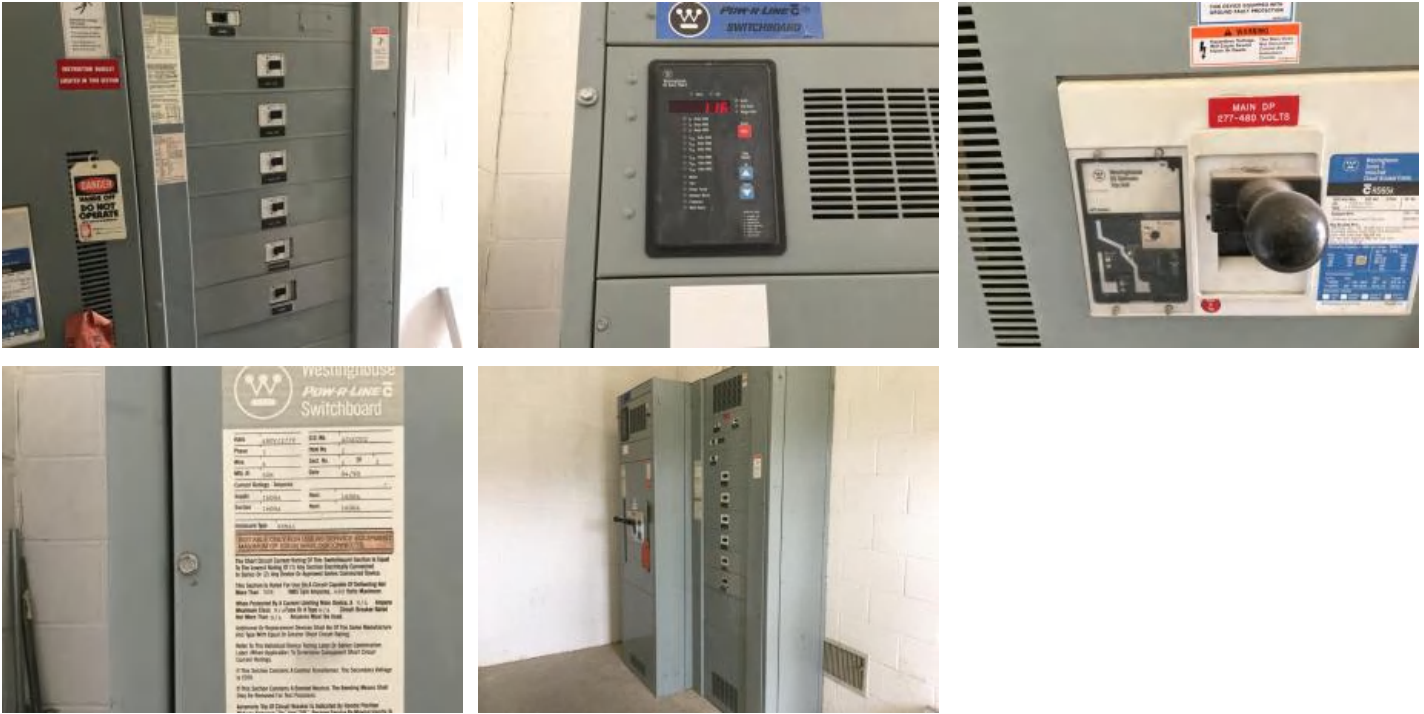
**System:** D3060 - Controls & Instrumentation



**Note:**

# Campus Assessment Report - 1990 Main Building

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



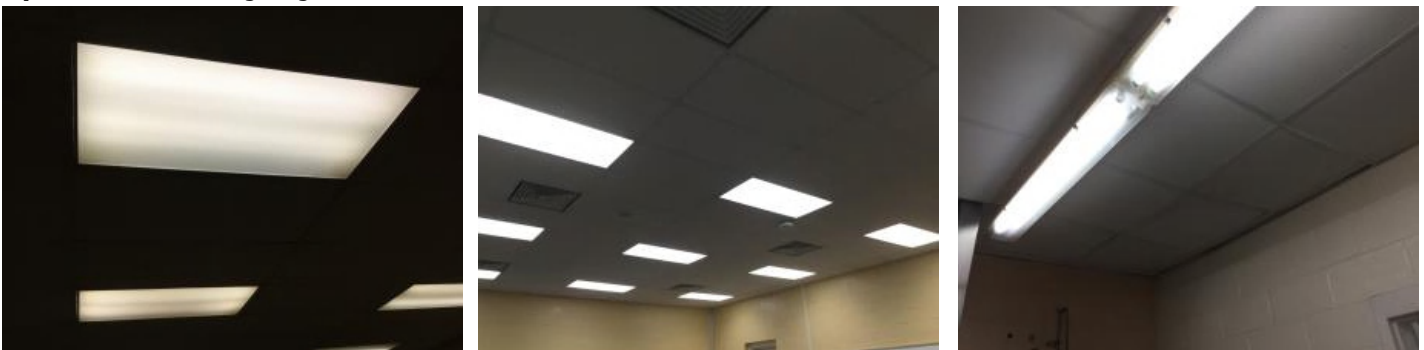
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting

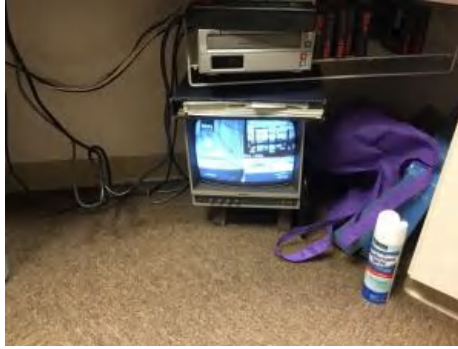
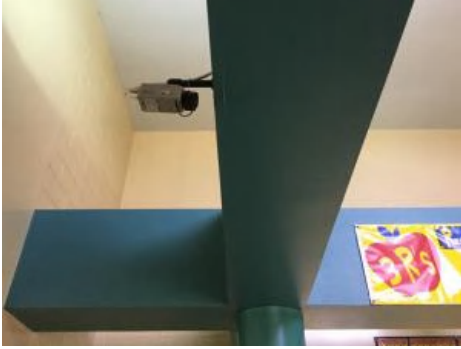


**Note:**



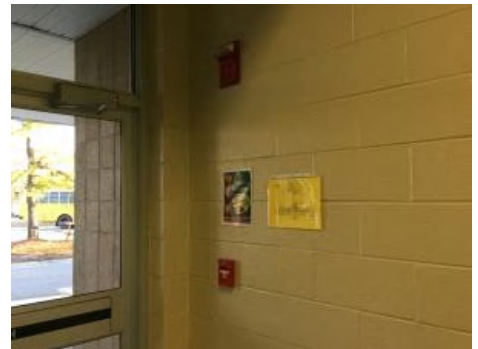
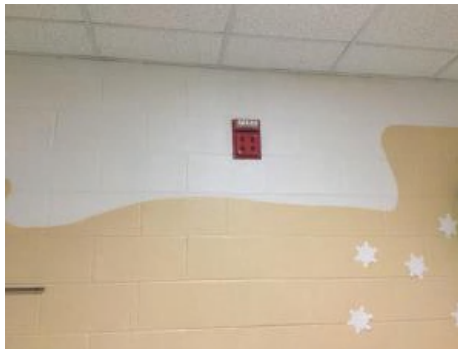
## Campus Assessment Report - 1990 Main Building

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



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**



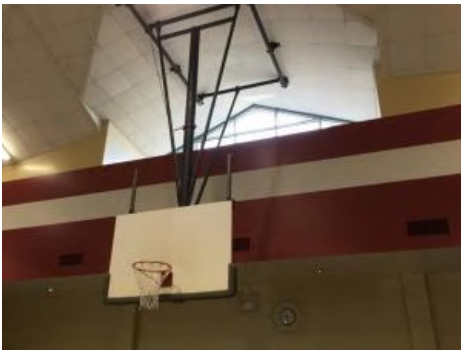
## Campus Assessment Report - 1990 Main Building

**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**Note:** Some newer equipment is installed. Original equipment is functional. System renewal date pushed to reflect no immediate need for replacements/upgrades.

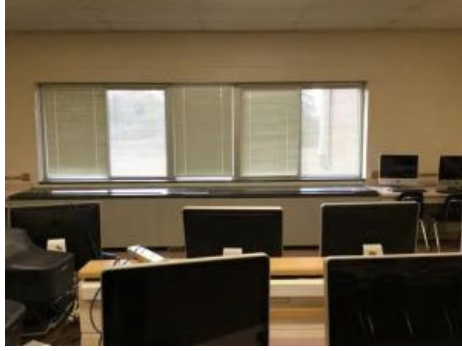
**System:** E1090 - Other Equipment



**Note:**

# Campus Assessment Report - 1990 Main Building

**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>\$5,135,548</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,076,568</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,562</b>	<b>\$0</b>	<b>\$254,933</b>	<b>\$9,477,611</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	\$698,537	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$698,537
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$77,446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,446
<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>	\$842,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$842,080
<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	\$188,301	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,301
<b>C1030 - Fittings</b>	\$662,885	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$662,885
<b>C20 - Stairs</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>	\$189,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$254,933	\$444,627
<b>C3020 - Floor Finishes</b>	\$774,756	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$774,756
<b>C3030 - Ceiling Finishes</b>	\$746,267	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$746,267

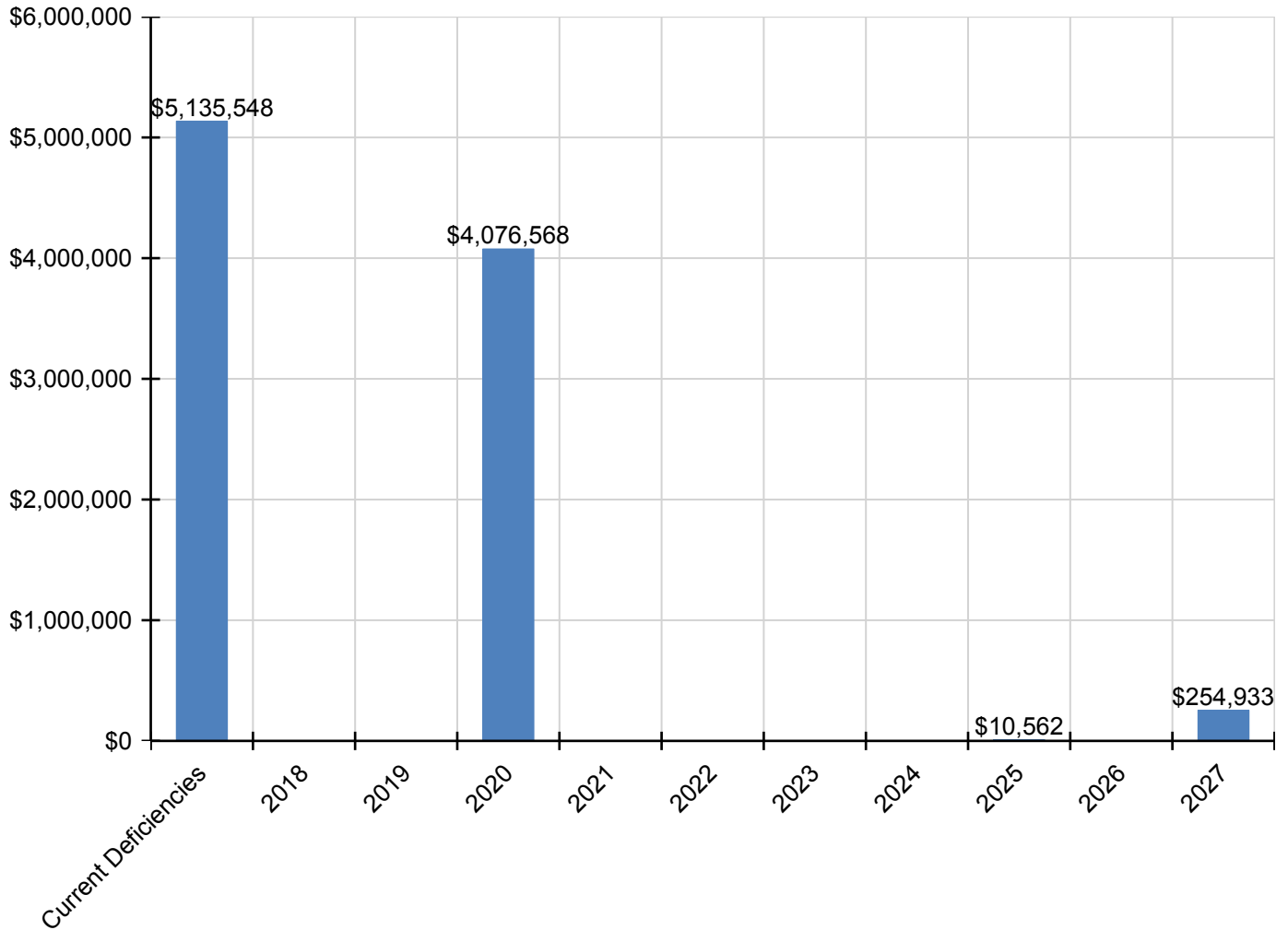
## Campus Assessment Report - 1990 Main Building

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	\$854,949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$854,949
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$72,890	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,890
D2030 - Sanitary Waste	\$0	\$0	\$0	\$115,411	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115,411
D2090 - Other Plumbing Systems -Fuel Oil	\$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	\$0	\$0	\$0	\$457,086	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$457,086
D3050 - Terminal & Package Units	\$564,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$564,217
D3060 - Controls & Instrumentation	\$132,716	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,716
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$293,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$293,226
D4020 - Standpipes	\$45,860	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,860
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	\$378,880	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$378,880
D5020 - Lighting	\$0	\$0	\$0	\$883,801	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$883,801
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$127,157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127,157
D5030910 - Fire Alarm Systems	\$229,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,995
D5030920 - Data Communication	\$0	\$0	\$0	\$326,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$326,490
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,562	\$0	\$0	\$0	\$10,562
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	\$22,778	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,778
E1090 - Other Equipment	\$129,242	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,242
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$397,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$397,453

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

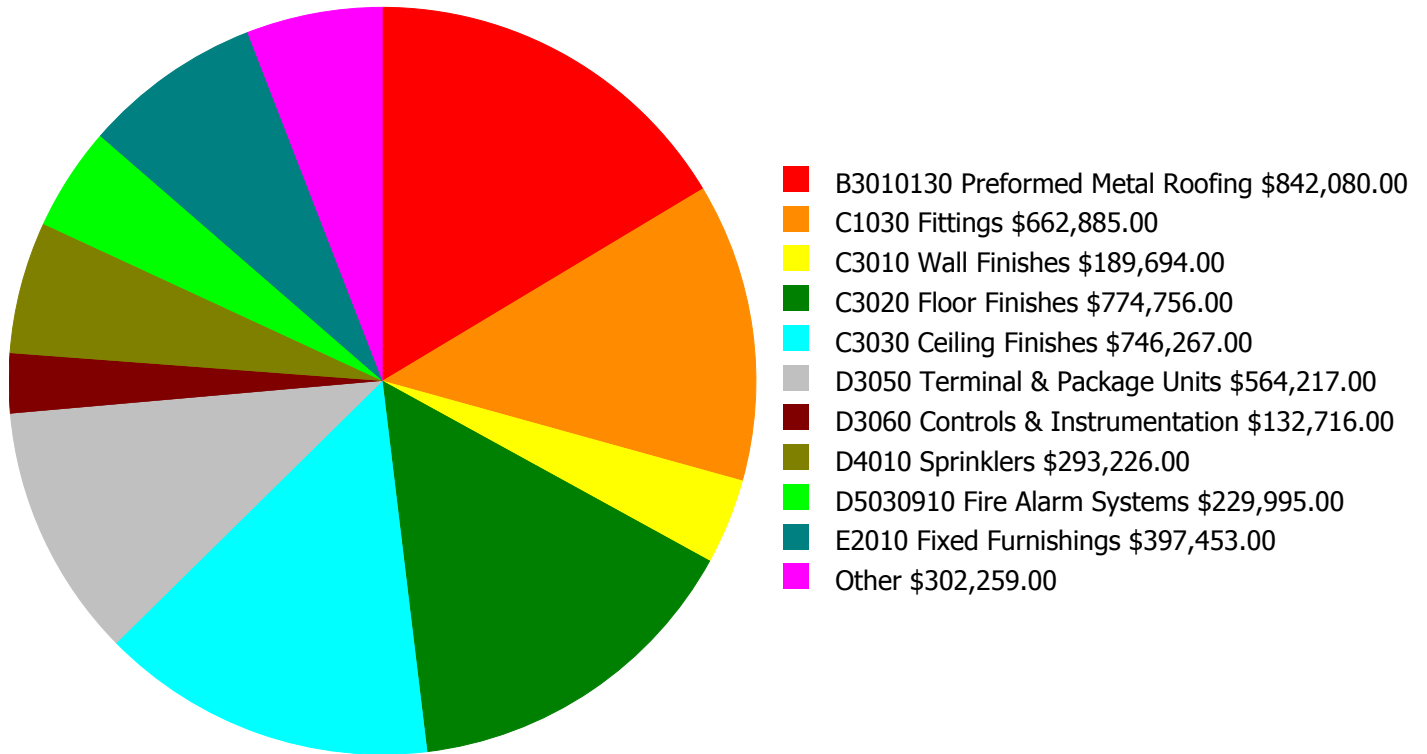
The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.





### Deficiency Summary by System

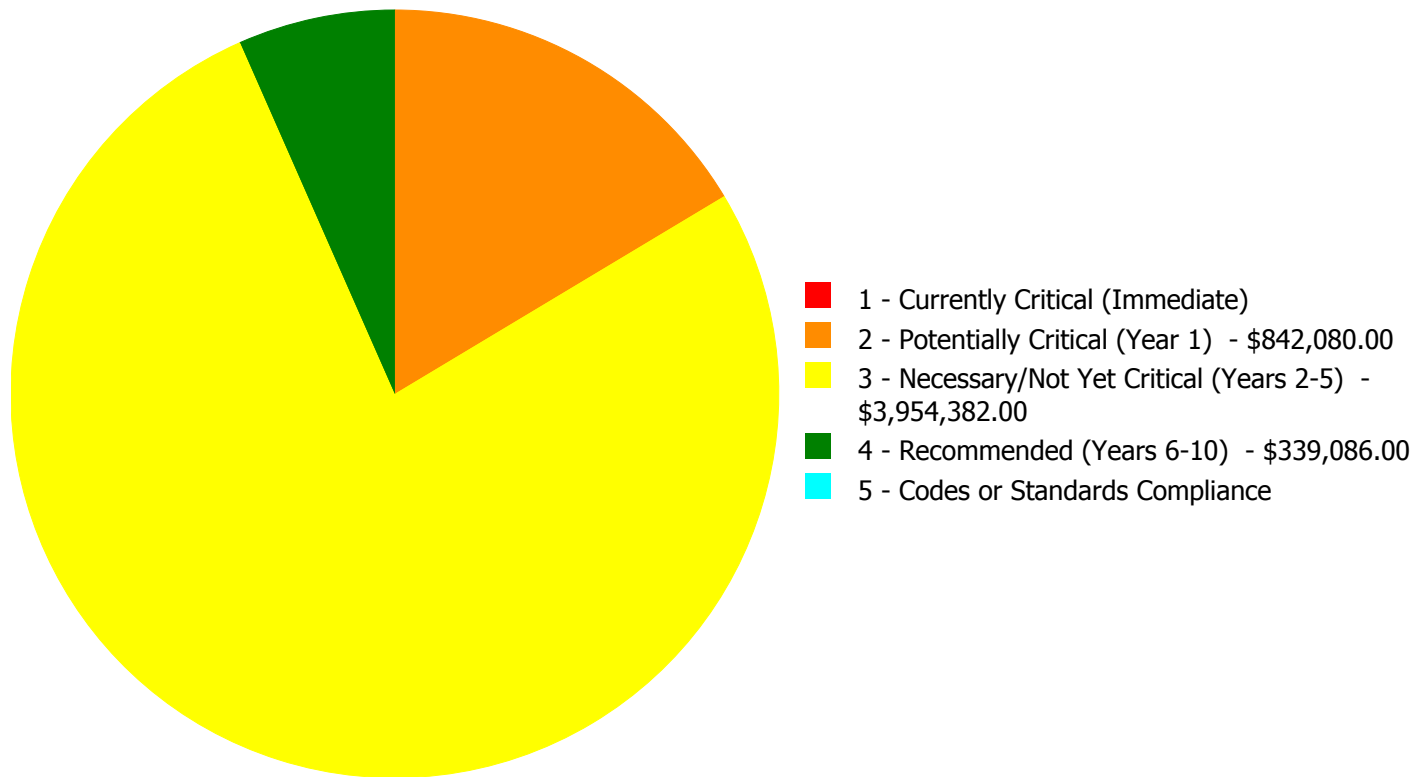
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$5,135,548.00**

### 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: \$5,135,548.00**

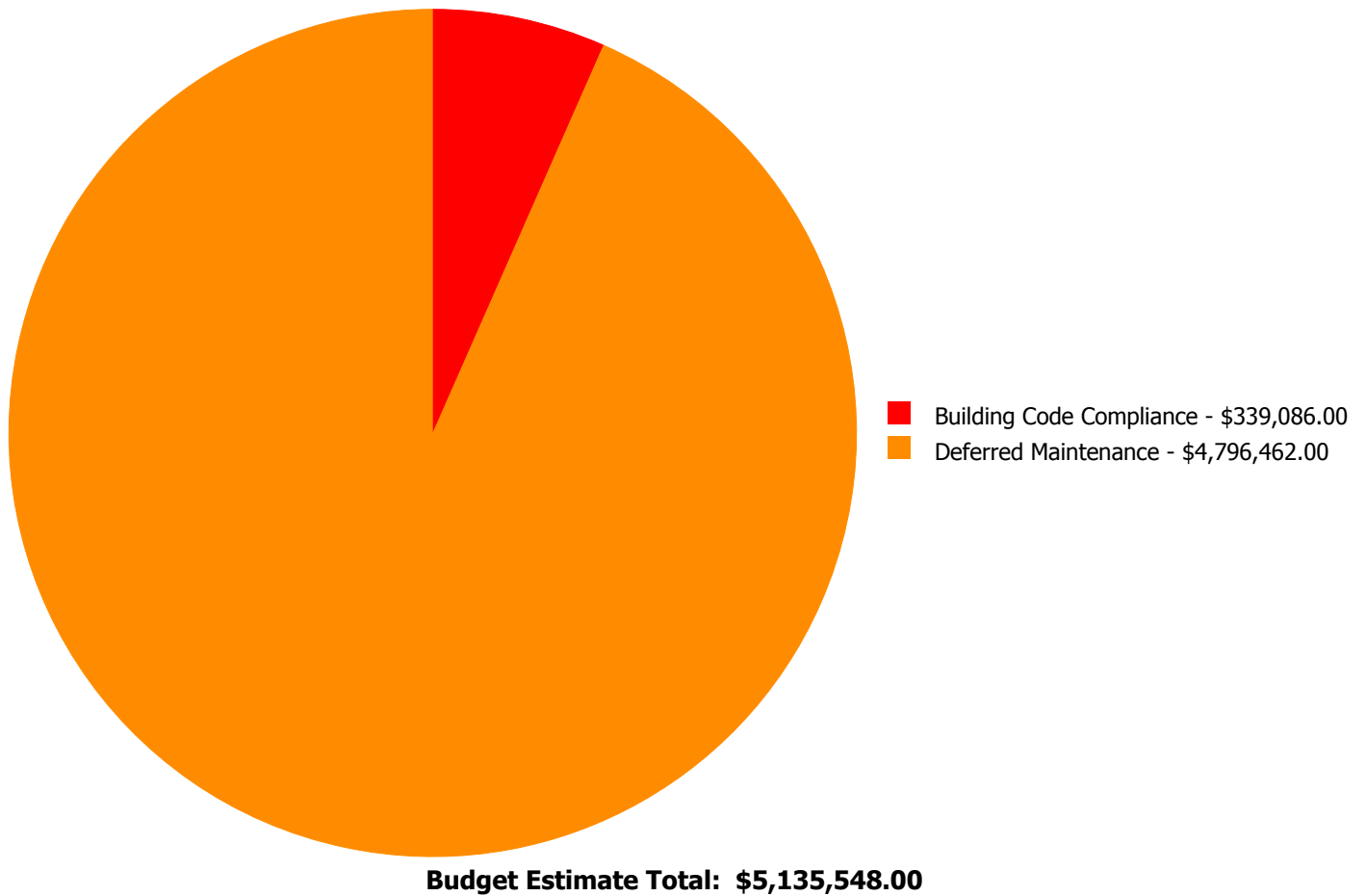
## Deficiency By Priority Investment Table

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
B3010130	Preformed Metal Roofing	\$0.00	\$842,080.00	\$0.00	\$0.00	\$0.00	\$842,080.00
C1030	Fittings	\$0.00	\$0.00	\$662,885.00	\$0.00	\$0.00	\$662,885.00
C3010	Wall Finishes	\$0.00	\$0.00	\$189,694.00	\$0.00	\$0.00	\$189,694.00
C3020	Floor Finishes	\$0.00	\$0.00	\$774,756.00	\$0.00	\$0.00	\$774,756.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$746,267.00	\$0.00	\$0.00	\$746,267.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$564,217.00	\$0.00	\$0.00	\$564,217.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$132,716.00	\$0.00	\$0.00	\$132,716.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$293,226.00	\$0.00	\$293,226.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$45,860.00	\$0.00	\$45,860.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$127,157.00	\$0.00	\$0.00	\$127,157.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$229,995.00	\$0.00	\$0.00	\$229,995.00
E1090	Other Equipment	\$0.00	\$0.00	\$129,242.00	\$0.00	\$0.00	\$129,242.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$397,453.00	\$0.00	\$0.00	\$397,453.00
	<b>Total:</b>	\$0.00	\$842,080.00	\$3,954,382.00	\$339,086.00	\$0.00	\$5,135,548.00

## 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:

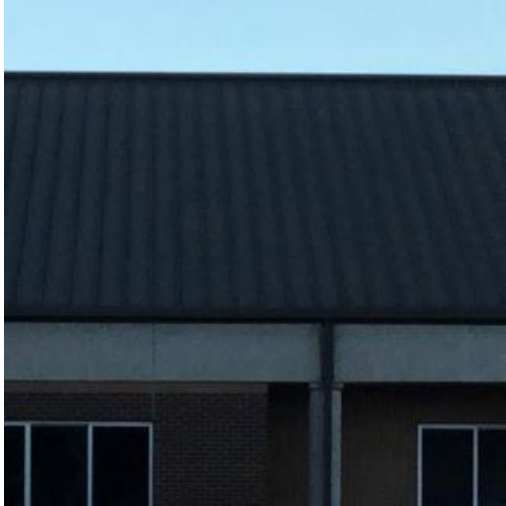


## Deficiency Details by Priority

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

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

#### **System: B3010130 - Preformed Metal Roofing**



**Location:** Roof  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$842,080.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/09/2017

**Notes:** Despite major repairs in 2014, roofs continue to leak, particularly in wind driven conditions around ridge vents. As a result water damaged ceiling tile replacement is a continual maintenance task. Gutters are in poor condition. Consider proper ventilation and insulation in redesign to mitigate humidity problems. System redesign and replacement is recommended.

---



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

**System: C1030 - Fittings**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$662,885.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

**Notes:** Building fittings are typically original and beyond their expected life. Whiteboards in particular are noted by district staff to be in need of replacement. System renewal is recommended.

---

**System: C3010 - Wall Finishes**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$189,694.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

**Notes:** A comprehensive painting program is not implemented in this building. Repainting throughout is recommended.

---

**System: C3020 - Floor Finishes**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$774,756.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

**Notes:** While some classrooms have had carpet replaced with VCT, there is still a considerable amount of carpet in poor condition in classrooms. Original VCT is generally beyond its expected useful life. System renewal is recommended.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$746,267.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

**Notes:** Although well maintained without broken or missing tile, ceilings are in aged condition. Frequent tile replacements due to roof leaks and condensation have resulted in mismatched tile throughout the building. Grids are starting to yellow. It is recommended that system renewal follow roof replacement.

---

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



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$564,217.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

**Notes:** Terminal and package units, mostly ground mounted condensers for the split systems and cabinet unit ventilators with compressors, have exceeded their expected useful life. Parts for the unit ventilators are difficult to obtain and valves are not functioning. Outside air dampers do not function correctly. Refrigeration lines to newer ground mount units are poorly routed. System renewal is recommended.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$132,716.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

**Notes:** Building controls are typically original pneumatics. They are locally controlled. Installation of a modern digital system with remote monitoring and control capability for energy conservation is recommended.

---

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



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$127,157.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

**Notes:** The security system is mostly original and beyond its expected life. There are areas inside and outside the building that aren't monitored. System renewal is recommended.

---

**System: D5030910 - Fire Alarm Systems**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$229,995.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

**Notes:** The fire alarm system is original and beyond its expected life. System renewal is recommended to ensure reliability of this life safety system.

---

**System: E1090 - Other Equipment**



**Location:** Kitchen  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$129,242.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

**Notes:** Kitchen equipment is typically original and beyond its expected life. System renewal is recommended.

---

**System: E2010 - Fixed Furnishings**



**Location:** Classrooms, cafeteria.  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$397,453.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/16/2016

**Notes:** Interior furnishings are beyond their expected life and are showing signs of wear and tear. Most classrooms do not have window blinds. System renewal is recommended.

---



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

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout the building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$293,226.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/09/2017

**Notes:** A wet fire sprinkler system is not installed in this building. Installation of a wet fire protection system is recommended.

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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:** 63,168.00  
**Unit of Measure:** S.F.  
**Estimate:** \$45,860.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/09/2017

**Notes:** Standpipes for fire protection are not installed in this building. Installation of a wet fire protection system is recommended.

---

## 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):	576
Year Built:	2002
Last Renovation:	
Replacement Value:	\$60,048
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	78.85 %
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

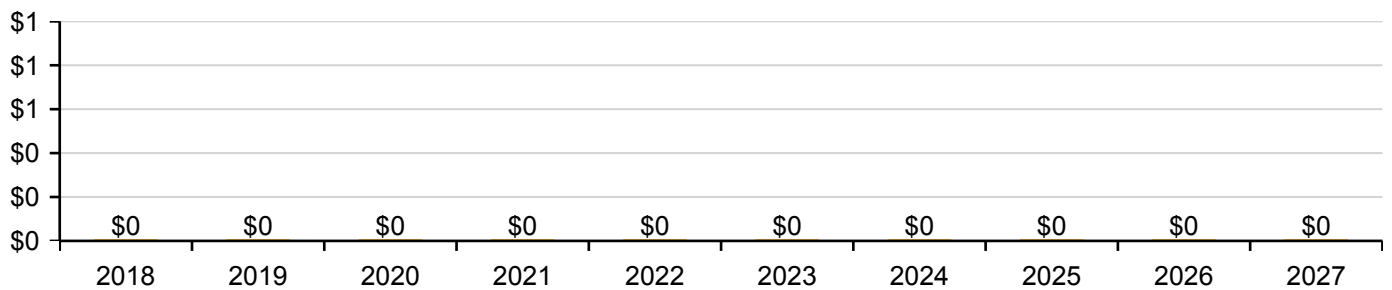
Function:	ES -Elementary School	Gross Area:	576
Year Built:	2002	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$60,048
FCI:	0.00 %	RSLI%:	78.85 %

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	85.00 %	0.00 %	\$0.00
B10 - Superstructure	85.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	77.12 %	0.00 %	\$0.00
B30 - Roofing	50.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>78.85 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). Northwest Elevation - Feb 08, 2017



2). West Elevation - Feb 08, 2017



3). East Elevation - Feb 08, 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.	576	100	2002	2102		85.00 %	0.00 %	85			\$11,595
A1030	Slab on Grade	\$19.75	S.F.	576	100	2002	2102		85.00 %	0.00 %	85			\$11,376
B1020	Roof Construction	\$16.26	S.F.	576	100	2002	2102		85.00 %	0.00 %	85			\$9,366
B2010	Exterior Walls	\$29.79	S.F.	576	100	2002	2102		85.00 %	0.00 %	85			\$17,159
B2030	Exterior Doors	\$8.66	S.F.	576	30	2002	2032		50.00 %	0.00 %	15			\$4,988
B3010130	Preformed Metal Roofing	\$9.66	S.F.	576	30	2002	2032		50.00 %	0.00 %	15			\$5,564
<b>Total</b>									<b>78.85 %</b>					<b>\$60,048</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:** A1030 - Slab on Grade



**Note:**

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**System:** B1020 - Roof Construction



**Note:**

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**System:** B2010 - Exterior Walls



**Note:**

## Campus Assessment Report - 2002 Utility Building

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**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010130 - Preformed Metal Roofing



**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%*

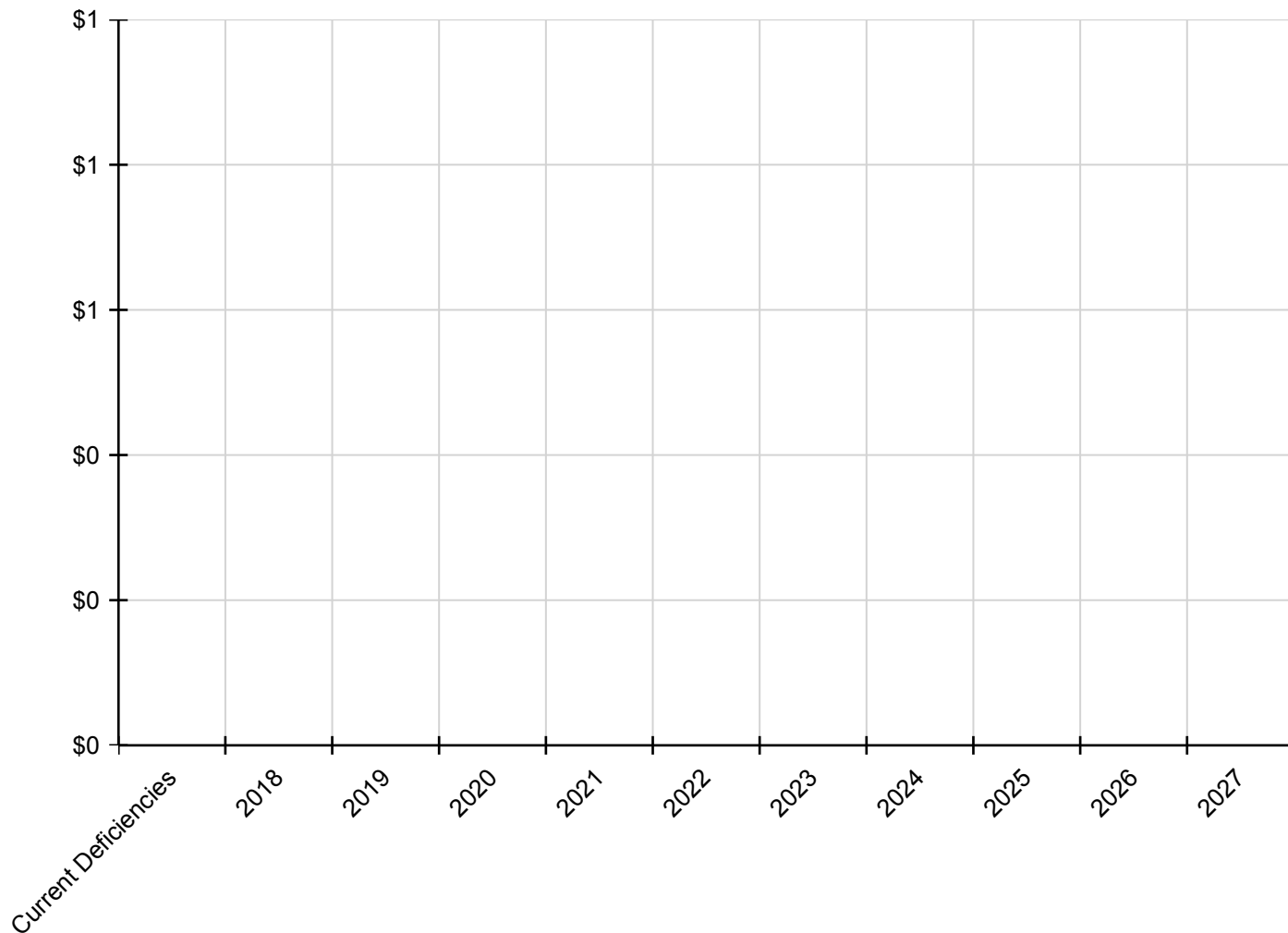
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - 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

*\* 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:	ES -Elementary School
Gross Area (SF):	63,744
Year Built:	1989
Last Renovation:	
Replacement Value:	\$1,826,904
Repair Cost:	\$720,458.00
Total FCI:	39.44 %
Total RSLI:	19.08 %
FCA Score:	60.56



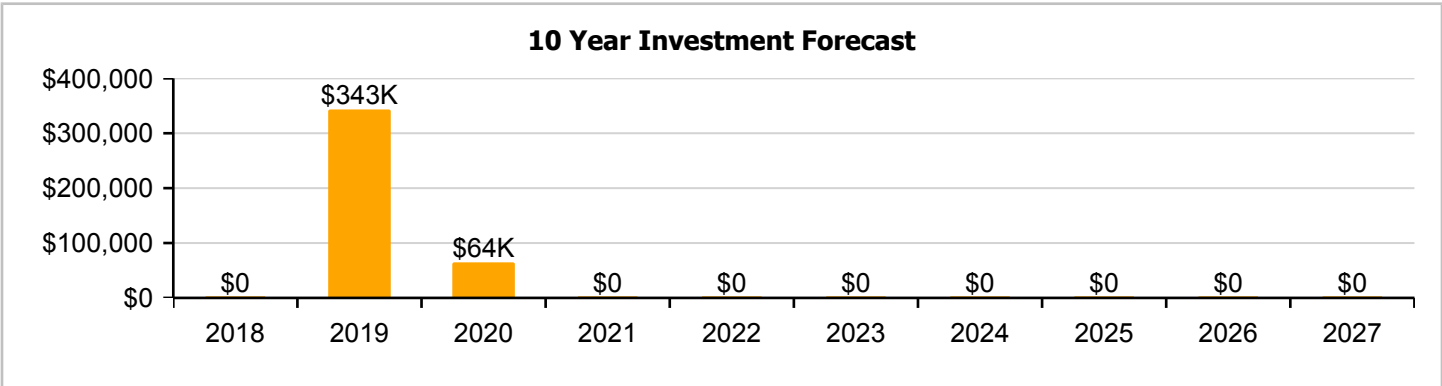
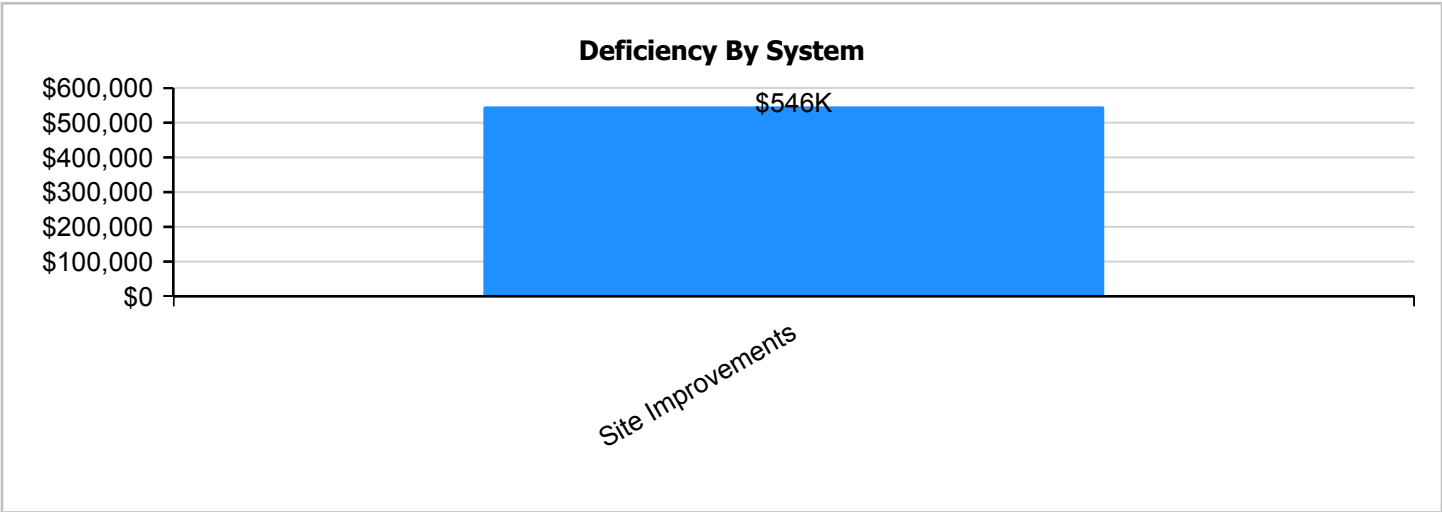
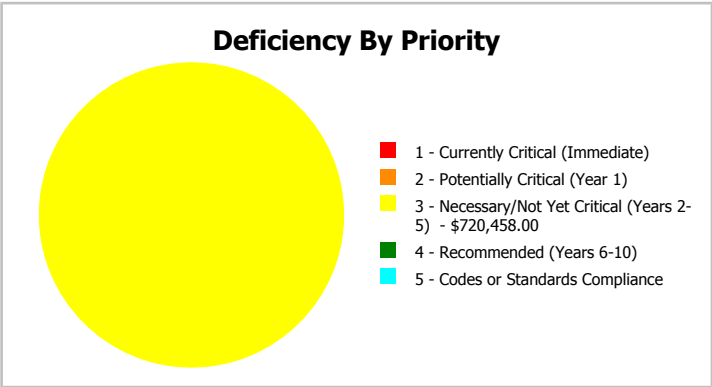
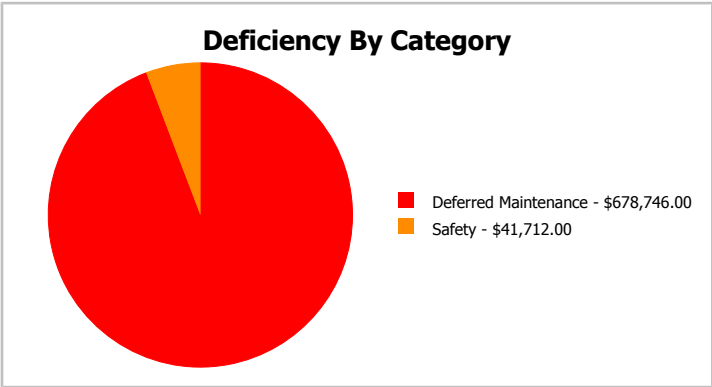
**Description:**

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:	63,744
Year Built:	1989	Last Renovation:	
Repair Cost:	\$720,458	Replacement Value:	\$1,826,904
FCI:	39.44 %	RSLI%:	19.08 %



## 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	1.43 %	76.94 %	\$720,458.00
G30 - Site Mechanical Utilities	42.53 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	27.90 %	0.00 %	\$0.00
<b>Totals:</b>	<b>19.08 %</b>	<b>39.44 %</b>	<b>\$720,458.00</b>

## Photo Album

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

- 1). Aerial Image of Lilesville ES - Mar 08, 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.	63,744	25	1989	2014		0.00 %	110.00 %	-3		\$267,151.00	\$242,865
G2020	Parking Lots	\$1.33	S.F.	63,744	25	1989	2014		0.00 %	159.20 %	-3		\$134,969.00	\$84,780
G2030	Pedestrian Paving	\$1.91	S.F.	63,744	30	1989	2019		6.67 %	0.00 %	2			\$121,751
G2040105	Fence & Guardrails	\$1.23	S.F.	63,744	30	1989	2019		6.67 %	0.00 %	2			\$78,405
G2040950	Playing Field	\$4.54	S.F.	63,744	20	1989	2009		0.00 %	110.00 %	-8		\$318,338.00	\$289,398
G2050	Landscaping	\$1.87	S.F.	63,744	15	1989	2004		0.00 %	0.00 %	-13			\$119,201
G3010	Water Supply	\$2.34	S.F.	63,744	50	1989	2039		44.00 %	0.00 %	22			\$149,161
G3020	Sanitary Sewer	\$1.45	S.F.	63,744	50	1989	2039		44.00 %	0.00 %	22			\$92,429
G3030	Storm Sewer	\$4.54	S.F.	63,744	50	1989	2039		44.00 %	0.00 %	22			\$289,398
G3060	Fuel Distribution	\$0.98	S.F.	63,744	40	1989	2029		30.00 %	0.00 %	12			\$62,469
G4010	Electrical Distribution	\$2.35	S.F.	63,744	50	1989	2039		44.00 %	0.00 %	22			\$149,798
G4020	Site Lighting	\$1.47	S.F.	63,744	30	1989	2019		6.67 %	0.00 %	2			\$93,704
G4030	Site Communications & Security	\$0.84	S.F.	63,744	15	2005	2020		20.00 %	0.00 %	3			\$53,545
<b>Total</b>									<b>19.08 %</b>	<b>39.44 %</b>			<b>\$720,458.00</b>	<b>\$1,826,904</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 - Playing Field



**Note:**

**System:** G2050 - Landscaping



**Note:**



## Campus Assessment Report - Site

**System:** G3010 - Water Supply



**Note:**

**System:** G3020 - Sanitary Sewer



**Note:**

**System:** G3030 - Storm Sewer



**Note:**



## Campus Assessment Report - Site

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**System:** G3060 - Fuel Distribution



**Note:**

---

**System:** G4010 - Electrical Distribution



**Note:**

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**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.

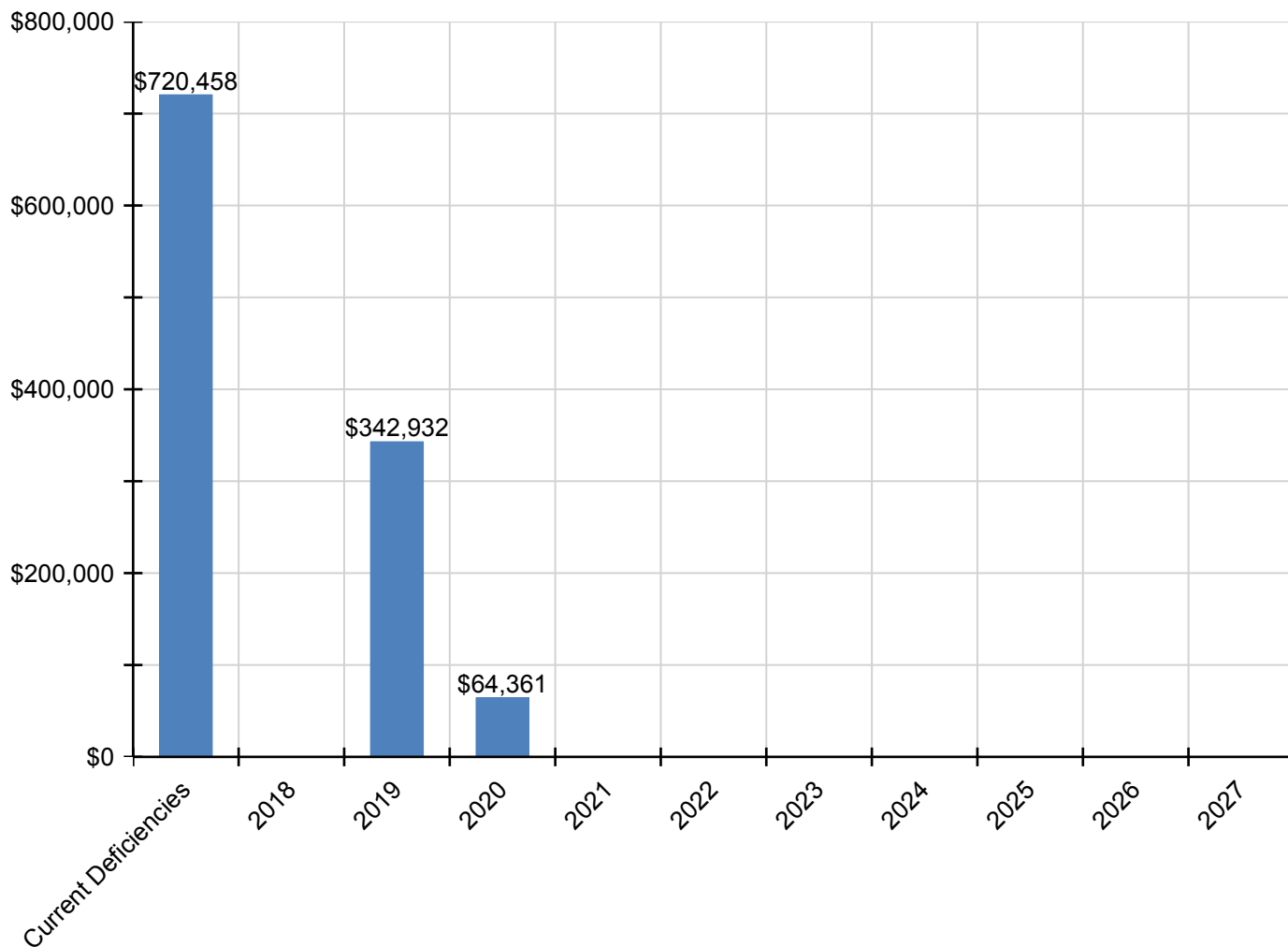
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$720,458</b>	<b>\$0</b>	<b>\$342,932</b>	<b>\$64,361</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,127,750</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>	\$267,151	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267,151
<b>G2020 - Parking Lots</b>	\$134,969	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,969
<b>G2030 - Pedestrian Paving</b>	\$0	\$0	\$142,082	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142,082
<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	\$91,498	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,498
<b>G2040950 - Playing Field</b>	\$318,338	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$318,338
<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	\$109,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,351
<b>G4030 - Site Communications &amp; Security</b>	\$0	\$0	\$0	\$64,361	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,361

*\* Indicates non-renewable system*

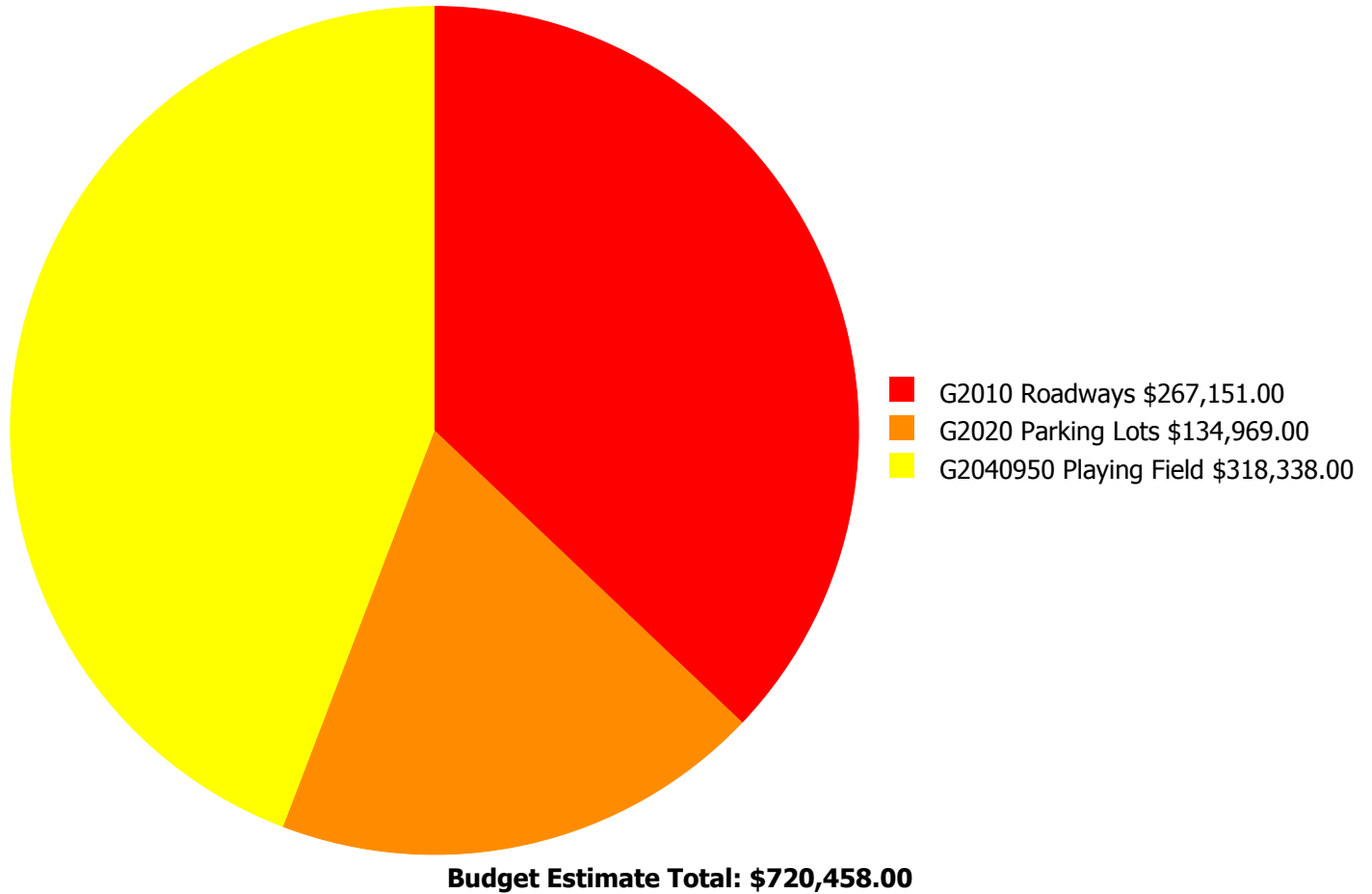
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

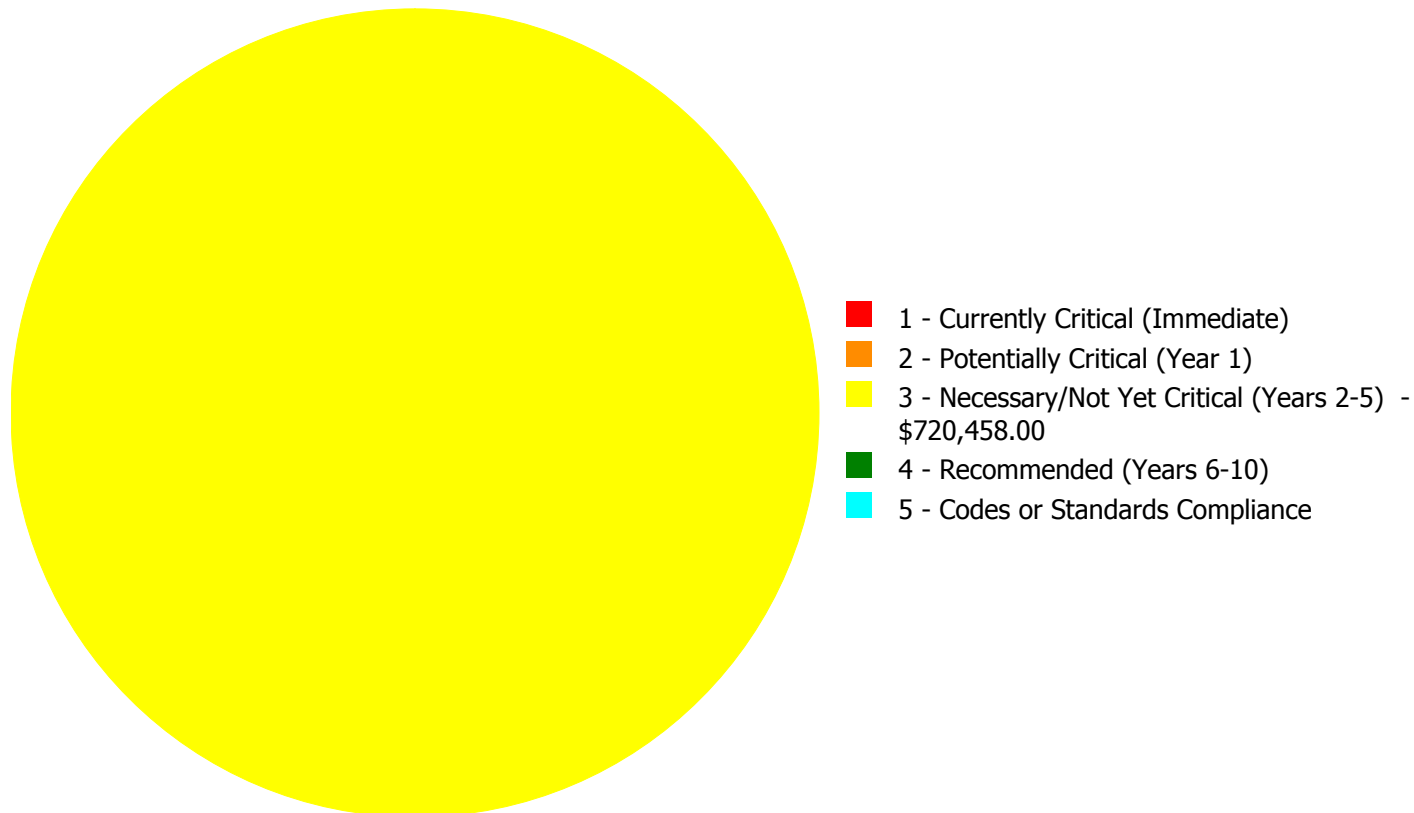
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart 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: \$720,458.00**

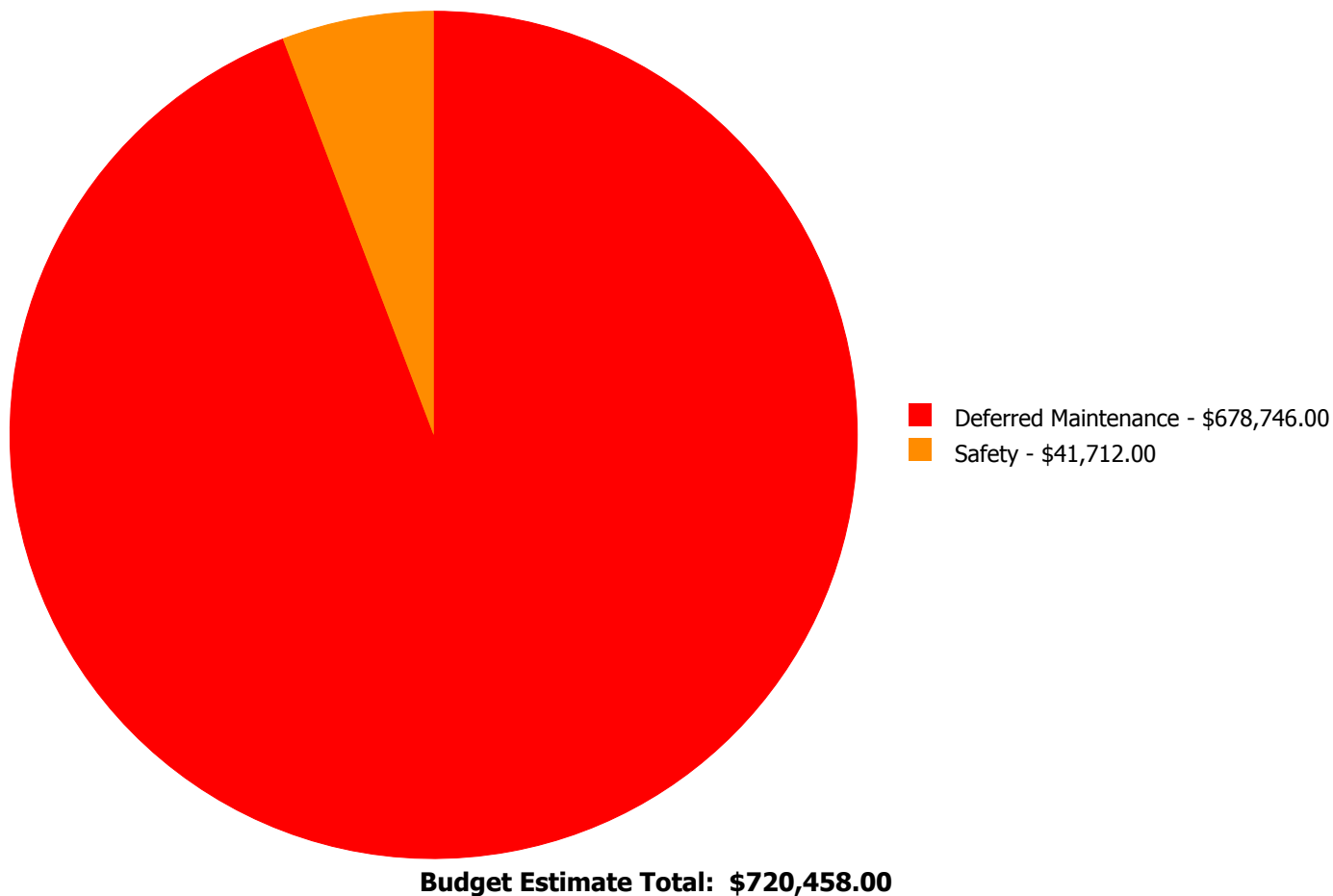
## Deficiency By Priority Investment Table

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	\$267,151.00	\$0.00	\$0.00	\$267,151.00
G2020	Parking Lots	\$0.00	\$0.00	\$134,969.00	\$0.00	\$0.00	\$134,969.00
G2040950	Playing Field	\$0.00	\$0.00	\$318,338.00	\$0.00	\$0.00	\$318,338.00
	<b>Total:</b>	\$0.00	\$0.00	\$720,458.00	\$0.00	\$0.00	\$720,458.00

## 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: G2010 - Roadways



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,744.00  
**Unit of Measure:** S.F.  
**Estimate:** \$267,151.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/22/2017

**Notes:** Roadways are in fair condition with a grainy texture and some cracking beginning. System renewal is recommended.

---

#### System: G2020 - Parking Lots



**Location:** Parking lots  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,744.00  
**Unit of Measure:** S.F.  
**Estimate:** \$93,257.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/22/2017

**Notes:** The parking lot is aged, has a grainy surface and striping is faded. There is some cracking of the surface. Handicap signs markings need to meet ADA standards.

---

**System: G2020 - Parking Lots**



**Location:** Site  
**Distress:** Inadequate  
**Category:** Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Add more parking spaces  
**Qty:** 20.00  
**Unit of Measure:** Ea.  
**Estimate:** \$41,712.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/09/2017

**Notes:** The number of parking spaces for staff and visitors is inadequate for the school size. Construction of additional parking spaces is recommended.

---

**System: G2040950 - Playing Field**



**Location:** East end of site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 63,744.00  
**Unit of Measure:** S.F.  
**Estimate:** \$318,338.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/22/2017

**Notes:** The playing field is original and in need of updates. System renewal is recommended.

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NC School District/040 Anson County/Elementary School

# Morven Elementary

Draft

## Campus Assessment Report

March 8, 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):	59,399
Year Built:	1993
Last Renovation:	
Replacement Value:	\$12,506,878
Repair Cost:	\$5,472,738.96
Total FCI:	43.76 %
Total RSLI:	31.94 %
FCA Score:	56.24



**Description:**

GENERAL:

Morven Elementary School is located at 6715 Hwy 52 S in Morven, North Carolina. The -story (plus mezzanine mechanical spaces), 58,823 square foot building was originally constructed in 1993. There have been no additions or major renovations. The campus contains one ancillary storage building.

This report contains condition and adequacy data collected during the 2016 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 no basement.

### B. SUPERSTRUCTURE

Floor construction is concrete filled metal pans with steel framing at mezzanine mechanical spaces. Roof construction is steel framing. The exterior envelope is composed of walls of brick over CMU with accents of CMU. Exterior windows are typically bronze anodized aluminum frame with fixed and operable dual panes of tinted glass. Glass block windows are used at the gym and other areas. Exterior doors are typically fully glazed aluminum. Other exterior doors are hollow metal steel. Roofing is steep sloped standing seam metal. Roof drainage is via gutters and downspouts to an in-ground collection system. 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 metal frames and mostly with glazing. Interior fittings include: chalk and white boards and tack boards; signage; lockers; toilet accessories and plastic toilet partitions; storage shelving; and handrails. Stair/ladder construction to mezzanines have steel treads, open risers, and pipe steel handrails. Interior wall finishes are typically paint. Other wall finishes include vinyl wall covering. Floor finishes in common areas are typically VCT. Floor finishes in assignable spaces are typically VCT. Other floor finishes include: carpet in the media center, classrooms and offices; wood in the gym; ceramic/quarry tile in restrooms and the kitchen; and sealed concrete in utility spaces. Ceiling finishes in common and assignable areas are typically suspended acoustical tile.

### D. SERVICES

#### CONVEYING:

The building not include conveying equipment. Space is available for a wheelchair lift to serve the Theaterette/Music room platform and stage to the multi-purpose room.

#### PLUMBING:

Plumbing fixtures are typically low-flow porcelain fixtures with manual control valves. Domestic water distribution is copper with an oil fired hot water heater serving the kitchen and restrooms. The sanitary waste system is cast iron. Other plumbing systems is fuel oil distribution piping.

#### HVAC:

Heating is provided by an oil fired boiler. Cooling is supplied by an air cooled chiller and ground mounted heat pumps for ancillary spaces. The heating/cooling distribution system is an internally insulated ductwork system utilizing air handling units supplied by a 2-pipe distribution system for heating hot water or chilled water. Fresh air is supplied by AHUs with outside air intakes. Roof mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are pneumatic and are locally controlled. This building does not have a remote Building Automation System.

#### FIRE PROTECTION:

The building does not have a fire sprinkler system. Standpipes not present in the building. The building does have a dry chemical system at the kitchen hood. Fire extinguishers and cabinets are distributed near fire exits and corridors.

#### ELECTRICAL:

The 1600 amp main electrical service is fed from a ground mounted transformer to the main switchboard/distribution panel located in the building. Lighting is typically lay-in type fluorescent light fixtures with T-8 bulbs and acrylic lenses. Branch circuit wiring is copper serving electrical switches and receptacles.

#### COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audio/visual annunciators in common spaces and interior corridors. The system is activated by manual pull stations and heat/smoke detectors and the system centrally monitored. The telephone and data systems are integrated and there are dedicated equipment closets. This building has a local area network (LAN). The building has an internal security system that is actuated by the following items: contacts, optical or a combination of devices. The building has controlled entry doors access provided by key override or buzzing in. The security system has CCTV cameras and is locally monitored; this building has a public address and paging system that is not separate from the telephone system.

#### OTHER ELECTRICAL SYSTEMS:

This building does not have a separately derived emergency power system. Emergency and life safety egress lighting systems with battery back-up are installed and exit signs are present at exit doors and near stairways and are illuminated.

### E. EQUIPMENT & FURNISHINGS

This building includes the following items of equipment and furnishings: Smartboards; fixed food service; library equipment; athletic equipment; stage lighting; audio-visual; residential appliances; fixed casework; and window treatment.



## Campus Assessment Report - Morven Elementary

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### G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; a flag pole; monument signage; landscaping; play areas with equipment; a ball field with dugout structures; an asphalt basketball court a storage shed; and fencing. Site mechanical and electrical features include: water; sanitary and storm sewers; above ground fuel oil tanks; fiber optic cables; and site lighting.

#### Attributes:

##### General Attributes:

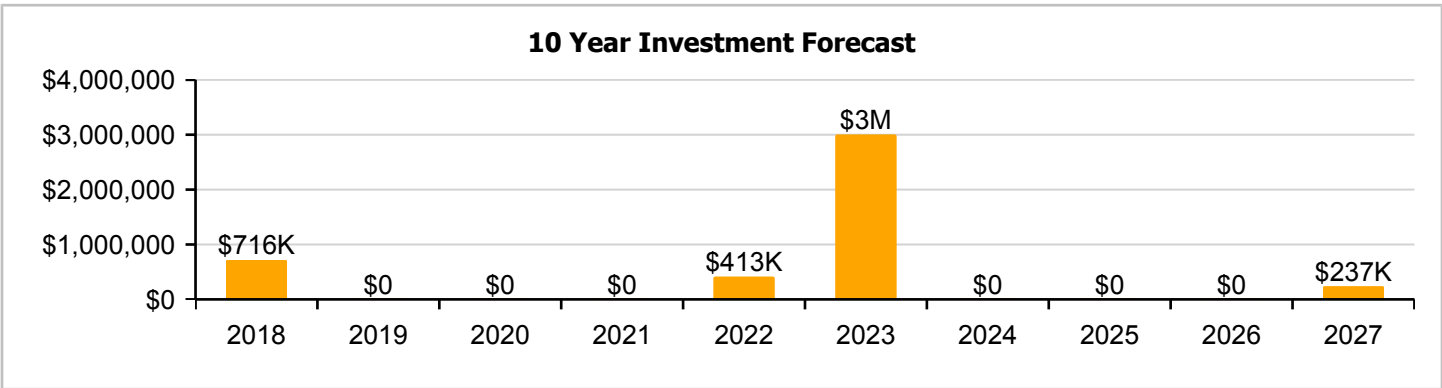
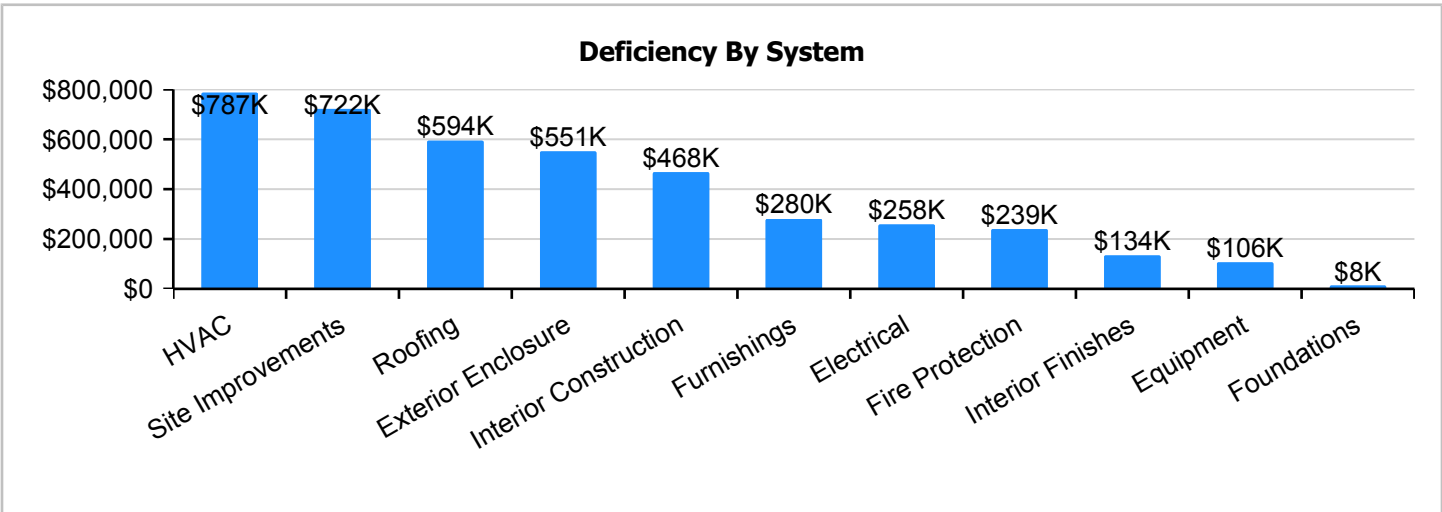
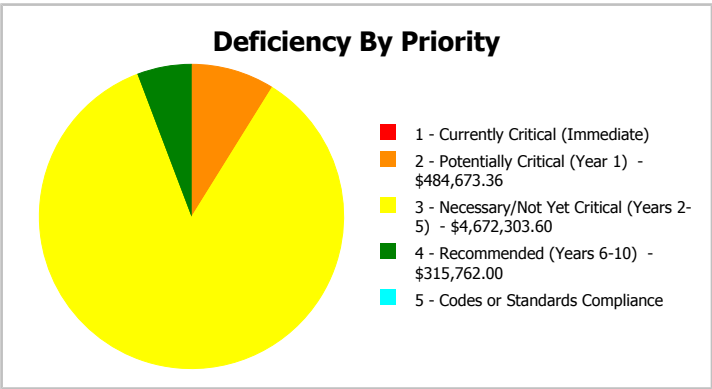
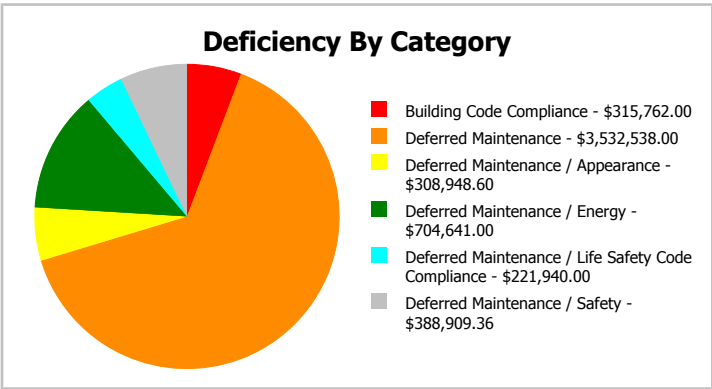
Condition Assessor:	Ann Buerger Linden	Assessment Date:	1/4/2017
Suitability Assessor:			

##### School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	35.8	Site Acreage:	35.8

**Campus Dashboard Summary**

Gross Area:	59,399	Last Renovation:	
Year Built:	1993	Replacement Value:	\$12,506,878
Repair Cost:	\$5,472,739	RSLI%:	31.94 %
FCI:	43.76 %		



## 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.

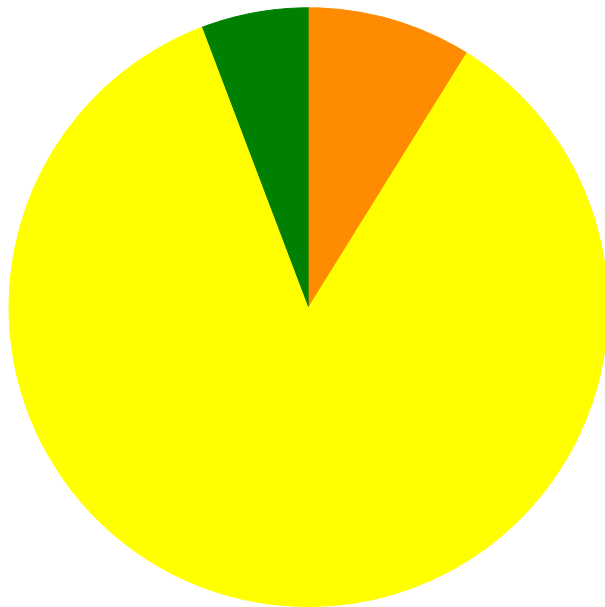
### Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	76.29 %	1.34 %	\$10,560.00
B10 - Superstructure	76.09 %	0.00 %	\$0.00
B20 - Exterior Enclosure	37.92 %	62.36 %	\$727,592.60
B30 - Roofing	0.52 %	136.66 %	\$784,158.00
C10 - Interior Construction	34.04 %	46.41 %	\$617,289.00
C30 - Interior Finishes	44.77 %	12.20 %	\$176,645.00
D20 - Plumbing	20.24 %	0.00 %	\$0.00
D30 - HVAC	4.74 %	83.95 %	\$1,038,520.00
D40 - Fire Protection	0.00 %	110.00 %	\$315,762.00
D50 - Electrical	27.70 %	20.78 %	\$340,351.00
E10 - Equipment	0.00 %	110.00 %	\$139,764.00
E20 - Furnishings	0.00 %	110.00 %	\$370,114.00
G20 - Site Improvements	3.39 %	103.80 %	\$951,983.36
G30 - Site Mechanical Utilities	48.68 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	36.48 %	0.00 %	\$0.00
<b>Totals:</b>	<b>31.94 %</b>	<b>43.76 %</b>	<b>\$5,472,738.96</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
1993 Main Building	58,823	42.25	\$0.00	\$214,175.00	\$3,990,818.60	\$315,762.00	\$0.00
2003 Tractor Storage	576	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	59,399	54.49	\$0.00	\$270,498.36	\$681,485.00	\$0.00	\$0.00
<b>Total:</b>		<b>43.76</b>	<b>\$0.00</b>	<b>\$484,673.36</b>	<b>\$4,672,303.60</b>	<b>\$315,762.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$484,673.36
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$4,672,303.60
- 4 - Recommended (Years 6-10) - \$315,762.00
- 5 - Codes or Standards Compliance

**Budget Estimate Total: \$5,472,738.96**

## 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):	58,823
Year Built:	1993
Last Renovation:	
Replacement Value:	\$10,699,905
Repair Cost:	\$4,520,755.60
Total FCI:	42.25 %
Total RSLI:	33.14 %
FCA Score:	57.75



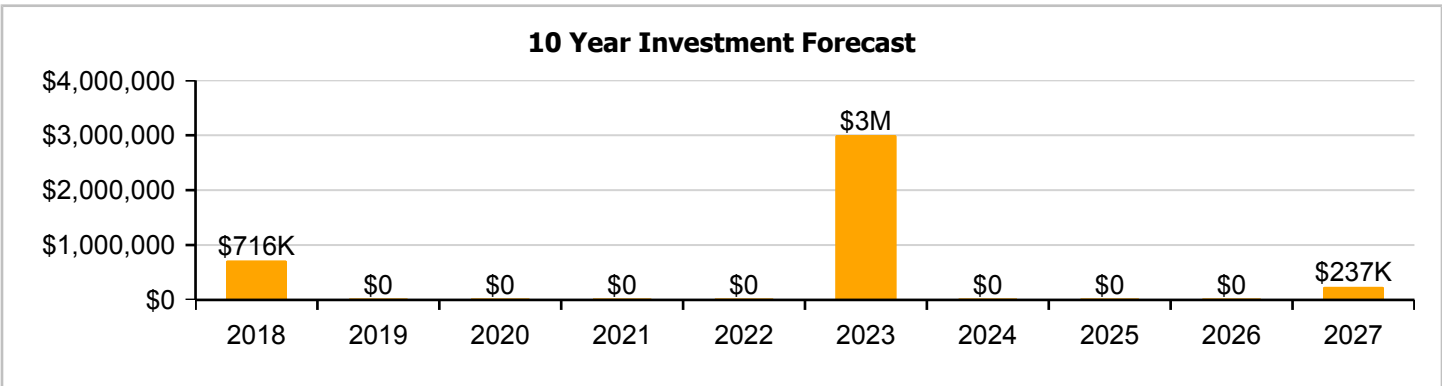
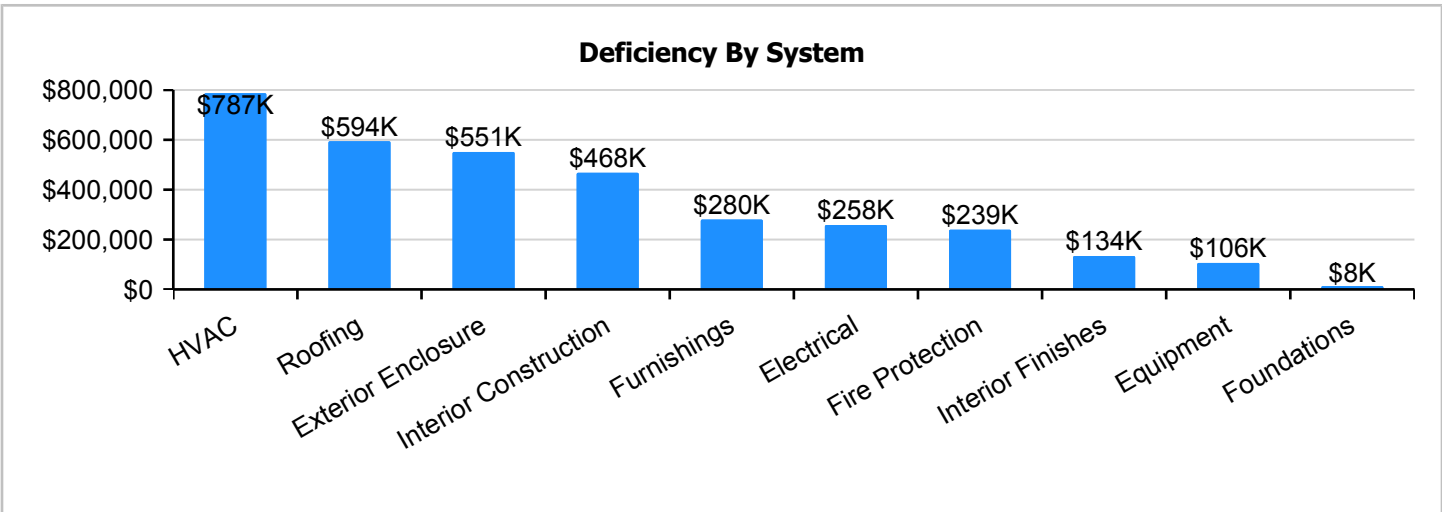
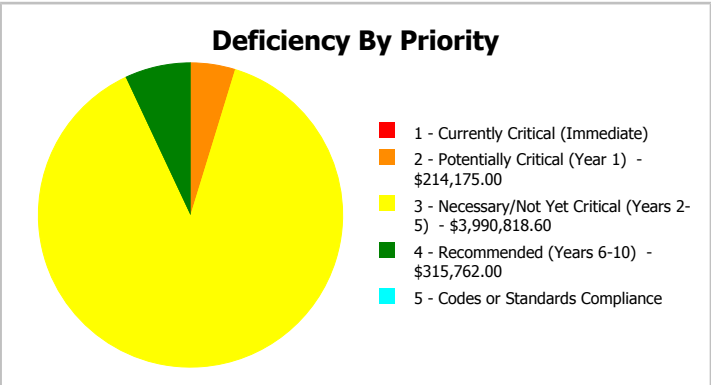
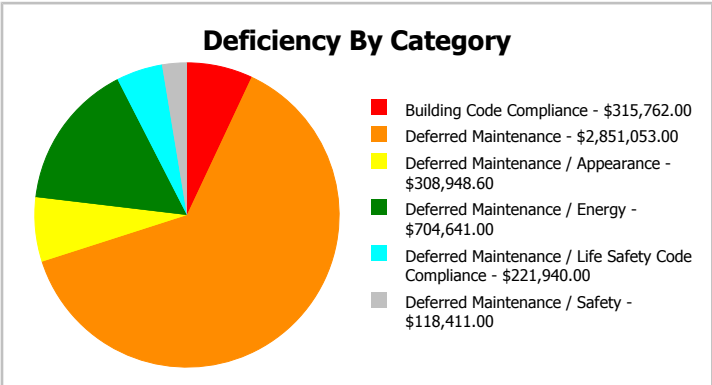
### Description:

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:	58,823
Year Built:	1993	Last Renovation:	
Repair Cost:	\$4,520,756	Replacement Value:	\$10,699,905
FCI:	42.25 %	RSLI%:	33.14 %





## 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	76.00 %	1.39 %	\$10,560.00
B10 - Superstructure	76.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	37.13 %	63.56 %	\$727,592.60
B30 - Roofing	0.00 %	138.00 %	\$784,158.00
C10 - Interior Construction	34.04 %	46.41 %	\$617,289.00
C30 - Interior Finishes	44.77 %	12.20 %	\$176,645.00
D20 - Plumbing	20.24 %	0.00 %	\$0.00
D30 - HVAC	4.74 %	83.95 %	\$1,038,520.00
D40 - Fire Protection	0.00 %	110.00 %	\$315,762.00
D50 - Electrical	27.70 %	20.78 %	\$340,351.00
E10 - Equipment	0.00 %	110.00 %	\$139,764.00
E20 - Furnishings	0.00 %	110.00 %	\$370,114.00
<b>Totals:</b>	<b>33.14 %</b>	<b>42.25 %</b>	<b>\$4,520,755.60</b>

## Photo Album

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

1). West Elevation - Jan 09, 2017



2). North Elevation - Jan 09, 2017



3). East Elevation - Jan 09, 2017



4). South Elevation - Jan 09, 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 - 1993 Main Building

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.	58,823	100	1993	2093		76.00 %	3.82 %	76		\$10,560.00	\$276,468
A1030	Slab on Grade	\$8.26	S.F.	58,823	100	1993	2093		76.00 %	0.00 %	76			\$485,878
B1010	Floor Construction	\$1.61	S.F.	58,823	100	1993	2093		76.00 %	0.00 %	76			\$94,705
B1020	Roof Construction	\$15.44	S.F.	58,823	100	1993	2093		76.00 %	0.00 %	76			\$908,227
B2010	Exterior Walls	\$9.24	S.F.	58,823	100	1993	2093		76.00 %	24.34 %	76		\$132,303.60	\$543,525
B2020	Exterior Windows	\$9.20	S.F.	58,823	30	1993	2023	2017	0.00 %	110.00 %	0		\$595,289.00	\$541,172
B2030	Exterior Doors	\$1.02	S.F.	58,823	30	1993	2023		20.00 %	0.00 %	6			\$59,999
B3010130	Preformed Metal Roofing	\$9.66	S.F.	58,823	30	1993	2023	2017	0.00 %	138.00 %	0		\$784,158.00	\$568,230
C1010	Partitions	\$10.59	S.F.	58,823	75	1993	2068		68.00 %	0.00 %	51			\$622,936
C1020	Interior Doors	\$2.48	S.F.	58,823	30	1993	2023		20.00 %	0.00 %	6			\$145,881
C1030	Fittings	\$9.54	S.F.	58,823	20	1993	2013		0.00 %	110.00 %	-4		\$617,289.00	\$561,171
C3010	Wall Finishes	\$2.73	S.F.	58,823	10	1993	2003		0.00 %	110.00 %	-14		\$176,645.00	\$160,587
C3020	Floor Finishes	\$11.15	S.F.	58,823	20	2016	2036		95.00 %	0.00 %	19			\$655,876
C3030	Ceiling Finishes	\$10.74	S.F.	58,823	25	1993	2018		4.00 %	0.00 %	1			\$631,759
D2010	Plumbing Fixtures	\$11.26	S.F.	58,823	30	1993	2023		20.00 %	0.00 %	6			\$662,347
D2020	Domestic Water Distribution	\$0.96	S.F.	58,823	30	1993	2023		20.00 %	0.00 %	6			\$56,470
D2030	Sanitary Waste	\$1.52	S.F.	58,823	30	1993	2023		20.00 %	0.00 %	6			\$89,411
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	58,823	40	1993	2033		40.00 %	0.00 %	16			\$10,000
D3020	Heat Generating Systems	\$4.98	S.F.	58,823	30	1993	2023		20.00 %	0.00 %	6			\$292,939
D3030	Cooling Generating Systems	\$5.16	S.F.	58,823	25	1993	2018	2017	0.00 %	110.00 %	0		\$333,879.00	\$303,527
D3040	Distribution Systems	\$6.02	S.F.	58,823	30	1993	2023	2017	0.00 %	110.00 %	0		\$389,526.00	\$354,114
D3050	Terminal & Package Units	\$2.96	S.F.	58,823	15	1993	2008		0.00 %	110.00 %	-9		\$191,528.00	\$174,116
D3060	Controls & Instrumentation	\$1.91	S.F.	58,823	20	1993	2013		0.00 %	110.00 %	-4		\$123,587.00	\$112,352
D4010	Sprinklers	\$4.22	S.F.	58,823	30			2017	0.00 %	110.00 %	0		\$273,056.00	\$248,233
D4020	Standpipes	\$0.66	S.F.	58,823	30			2017	0.00 %	110.00 %	0		\$42,706.00	\$38,823
D5010	Electrical Service/Distribution	\$1.65	S.F.	58,823	40	1993	2033		40.00 %	0.00 %	16			\$97,058
D5020	Branch Wiring	\$4.99	S.F.	58,823	30	1993	2023		20.00 %	0.00 %	6			\$293,527
D5020	Lighting	\$11.64	S.F.	58,823	30	1993	2023		20.00 %	0.00 %	6			\$684,700
D5030810	Security & Detection Systems	\$1.83	S.F.	58,823	15	1993	2008		0.00 %	110.00 %	-9		\$118,411.00	\$107,646
D5030910	Fire Alarm Systems	\$3.31	S.F.	58,823	15	1993	2008		0.00 %	110.00 %	-9		\$214,175.00	\$194,704
D5030920	Data Communication	\$4.30	S.F.	58,823	15	2015	2030		86.67 %	0.00 %	13			\$252,939
D5090	Other Electrical Systems	\$0.12	S.F.	58,823	20	1993	2013		0.00 %	110.00 %	-4		\$7,765.00	\$7,059
E1020	Institutional Equipment	\$0.30	S.F.	58,823	20	1993	2013		0.00 %	110.00 %	-4		\$19,412.00	\$17,647
E1090	Other Equipment	\$1.86	S.F.	58,823	20	1993	2013		0.00 %	110.00 %	-4		\$120,352.00	\$109,411
E2010	Fixed Furnishings	\$5.72	S.F.	58,823	20	1993	2013		0.00 %	110.00 %	-4		\$370,114.00	\$336,468
<b>Total</b>									<b>33.14 %</b>	<b>42.25 %</b>			<b>\$4,520,755.60</b>	<b>\$10,699,905</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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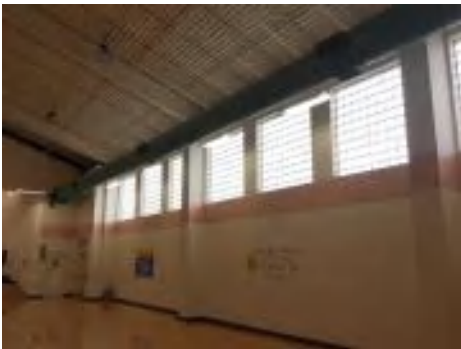
**System:** B2010 - Exterior Walls



**Note:**

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**System:** B2020 - Exterior Windows



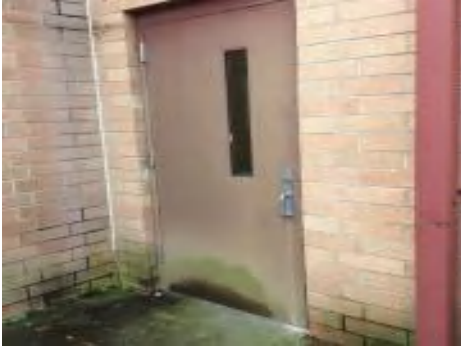
**Note:**



## Campus Assessment Report - 1993 Main Building

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**System:** B2030 - Exterior Doors



**Note:** Exterior doors are generally functional. Some maintenance repairs are required. System renewal at scheduled expiration is recommended.

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**System:** B3010130 - Preformed Metal Roofing



**Note:**

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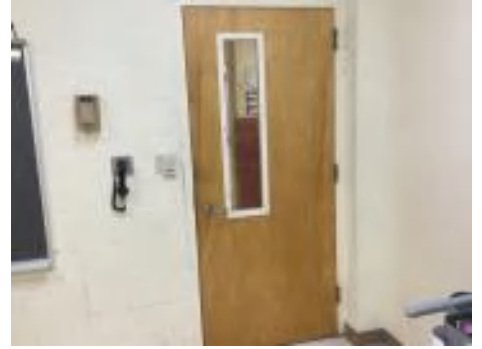
**System:** C1010 - Partitions



**Note:**

## Campus Assessment Report - 1993 Main Building

**System:** C1020 - Interior Doors



**Note:**

**System:** C1030 - Fittings



**Note:**

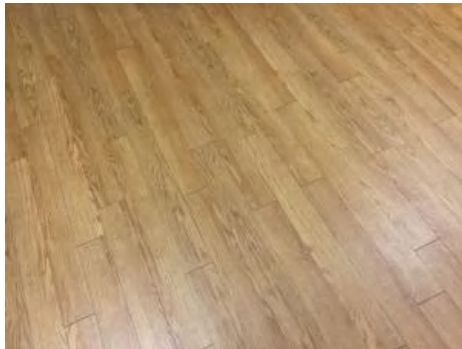
**System:** C3010 - Wall Finishes



**Note:**

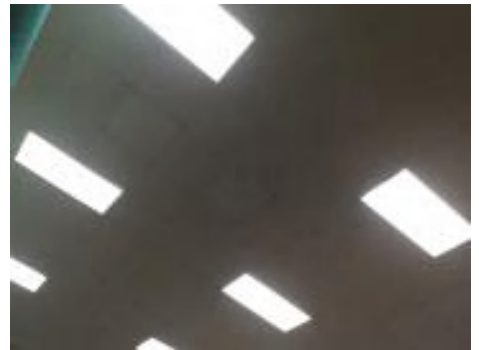
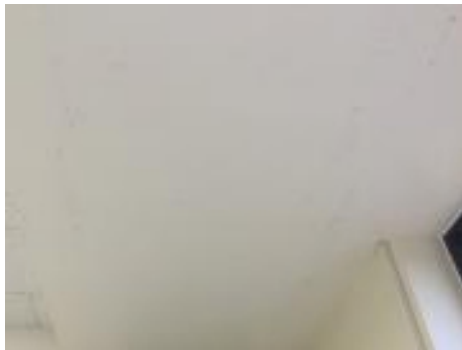
## Campus Assessment Report - 1993 Main Building

**System:** C3020 - Floor Finishes



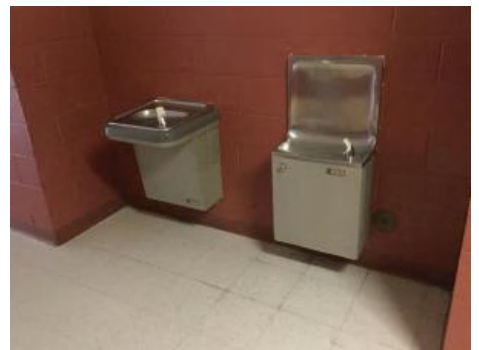
**Note:** All carpet changed to VCT 2016.

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:** System renewal at the scheduled 30 year time frame is recommended. Water heaters have been recently updated.



## Campus Assessment Report - 1993 Main Building

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

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



**Note:**

# Campus Assessment Report - 1993 Main Building

## System: D3020 - Heat Generating Systems



### Note:

## System: D3030 - Cooling Generating Systems



**Note:** System will expire within one year of FCA. Chiller replacement is recommended along with other recommended HVAC replacements/upgrades for a complete system renovation.

## System: D3040 - Distribution Systems



**Note:** Internally insulated ductwork.



# Campus Assessment Report - 1993 Main Building

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



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

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



**Note:**



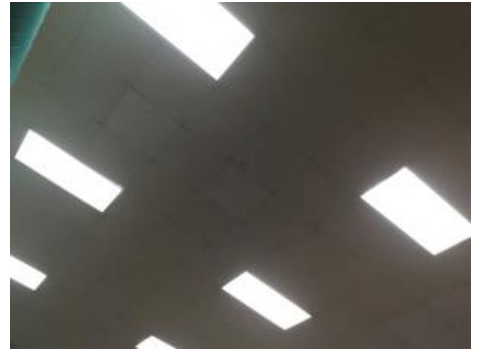
## Campus Assessment Report - 1993 Main Building

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

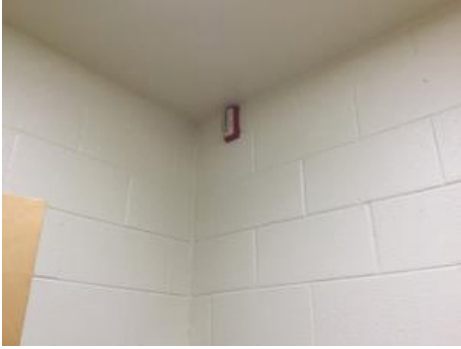
**System:** D5030810 - Security & Detection Systems



**Note:**

## Campus Assessment Report - 1993 Main Building

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

## Campus Assessment Report - 1993 Main Building

**System:** E1020 - Institutional Equipment



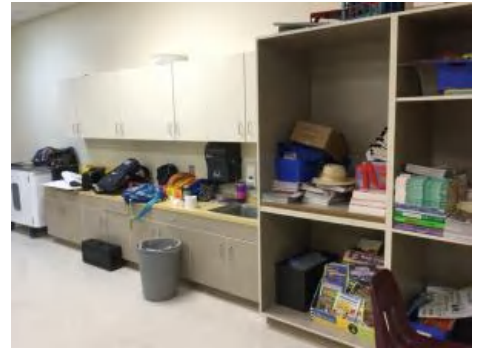
**Note:**

**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>\$4,520,756</b>	<b>\$715,783</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,001,609</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$237,396</b>	<b>\$8,475,543</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>	\$10,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,560
<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>	\$132,304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,304
<b>B2020 - Exterior Windows</b>	\$595,289	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$595,289
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$78,806	\$0	\$0	\$0	\$0	\$78,806
<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>	\$784,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$784,158
<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	\$191,608	\$0	\$0	\$0	\$0	\$191,608
<b>C1030 - Fittings</b>	\$617,289	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$617,289
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$176,645	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$237,396	\$414,041
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3030 - Ceiling Finishes</b>	\$0	\$715,783	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$715,783
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



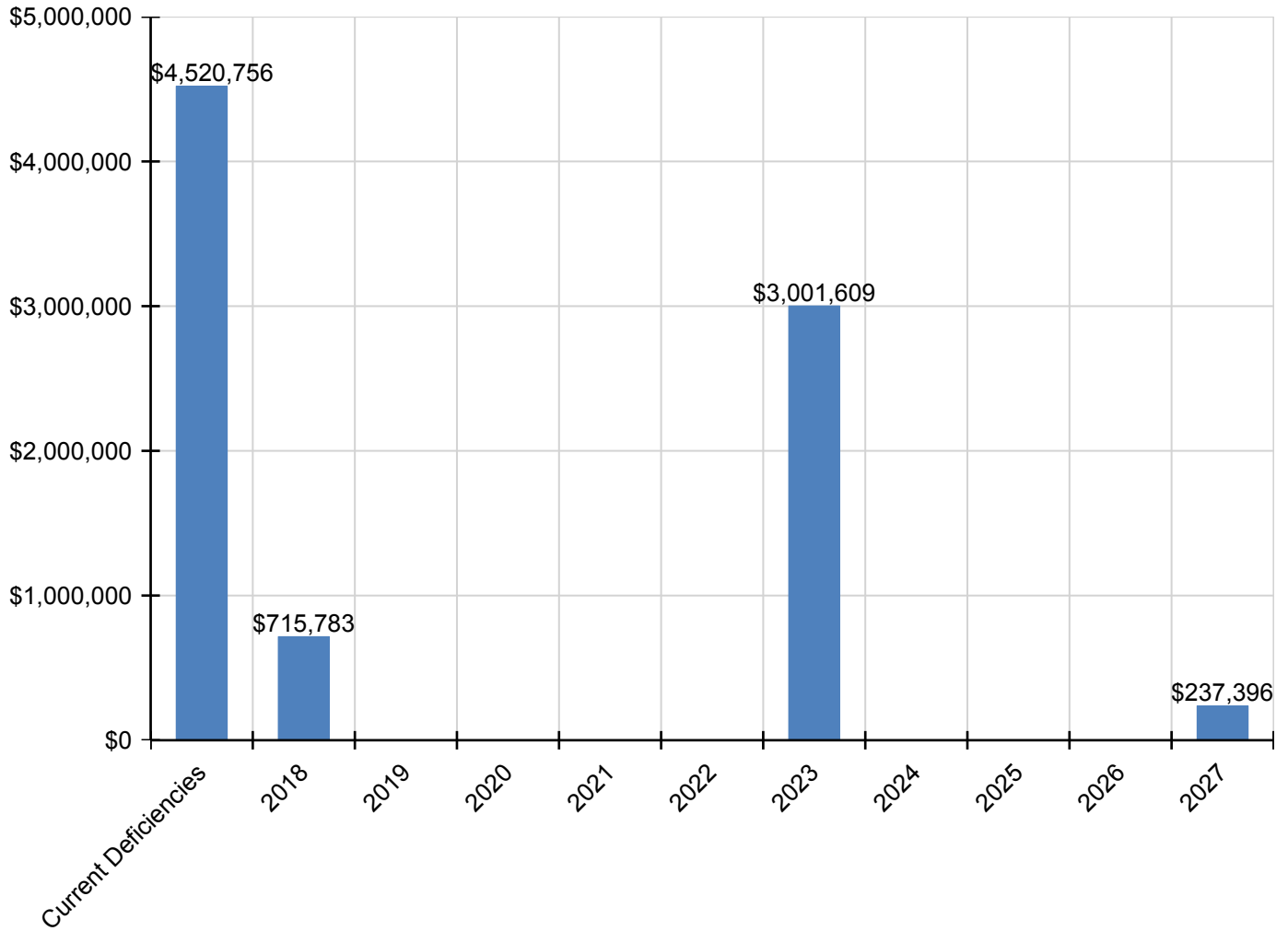
## Campus Assessment Report - 1993 Main Building

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$869,965	\$0	\$0	\$0	\$0	\$0	\$869,965
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$74,171	\$0	\$0	\$0	\$0	\$0	\$74,171
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$117,437	\$0	\$0	\$0	\$0	\$0	\$117,437
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	\$384,762	\$0	\$0	\$0	\$0	\$0	\$384,762
D3030 - Cooling Generating Systems	\$333,879	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333,879
D3040 - Distribution Systems	\$389,526	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$389,526
D3050 - Terminal & Package Units	\$191,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$191,528
D3060 - Controls & Instrumentation	\$123,587	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123,587
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$273,056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$273,056
D4020 - Standpipes	\$42,706	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,706
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	\$385,534	\$0	\$0	\$0	\$0	\$0	\$385,534
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$899,324	\$0	\$0	\$0	\$0	\$0	\$899,324
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$118,411	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,411
D5030910 - Fire Alarm Systems	\$214,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$214,175
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$7,765	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,765
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	\$19,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,412
E1090 - Other Equipment	\$120,352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,352
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$370,114	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$370,114

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

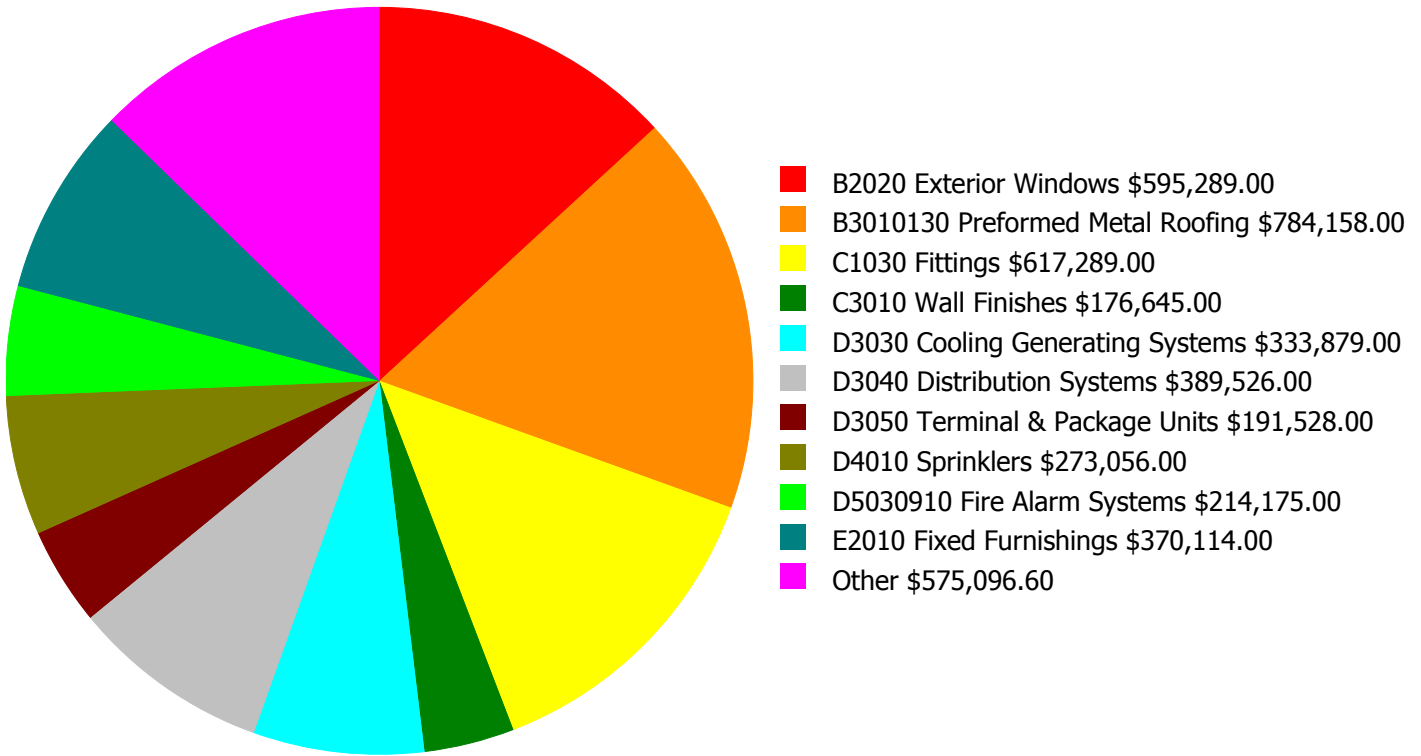
The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.





## Deficiency Summary by System

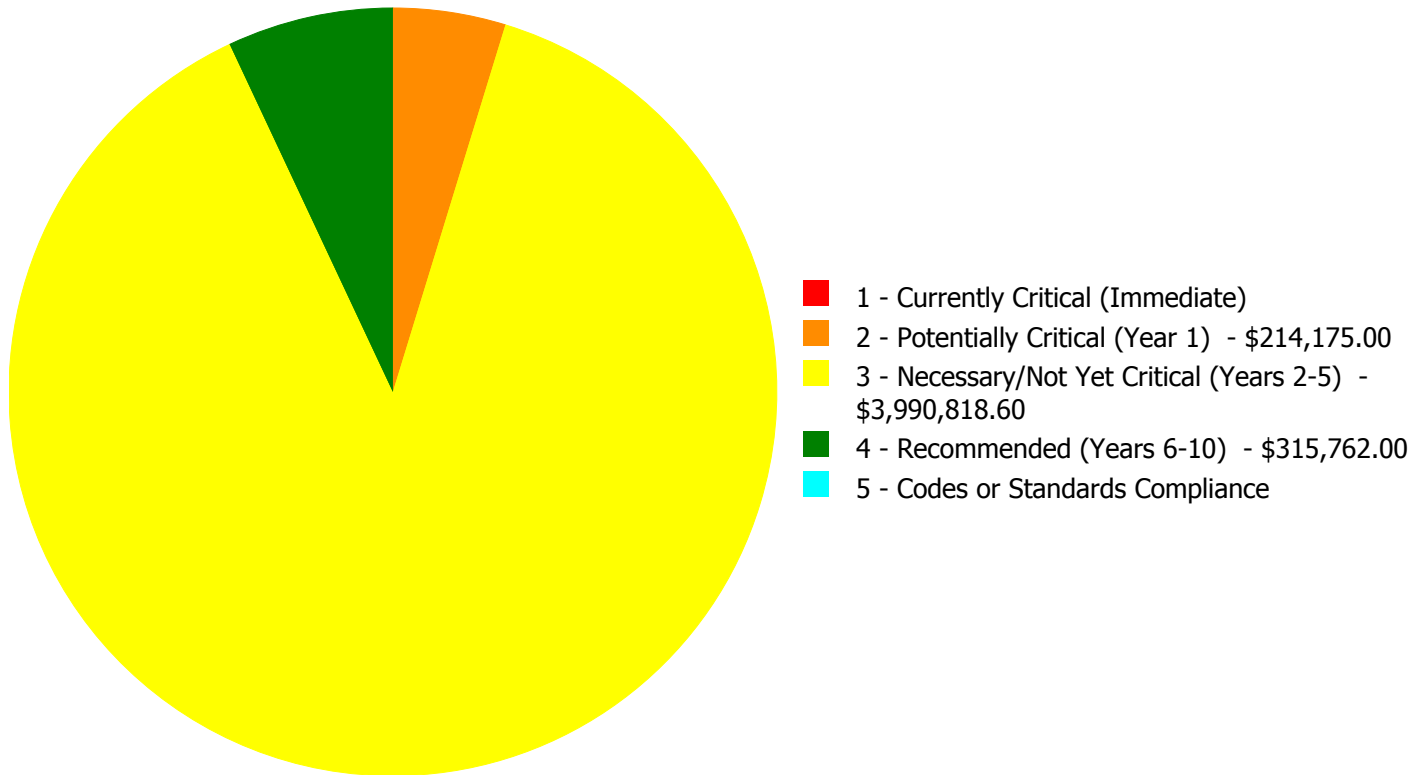
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$4,520,755.60**

## 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: \$4,520,755.60**

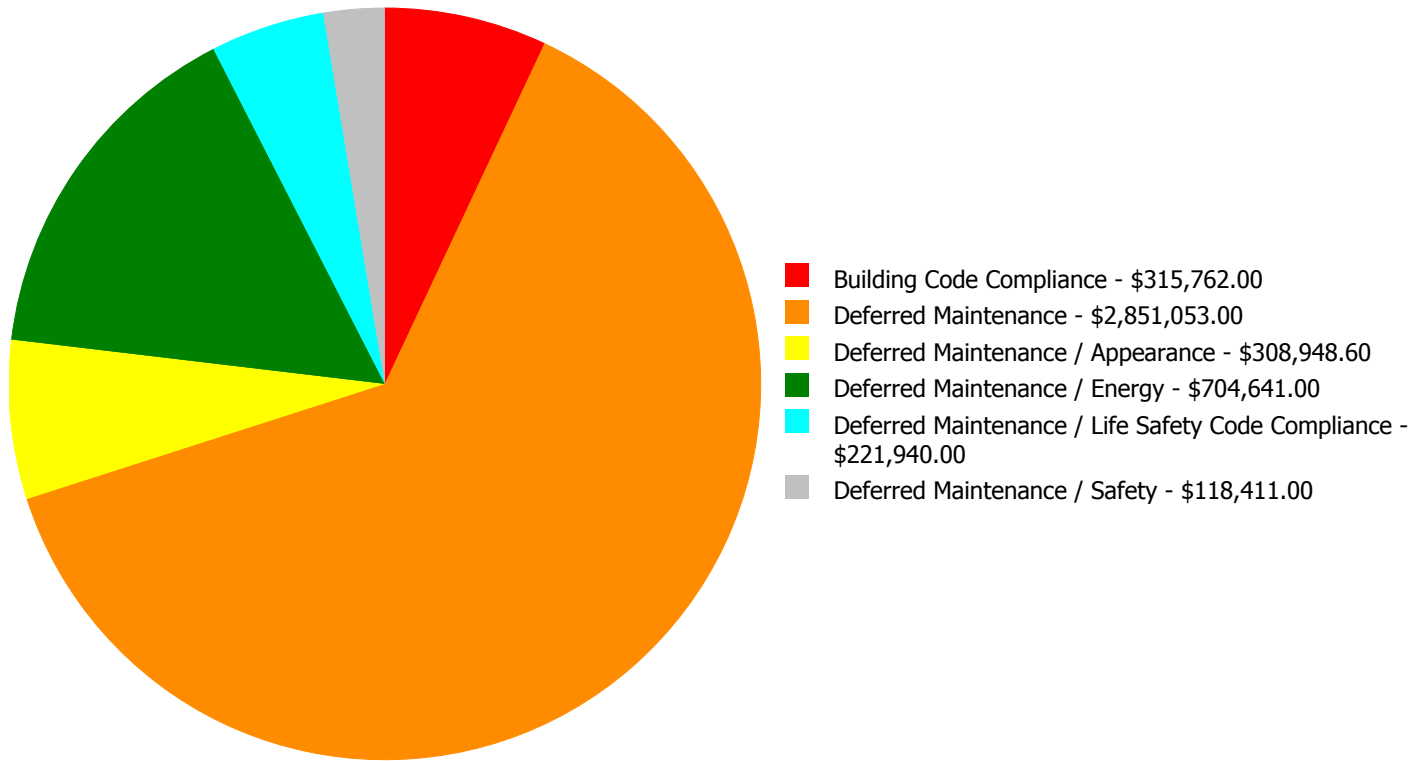
## Deficiency By Priority Investment Table

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
A1010	Standard Foundations	\$0.00	\$0.00	\$10,560.00	\$0.00	\$0.00	\$10,560.00
B2010	Exterior Walls	\$0.00	\$0.00	\$132,303.60	\$0.00	\$0.00	\$132,303.60
B2020	Exterior Windows	\$0.00	\$0.00	\$595,289.00	\$0.00	\$0.00	\$595,289.00
B3010130	Preformed Metal Roofing	\$0.00	\$0.00	\$784,158.00	\$0.00	\$0.00	\$784,158.00
C1030	Fittings	\$0.00	\$0.00	\$617,289.00	\$0.00	\$0.00	\$617,289.00
C3010	Wall Finishes	\$0.00	\$0.00	\$176,645.00	\$0.00	\$0.00	\$176,645.00
D3030	Cooling Generating Systems	\$0.00	\$0.00	\$333,879.00	\$0.00	\$0.00	\$333,879.00
D3040	Distribution Systems	\$0.00	\$0.00	\$389,526.00	\$0.00	\$0.00	\$389,526.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$191,528.00	\$0.00	\$0.00	\$191,528.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$123,587.00	\$0.00	\$0.00	\$123,587.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$273,056.00	\$0.00	\$273,056.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$42,706.00	\$0.00	\$42,706.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$118,411.00	\$0.00	\$0.00	\$118,411.00
D5030910	Fire Alarm Systems	\$0.00	\$214,175.00	\$0.00	\$0.00	\$0.00	\$214,175.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$7,765.00	\$0.00	\$0.00	\$7,765.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$19,412.00	\$0.00	\$0.00	\$19,412.00
E1090	Other Equipment	\$0.00	\$0.00	\$120,352.00	\$0.00	\$0.00	\$120,352.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$370,114.00	\$0.00	\$0.00	\$370,114.00
	<b>Total:</b>	\$0.00	\$214,175.00	\$3,990,818.60	\$315,762.00	\$0.00	\$4,520,755.60

## 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: \$4,520,755.60**

## 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: D5030910 - Fire Alarm Systems



**Location:** Throughout the building  
**Distress:** Failing  
**Category:** Deferred Maintenance / Life Safety Code Compliance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 58,823.00  
**Unit of Measure:** S.F.  
**Estimate:** \$214,175.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/09/2017

**Notes:** The fire alarm system is beyond its expected life. The system frequently has false alarms.

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

**System: A1010 - Standard Foundations**



**Location:** Throughout the school  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Engineering Study  
**Qty:** 1.00  
**Unit of Measure:** Ea.  
**Estimate:** \$10,560.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/12/2017

**Notes:** Slabs on grade show some signs of minor separation; observed throughout the building. Some minor cracks in walls seen. An engineering study is recommended to determine the cause. Pricing does not include remediation measures.

---

**System: B2010 - Exterior Walls**



**Location:** Exterior walls  
**Distress:** Damaged  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Spray refinish exterior walls  
**Qty:** 30,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$132,303.60  
**Assessor Name:** Somnath Das  
**Date Created:** 01/12/2017

**Notes:** Exterior walls are excessively stained, primarily due to roof/gutter conditions. Power washing of exterior walls is recommended to be scheduled after roof replacement is completed.

---



**System: B2020 - Exterior Windows**



**Location:** Exterior windows  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 58,823.00  
**Unit of Measure:** S.F.  
**Estimate:** \$595,289.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/11/2017

**Notes:** Exterior windows are failing prematurely throughout the school with loss of seals between dual panes. Operable windows (designated for emergency egress) are difficult to operate and may constitute a safety hazard in an evacuation situation. System renewal is recommended.

---

**System: B3010130 - Preformed Metal Roofing**



**Location:** Roof  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 58,823.00  
**Unit of Measure:** S.F.  
**Estimate:** \$784,158.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/11/2017

**Notes:** Metal roofing is leaking throughout the building, notably at the gym peak, but also in numerous other places, possibly due to faulty original design or installation. High maintenance costs for replacement of ceiling tile. The roof system is not adequately ventilated or insulated, resulting in moisture problems in the building. Gutters leak at seams, and are bent in many places due to ice. System replacement is recommended.

---

**System: C1030 - Fittings**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 58,823.00  
**Unit of Measure:** S.F.  
**Estimate:** \$617,289.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/09/2017

**Notes:** Building fittings are typically original and beyond their expected life. In particular, there are still some chalkboards in the school, and many whiteboards are stained beyond cleaning. Lockers at the kitchen are beginning to rust. Signage is original.

---

**System: C3010 - Wall Finishes**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 58,823.00  
**Unit of Measure:** S.F.  
**Estimate:** \$176,645.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/09/2017

**Notes:** Painted walls are maintained on an ad hoc basis with no regularly scheduled repainting. Many areas of the building are in need of re-painting. Humidity has caused some peeling. Vinyl wall coverings in classrooms is original and in poor condition with scuffs and peeling wall coverings. System renewal is recommended.

---

**System: D3030 - Cooling Generating Systems**



**Location:** Mechanical equipment yard  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 58,823.00  
**Unit of Measure:** S.F.  
**Estimate:** \$333,879.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/11/2017

**Notes:** The air cooled chiller is nearing the end of its expected life and should be replaced to ensure cooling capacity for the school.

---

**System: D3040 - Distribution Systems**



**Location:** Throughout the building  
**Distress:** Inadequate  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 58,823.00  
**Unit of Measure:** S.F.  
**Estimate:** \$389,526.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/11/2017

**Notes:** Internally insulated ductwork is used throughout the building. Air handlers are original and need balancing. System renewal is recommended.

---

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



**Location:** Front office  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 58,823.00  
**Unit of Measure:** S.F.  
**Estimate:** \$191,528.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/09/2017

**Notes:** Split system heat pumps used at front office areas are original and well beyond their expected life. Closets / rooms converted to data rooms do not typically have adequate cooling/ventilation. System renewal with modern energy efficient equipment is recommended.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 58,823.00  
**Unit of Measure:** S.F.  
**Estimate:** \$123,587.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/09/2017

**Notes:** Building controls are typically original pneumatics. They are locally controlled. Installation of a modern digital system with remote monitoring and control capability for energy conservation is recommended.

---

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



**Location:** Throughout the building  
**Distress:** Inadequate  
**Category:** Deferred Maintenance / Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 58,823.00  
**Unit of Measure:** S.F.  
**Estimate:** \$118,411.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/09/2017

**Notes:** The security system is mostly original and beyond its expected life. There are areas inside and outside the building that aren't monitored. Addition of magnetic locks at exterior doors is suggested. System renewal is recommended.

---

**System: D5090 - Other Electrical Systems**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Life Safety Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 58,823.00  
**Unit of Measure:** S.F.  
**Estimate:** \$7,765.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/11/2017

**Notes:** Emergency lighting systems are believed to be original and are beyond their expected service life. As this is a Life Safety concern, system renewal is recommended.

---



**System: E1020 - Institutional Equipment**



**Location:** Throughout the school  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 58,823.00  
**Unit of Measure:** S.F.  
**Estimate:** \$19,412.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/11/2017

**Notes:** Institutional equipment as a system is generally beyond its expected life. In particular, the number of Smartboards is inadequate. System renewal is recommended.

---

**System: E1090 - Other Equipment**



**Location:** Kitchen  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 58,823.00  
**Unit of Measure:** S.F.  
**Estimate:** \$120,352.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/09/2017

**Notes:** The original kitchen hood and exhaust system is operating but is beyond its expected life, and should be replaced.

---



**System: E2010 - Fixed Furnishings**



**Location:** Throughout the building.  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 58,823.00  
**Unit of Measure:** S.F.  
**Estimate:** \$370,114.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/09/2017

**Notes:** Fixed furnishings including classroom cabinetry and window treatments are beyond their expected useful life and are showing some signs of wear and tear. Window treatments are missing at many spaces, creating glare. System renewal is recommended.

---

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

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout the building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 58,823.00  
**Unit of Measure:** S.F.  
**Estimate:** \$273,056.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/09/2017

**Notes:** A wet fire sprinkler system is not installed in this building. Installation of a wet fire protection system is recommended.

---

**System: D4020 - Standpipes**

This deficiency has no image.

**Location:** TBD  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 58,823.00  
**Unit of Measure:** S.F.  
**Estimate:** \$42,706.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/09/2017

**Notes:** Standpipes for fire protection are not installed in this building. Installation of a wet fire protection system is recommended.

---

## 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):	576
Year Built:	2003
Last Renovation:	
Replacement Value:	\$60,048
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	80.26 %
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

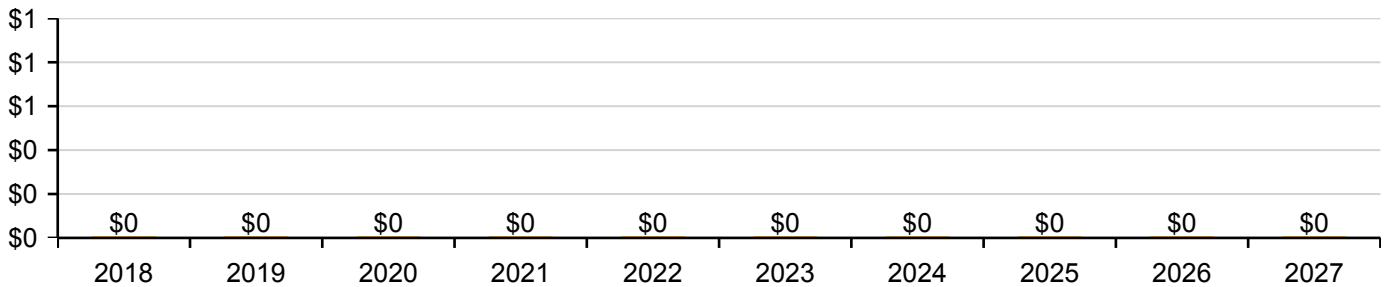
Function:	ES -Elementary School	Gross Area:	576
Year Built:	2003	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$60,048
FCI:	0.00 %	RSLI%:	80.26 %

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	86.00 %	0.00 %	\$0.00
B10 - Superstructure	86.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	78.64 %	0.00 %	\$0.00
B30 - Roofing	53.33 %	0.00 %	\$0.00
<b>Totals:</b>	<b>80.26 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). East Elevation - Mar 07, 2017



2). South Elevation - Mar 07, 2017



3). West Elevation - Mar 07, 2017



4). North Elevation - Mar 07, 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.	576	100	2003	2103		86.00 %	0.00 %	86			\$11,595
A1030	Slab on Grade	\$19.75	S.F.	576	100	2003	2103		86.00 %	0.00 %	86			\$11,376
B1020	Roof Construction	\$16.26	S.F.	576	100	2003	2103		86.00 %	0.00 %	86			\$9,366
B2010	Exterior Walls	\$29.79	S.F.	576	100	2003	2103		86.00 %	0.00 %	86			\$17,159
B2030	Exterior Doors	\$8.66	S.F.	576	30	2003	2033		53.33 %	0.00 %	16			\$4,988
B3010130	Preformed Metal Roofing	\$9.66	S.F.	576	30	2003	2033		53.33 %	0.00 %	16			\$5,564
<b>Total</b>									<b>80.26 %</b>					<b>\$60,048</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:** A1030 - Slab on Grade



**Note:**

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**System:** B1020 - Roof Construction



**Note:**

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**System:** B2010 - Exterior Walls



**Note:**

## Campus Assessment Report - 2003 Tractor Storage

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**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010130 - Preformed Metal Roofing



**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.

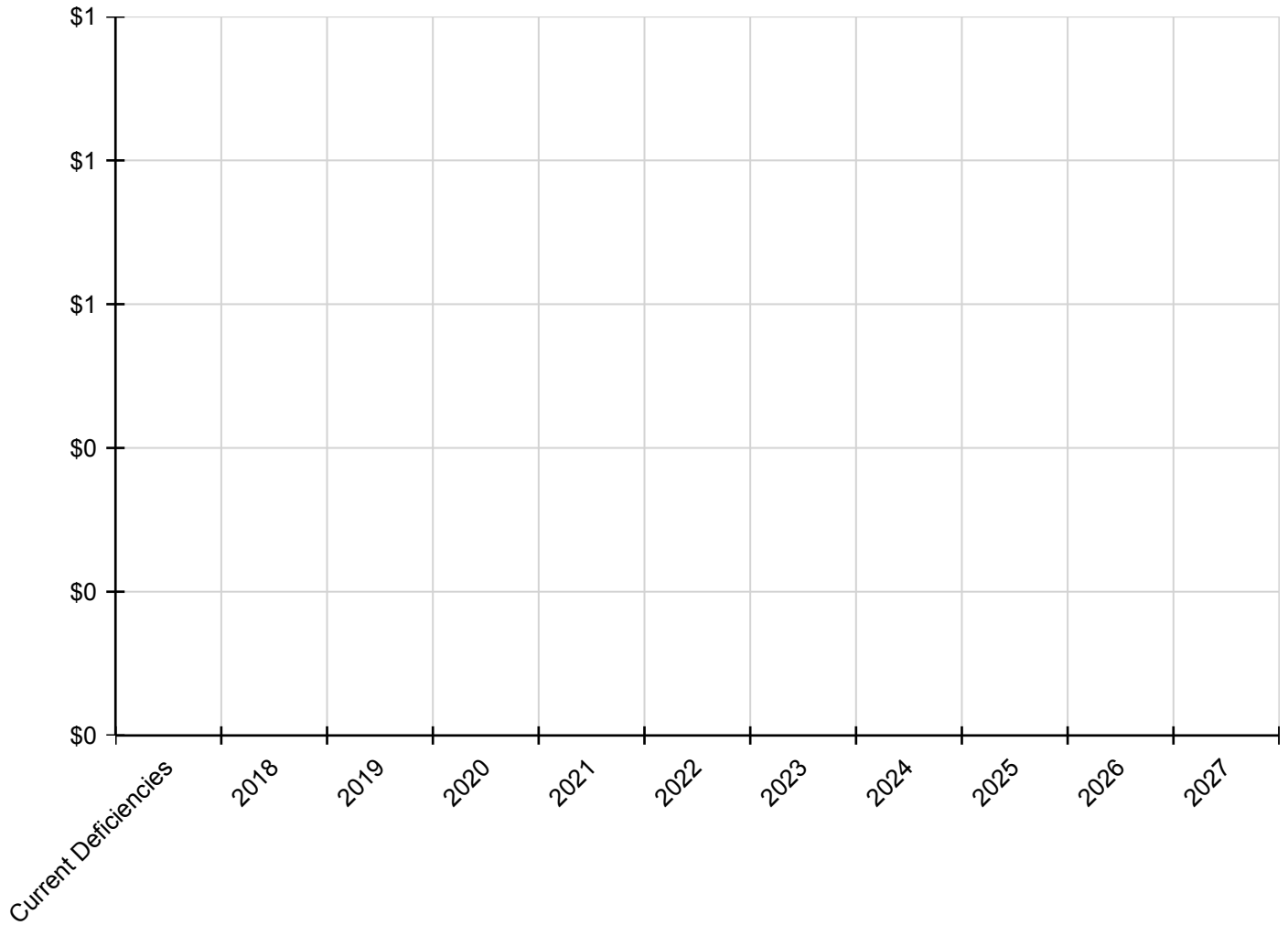
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* 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

\* 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:	ES -Elementary School
Gross Area (SF):	59,399
Year Built:	1992
Last Renovation:	
Replacement Value:	\$1,746,925
Repair Cost:	\$951,983.36
Total FCI:	54.49 %
Total RSLI:	22.97 %
FCA Score:	45.51



### Description:

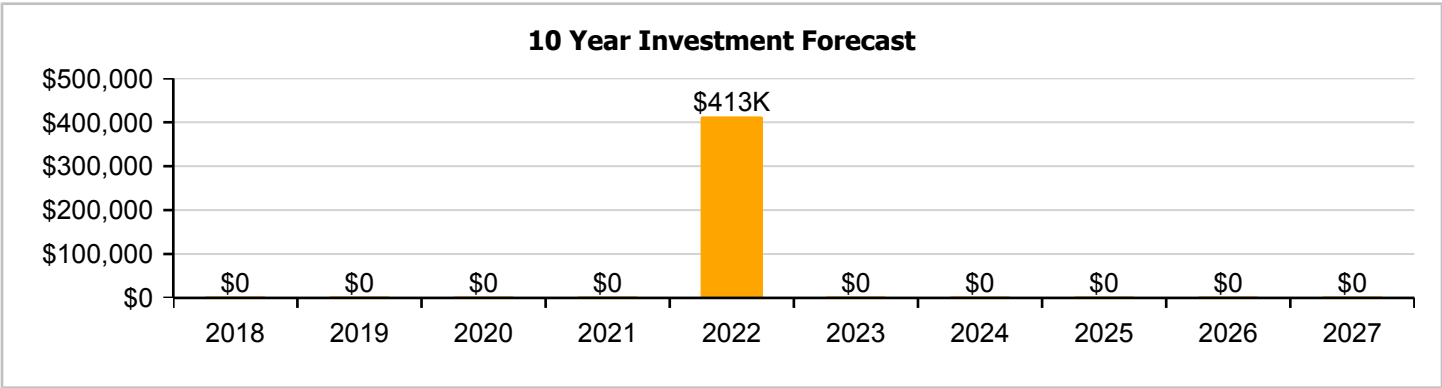
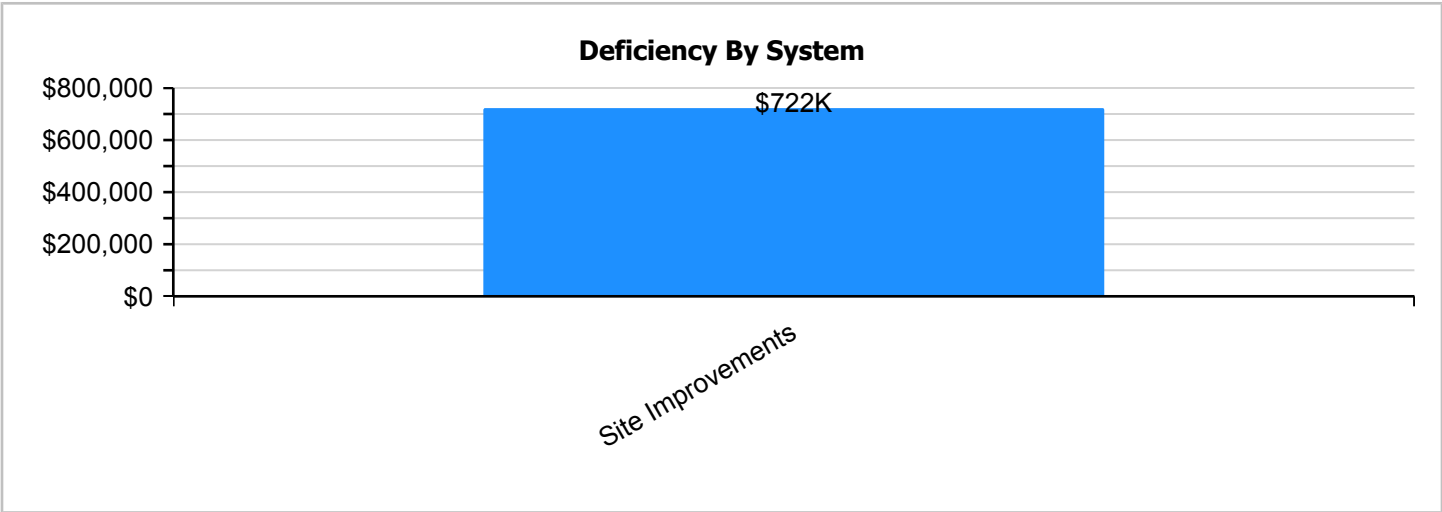
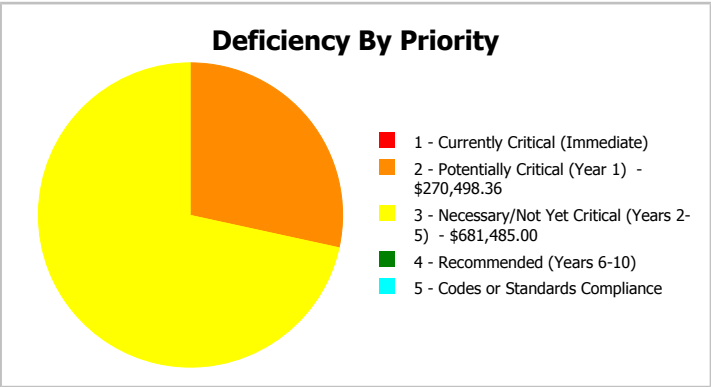
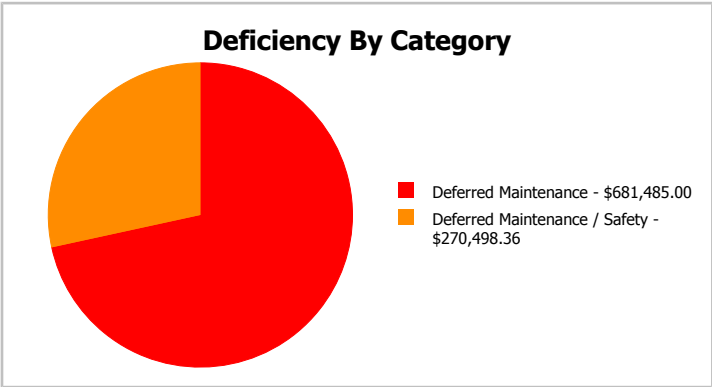
The narrative for this site is included in the Executive Summary Description at the front of this report.

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



**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	59,399
Year Built:	1992	Last Renovation:	
Repair Cost:	\$951,983	Replacement Value:	\$1,746,925
FCI:	54.49 %	RSLI%:	22.97 %



## 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
G20 - Site Improvements	3.39 %	103.80 %	\$951,983.36
G30 - Site Mechanical Utilities	48.68 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	36.48 %	0.00 %	\$0.00
<b>Totals:</b>	<b>22.97 %</b>	<b>54.49 %</b>	<b>\$951,983.36</b>

## Photo Album

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

- 1). Aerial Image of Morven Elementary School - Mar 03, 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.	59,399	25	1992	2017		0.00 %	110.00 %	0		\$248,941.00	\$226,310
G2020	Parking Lots	\$1.33	S.F.	59,399	25	1992	2017		0.00 %	110.00 %	0		\$86,901.00	\$79,001
G2030	Pedestrian Paving	\$1.91	S.F.	59,399	30	1992	2022		16.67 %	0.00 %	5			\$113,452
G2040105	Fence & Guardrails	\$1.23	S.F.	59,399	30	1992	2022		16.67 %	0.00 %	5			\$73,061
G2040950	Hard Surface Play Area	\$0.75	S.F.	59,399	20	1992	2012		0.00 %	110.00 %	-5		\$49,004.00	\$44,549
G2040950	Playing Field	\$4.54	S.F.	59,399	20	1992	2012		0.00 %	110.00 %	-5		\$296,639.00	\$269,671
G2050	Landscaping	\$1.87	S.F.	59,399	15	1992	2007		0.00 %	243.53 %	-10		\$270,498.36	\$111,076
G3010	Water Supply	\$2.34	S.F.	59,399	50	1992	2042		50.00 %	0.00 %	25			\$138,994
G3020	Sanitary Sewer	\$1.45	S.F.	59,399	50	1992	2042		50.00 %	0.00 %	25			\$86,129
G3030	Storm Sewer	\$4.54	S.F.	59,399	50	1992	2042		50.00 %	0.00 %	25			\$269,671
G3060	Fuel Distribution	\$0.98	S.F.	59,399	40	1992	2032		37.50 %	0.00 %	15			\$58,211
G4010	Electrical Distribution	\$2.35	S.F.	59,399	50	1992	2042		50.00 %	0.00 %	25			\$139,588
G4020	Site Lighting	\$1.47	S.F.	59,399	30	1992	2022		16.67 %	0.00 %	5			\$87,317
G4030	Site Communications & Security	\$0.84	S.F.	59,399	15	2007	2022		33.33 %	0.00 %	5			\$49,895
<b>Total</b>									<b>22.97 %</b>	<b>54.49 %</b>			<b>\$951,983.36</b>	<b>\$1,746,925</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



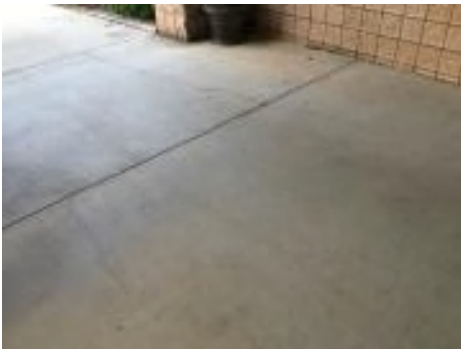
**Note:**

**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:**

---

**System:** G3010 - Water Supply



**Note:**

---

**System:** G3020 - Sanitary Sewer



**Note:**

## Campus Assessment Report - Site

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**System:** G3030 - Storm Sewer



**Note:**

---

**System:** G3060 - Fuel Distribution



**Note:**

---

**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.

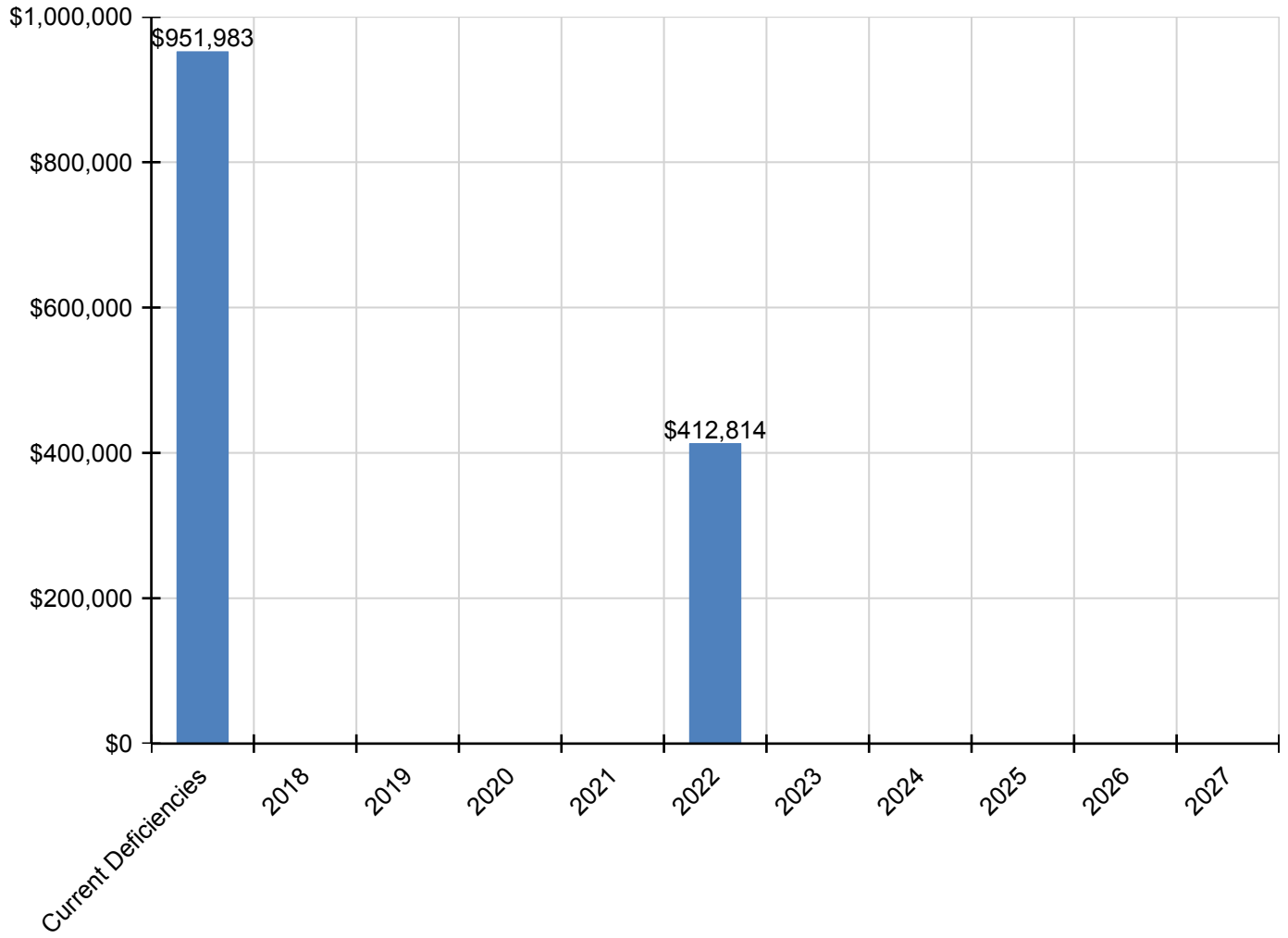
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$951,983</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$412,814</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,364,797</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>	\$248,941	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$248,941
<b>G2020 - Parking Lots</b>	\$86,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,901
<b>G2030 - Pedestrian Paving</b>	\$0	\$0	\$0	\$0	\$0	\$144,674	\$0	\$0	\$0	\$0	\$0	\$144,674
<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	\$93,167	\$0	\$0	\$0	\$0	\$0	\$93,167
<b>G2040950 - Hard Surface Play Area</b>	\$49,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,004
<b>G2040950 - Playing Field</b>	\$296,639	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$296,639
<b>* G2050 - Landscaping</b>	\$270,498	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$270,498
<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	\$0	\$0	\$111,346	\$0	\$0	\$0	\$0	\$0	\$111,346
<b>G4030 - Site Communications &amp; Security</b>	\$0	\$0	\$0	\$0	\$0	\$63,627	\$0	\$0	\$0	\$0	\$0	\$63,627

*\* Indicates non-renewable system*

## Forecasted Capital Renewal Requirement

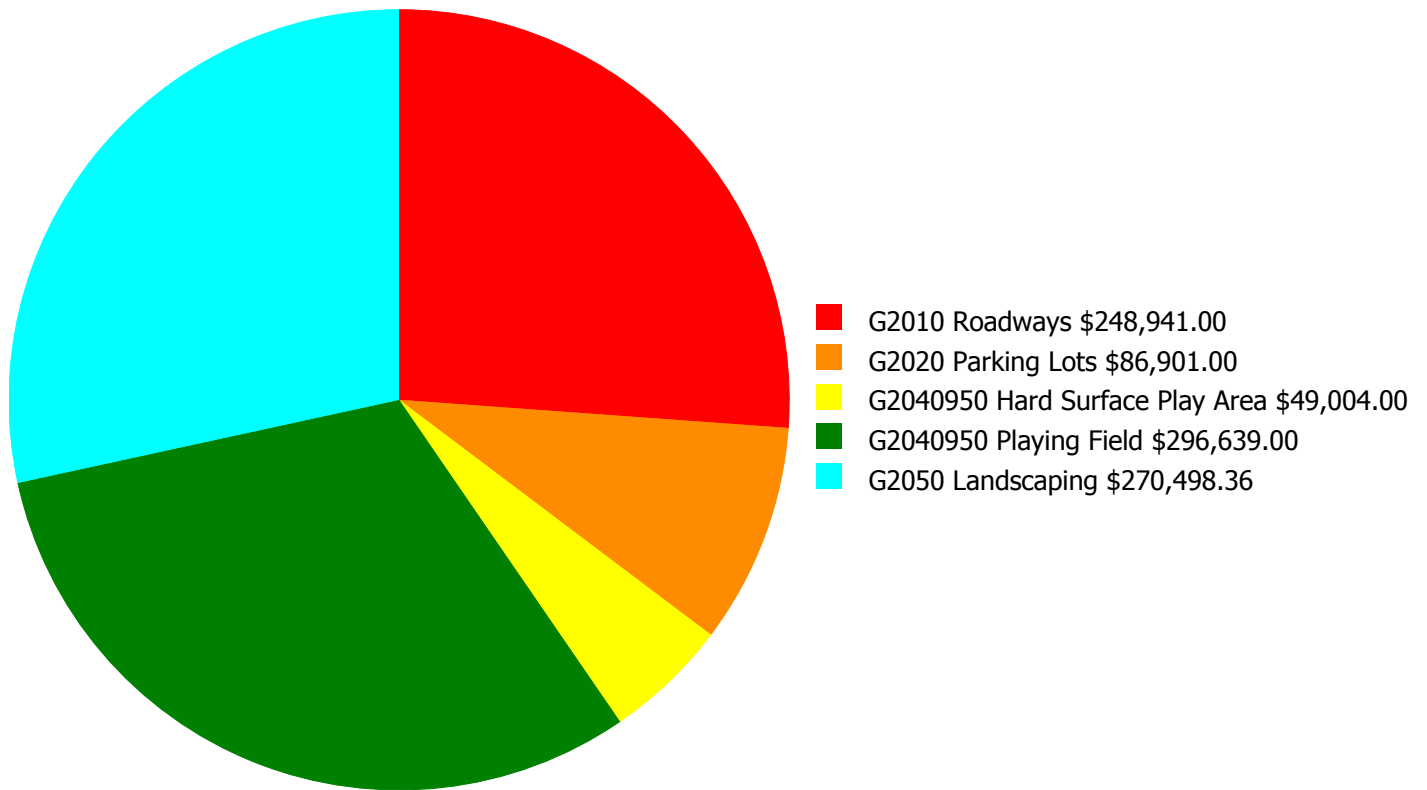
The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.





## Deficiency Summary by System

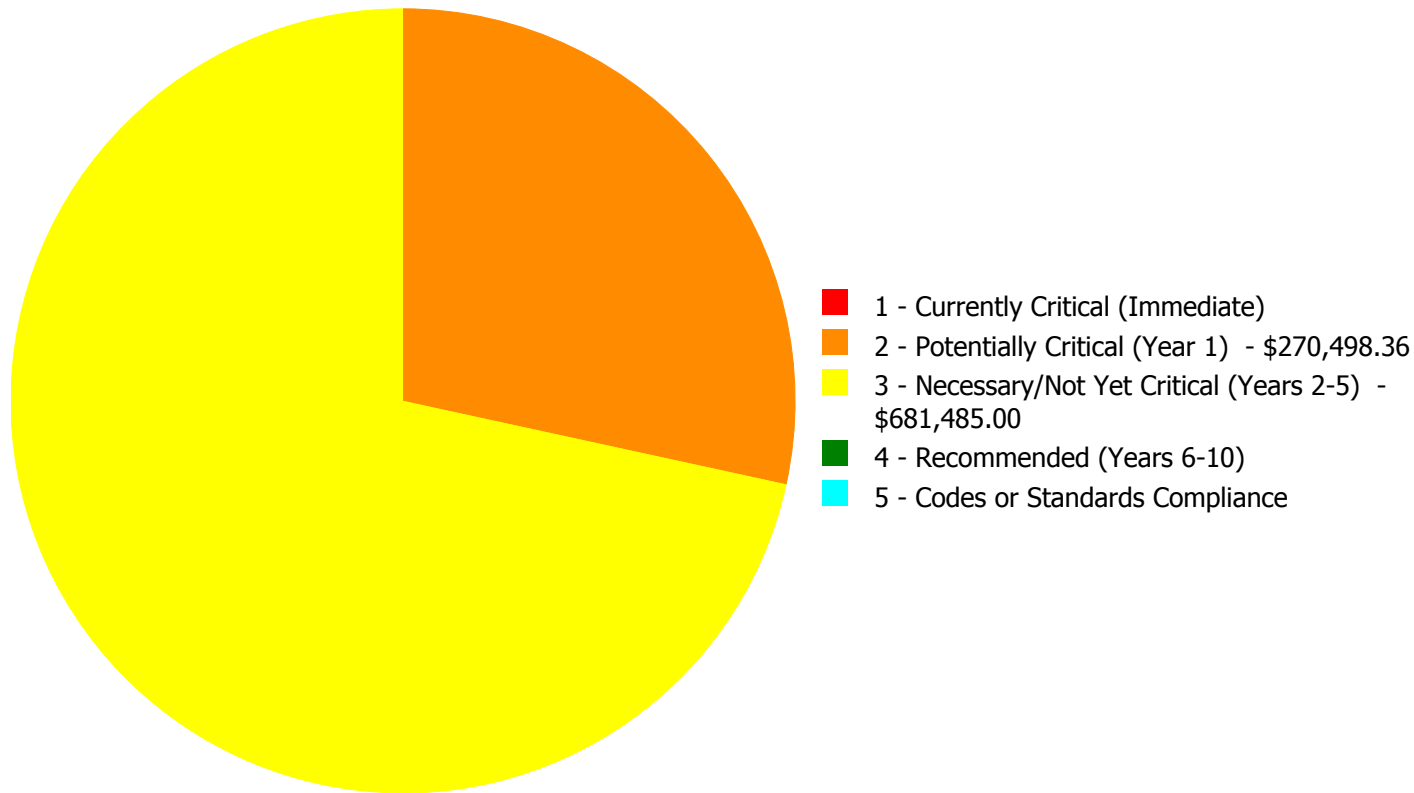
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$951,983.36**

## 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: \$951,983.36**

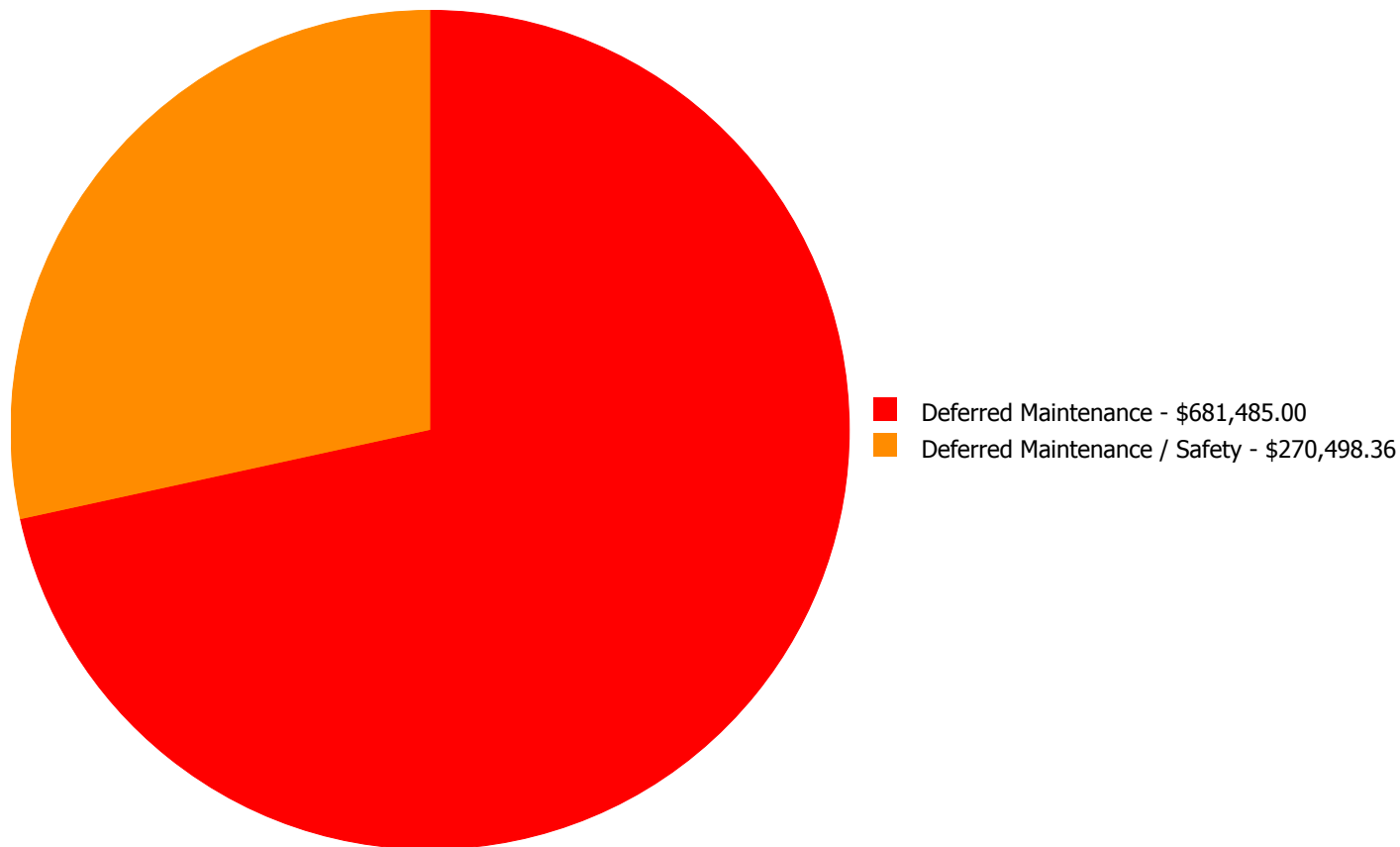
## Deficiency By Priority Investment Table

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	\$248,941.00	\$0.00	\$0.00	\$248,941.00
G2020	Parking Lots	\$0.00	\$0.00	\$86,901.00	\$0.00	\$0.00	\$86,901.00
G2040950	Hard Surface Play Area	\$0.00	\$0.00	\$49,004.00	\$0.00	\$0.00	\$49,004.00
G2040950	Playing Field	\$0.00	\$0.00	\$296,639.00	\$0.00	\$0.00	\$296,639.00
G2050	Landscaping	\$0.00	\$270,498.36	\$0.00	\$0.00	\$0.00	\$270,498.36
	<b>Total:</b>	\$0.00	\$270,498.36	\$681,485.00	\$0.00	\$0.00	\$951,983.36

## 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: \$951,983.36**

## 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: G2050 - Landscaping**



**Location:** Site, south side  
**Distress:** Failing  
**Category:** Deferred Maintenance / Safety  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Erosion control; incl. soil preparation, topsoil and sodding  
**Qty:** 10,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$270,498.36  
**Assessor Name:** Terence Davis  
**Date Created:** 01/12/2017

**Notes:** The steep slopes above the playing field are eroded, creating a safety concern for students and maintenance personnel. Repairs are recommended.

---

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

**System: G2010 - Roadways**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 59,399.00  
**Unit of Measure:** S.F.  
**Estimate:** \$248,941.00  
**Assessor Name:** Terence Davis  
**Date Created:** 12/19/2016

**Notes:** The asphalt roadway is beyond its expected life. It is aged with a worn surface and cracks. Provide Fire lane markings per Local Code requirements..

---

**System: G2020 - Parking Lots**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 59,399.00  
**Unit of Measure:** S.F.  
**Estimate:** \$86,901.00  
**Assessor Name:** Terence Davis  
**Date Created:** 12/19/2016

**Notes:** The parking lot is aged, has cracks, and a rough worn surface.with exposed aggregate. Patching as altered drainage pattern, creating ponding. Replace / resurface paving. Re-stripe parking spaces and provide pavement markings. ADA signs need to be adjusted per minimum ADA standards.

---



**System: G2040950 - Hard Surface Play Area**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 59,399.00  
**Unit of Measure:** S.F.  
**Estimate:** \$49,004.00  
**Assessor Name:** Terence Davis  
**Date Created:** 12/19/2016

**Notes:** The asphalt surfaced basketball court is in poor condition, creating a safety hazard, and/or an unusable asset. Replacement is recommended. In addition, the basketball backstops are in weathered condition and should be upgraded.

---

**System: G2040950 - Playing Field**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 59,399.00  
**Unit of Measure:** S.F.  
**Estimate:** \$296,639.00  
**Assessor Name:** Terence Davis  
**Date Created:** 12/19/2016

**Notes:** The playing field is beyond its expected life. System renewal is recommended.

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NC School District/040 Anson County/Elementary School

# Peachland-Polkton 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):	66,179
Year Built:	1993
Last Renovation:	
Replacement Value:	\$14,752,078
Repair Cost:	\$5,443,144.44
Total FCI:	36.90 %
Total RSLI:	30.78 %
FCA Score:	63.10



**Description:**

**GENERAL:**

Peachland-Polkton Elementary School is located at 9633 Highway 74 in Peachland, North Carolina. The 1 story, 65,259 square foot building was originally constructed in 1993. There have been no additions or no renovations. In addition to the main building, the campus contains one ancillary building; storage.

This report contains condition and adequacy data collected during the 2016 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

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 pitched standing seam metal. Most building entrances appear to comply with ADA requirements.

### C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally hollow core wood with aluminum frames and mostly with glazing. Interior fittings include the following items: white boards, toilet accessories, storage shelving, and fabricated toilet partitions. The interior wall finishes are typically painted CMU and painted drywall. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically ceramic tile, carpet, wood, and quarry tiles. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

### CONVEYING:

The building does not include conveying equipment. Conveying equipment includes no hydraulic elevators.

### 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 gutters and downspouts. Other plumbing systems is supplied by above ground fuel tanks.

### HVAC:

Heating is provided by 1 electric boilers. Cooling is supplied by 1 water cooled chillers. 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 digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

### FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does not have additional fire suppression systems. 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 type, fluorescent 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 all common spaces. 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: 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 centrally monitored; this building has a public address and paging system combined with the telephone system.

### OTHER ELECTRICAL SYSTEMS:

This building does not have a separately derived emergency power system. There are no natural gas emergency generator.

### E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed food service, athletic equipment, audio-visual, and fixed casework.

### 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, above ground fuel tanks and site lighting.



## Campus Assessment Report - Peachland-Polkton Elementary

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### Attributes:

#### General Attributes:

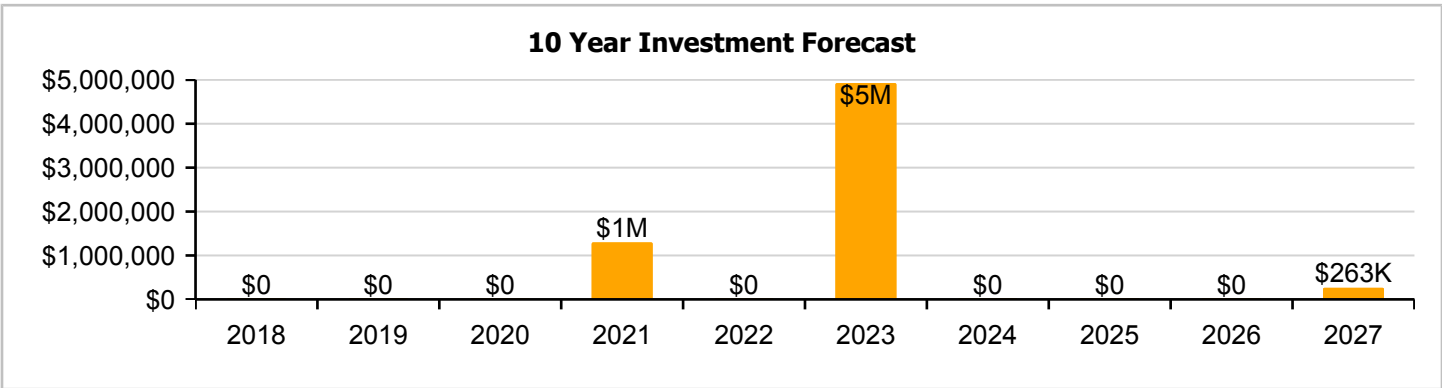
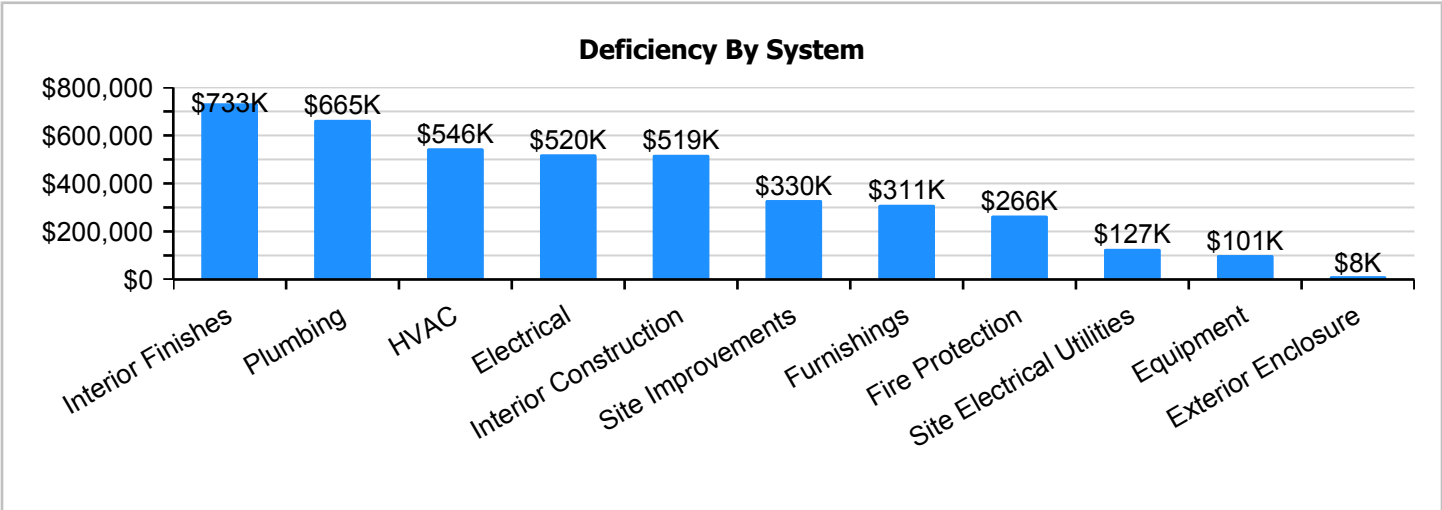
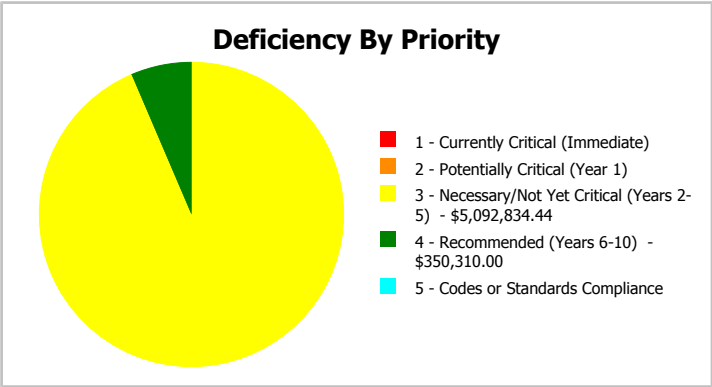
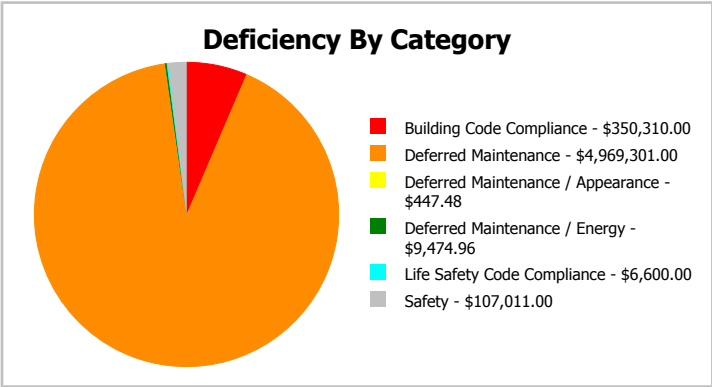
Condition Assessor:	Somnath Das	Assessment Date:	1/17/2017
Suitability Assessor:			

#### School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	27.21	Site Acreage:	27.21

**Campus Dashboard Summary**

Gross Area:	66,179	Last Renovation:	
Year Built:	1993	Replacement Value:	\$14,752,078
Repair Cost:	\$5,443,144	RSLI%:	30.78 %
FCI:	36.90 %		



**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.

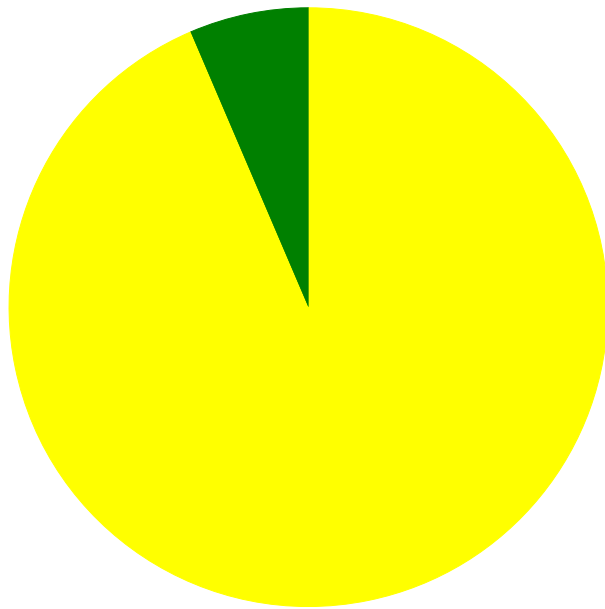
**Current Investment Requirement and Condition by Uniformat Classification**

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	76.00 %	0.00 %	\$0.00
A20 - Basement Construction	76.00 %	0.00 %	\$0.00
B10 - Superstructure	76.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	47.05 %	0.76 %	\$9,922.44
B30 - Roofing	20.00 %	0.00 %	\$0.00
C10 - Interior Construction	34.04 %	46.41 %	\$684,828.00
C30 - Interior Finishes	9.06 %	60.18 %	\$966,943.00
D20 - Plumbing	2.21 %	97.83 %	\$877,212.00
D30 - HVAC	10.46 %	52.46 %	\$720,002.00
D40 - Fire Protection	0.00 %	110.00 %	\$350,310.00
D50 - Electrical	14.32 %	37.77 %	\$686,263.00
E10 - Equipment	2.78 %	94.72 %	\$133,520.00
E20 - Furnishings	0.00 %	110.00 %	\$410,610.00
G20 - Site Improvements	9.95 %	42.61 %	\$435,374.00
G30 - Site Mechanical Utilities	59.51 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	26.22 %	54.53 %	\$168,160.00
<b>Totals:</b>	<b>30.78 %</b>	<b>36.90 %</b>	<b>\$5,443,144.44</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
1993 Main Building	65,259	38.07	\$0.00	\$0.00	\$4,488,852.96	\$350,310.00	\$0.00
1993 Storage Building 1	920	0.47	\$0.00	\$0.00	\$447.48	\$0.00	\$0.00
Site	66,179	31.01	\$0.00	\$0.00	\$603,534.00	\$0.00	\$0.00
<b>Total:</b>		<b>36.90</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,092,834.44</b>	<b>\$350,310.00</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) - \$5,092,834.44
- 4 - Recommended (Years 6-10) - \$350,310.00
- 5 - Codes or Standards Compliance

**Budget Estimate Total: \$5,443,144.44**

## 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):	65,259
Year Built:	1993
Last Renovation:	
Replacement Value:	\$12,709,843
Repair Cost:	\$4,839,162.96
Total FCI:	38.07 %
Total RSLI:	30.90 %
FCA Score:	61.93



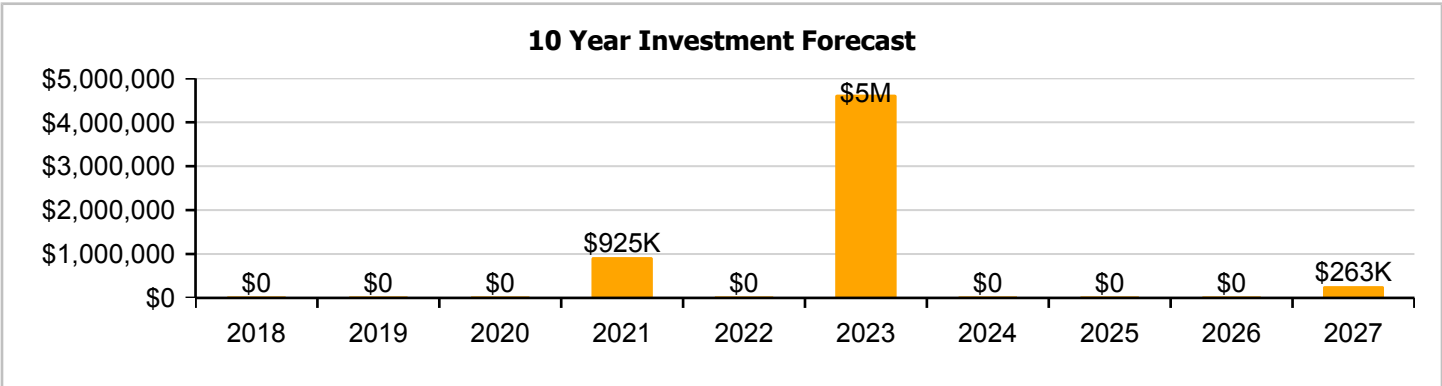
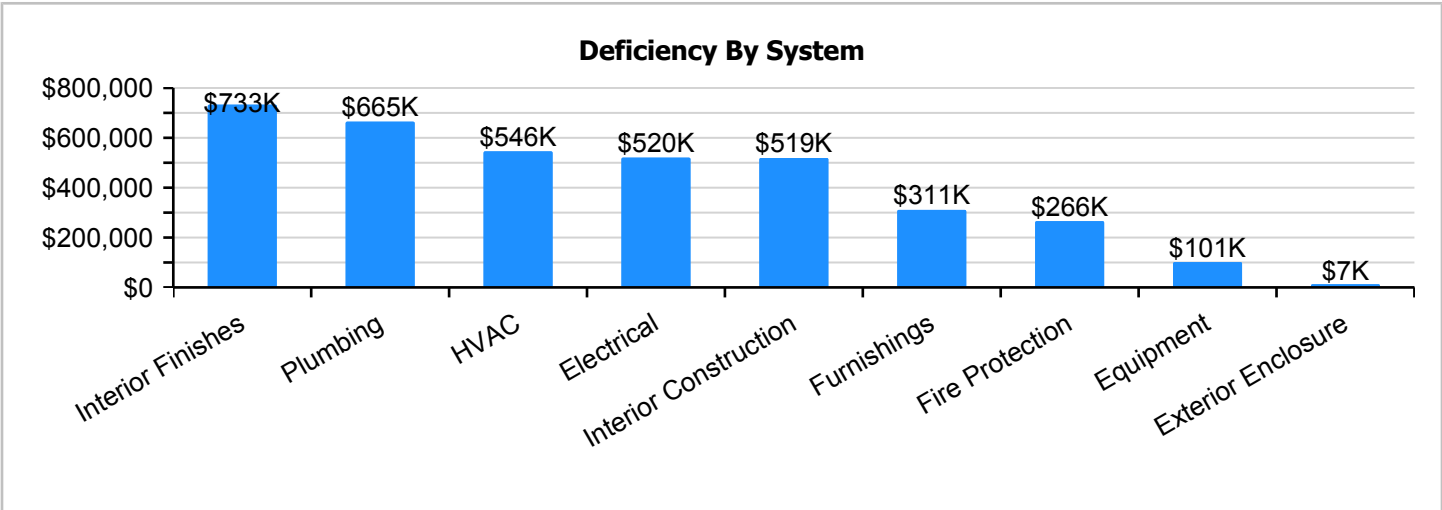
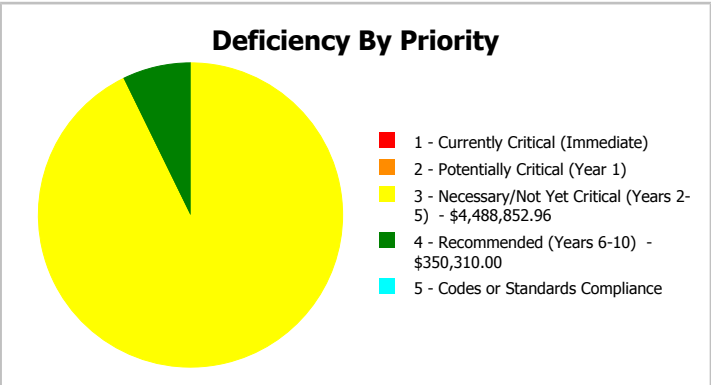
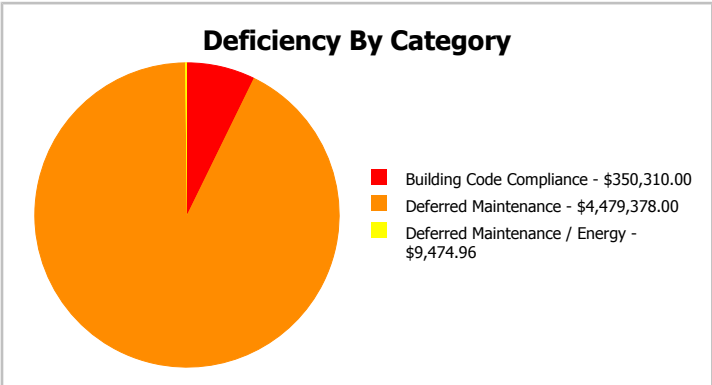
### Description:

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:	65,259
Year Built:	1993	Last Renovation:	
Repair Cost:	\$4,839,163	Replacement Value:	\$12,709,843
FCI:	38.07 %	RSLI%:	30.90 %





## 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
A10 - Foundations	76.00 %	0.00 %	\$0.00
A20 - Basement Construction	76.00 %	0.00 %	\$0.00
B10 - Superstructure	76.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	46.59 %	0.75 %	\$9,474.96
B30 - Roofing	20.00 %	0.00 %	\$0.00
C10 - Interior Construction	34.04 %	46.41 %	\$684,828.00
C30 - Interior Finishes	9.06 %	60.18 %	\$966,943.00
D20 - Plumbing	2.21 %	97.83 %	\$877,212.00
D30 - HVAC	10.46 %	52.46 %	\$720,002.00
D40 - Fire Protection	0.00 %	110.00 %	\$350,310.00
D50 - Electrical	14.32 %	37.77 %	\$686,263.00
E10 - Equipment	2.78 %	94.72 %	\$133,520.00
E20 - Furnishings	0.00 %	110.00 %	\$410,610.00
<b>Totals:</b>	<b>30.90 %</b>	<b>38.07 %</b>	<b>\$4,839,162.96</b>

## Photo Album

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

1). North Elevation - Jan 19, 2017



2). West Elevation - Jan 19, 2017



3). Northeast Elevation - Jan 19, 2017



4). South Elevation - Jan 19, 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 - 1993 Main Building

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.	65,259	100	1993	2093		76.00 %	0.00 %	76			\$306,717
A1030	Slab on Grade	\$8.26	S.F.	65,259	100	1993	2093		76.00 %	0.00 %	76			\$539,039
A2010	Basement Excavation	\$1.85	S.F.	65,259	100	1993	2093		76.00 %	0.00 %	76			\$120,729
A2020	Basement Walls	\$12.79	S.F.	65,259	100	1993	2093		76.00 %	0.00 %	76			\$834,663
B1020	Roof Construction	\$15.44	S.F.	65,259	100	1993	2093		76.00 %	0.00 %	76			\$1,007,599
B2010	Exterior Walls	\$9.24	S.F.	65,259	100	1993	2093		76.00 %	0.00 %	76			\$602,993
B2020	Exterior Windows	\$9.20	S.F.	65,259	30	1993	2023		20.00 %	1.58 %	6		\$9,474.96	\$600,383
B2030	Exterior Doors	\$1.02	S.F.	65,259	30	1993	2023		20.00 %	0.00 %	6			\$66,564
B3010130	Preformed Metal Roofing	\$9.66	S.F.	65,259	30	1993	2023		20.00 %	0.00 %	6			\$630,402
C1010	Partitions	\$10.59	S.F.	65,259	75	1993	2068		68.00 %	0.00 %	51			\$691,093
C1020	Interior Doors	\$2.48	S.F.	65,259	30	1993	2023		20.00 %	0.00 %	6			\$161,842
C1030	Fittings	\$9.54	S.F.	65,259	20	1993	2013		0.00 %	110.00 %	-4		\$684,828.00	\$622,571
C3010	Wall Finishes	\$2.73	S.F.	65,259	10	1993	2003		0.00 %	110.00 %	-14		\$195,973.00	\$178,157
C3020	Floor Finishes	\$11.15	S.F.	65,259	20	1993	2013	2021	20.00 %	0.00 %	4			\$727,638
C3030	Ceiling Finishes	\$10.74	S.F.	65,259	25	1993	2018	2016	0.00 %	110.00 %	-1		\$770,970.00	\$700,882
D2010	Plumbing Fixtures	\$11.26	S.F.	65,259	30	1993	2023	2016	0.00 %	110.00 %	-1		\$808,298.00	\$734,816
D2020	Domestic Water Distribution	\$0.96	S.F.	65,259	30	1993	2023	2016	0.00 %	110.00 %	-1		\$68,914.00	\$62,649
D2030	Sanitary Waste	\$1.52	S.F.	65,259	30	1993	2023		20.00 %	0.00 %	6			\$99,194
D3020	Heat Generating Systems	\$4.98	S.F.	65,259	30	1993	2023		20.00 %	0.00 %	6			\$324,990
D3030	Cooling Generating Systems	\$5.16	S.F.	65,259	25	1993	2018	2016	0.00 %	110.00 %	-1		\$370,410.00	\$336,736
D3040	Distribution Systems	\$6.02	S.F.	65,259	30	1993	2023		20.00 %	0.00 %	6			\$392,859
D3050	Terminal & Package Units	\$2.96	S.F.	65,259	15	1993	2008		0.00 %	110.00 %	-9		\$212,483.00	\$193,167
D3060	Controls & Instrumentation	\$1.91	S.F.	65,259	20	1993	2013		0.00 %	110.00 %	-4		\$137,109.00	\$124,645
D4010	Sprinklers	\$4.22	S.F.	65,259	30			2016	0.00 %	110.00 %	-1		\$302,932.00	\$275,393
D4020	Standpipes	\$0.66	S.F.	65,259	30			2016	0.00 %	110.00 %	-1		\$47,378.00	\$43,071
D5010	Electrical Service/Distribution	\$1.65	S.F.	65,259	40	1993	2033		40.00 %	0.00 %	16			\$107,677
D5020	Branch Wiring	\$4.99	S.F.	65,259	30	1993	2023		20.00 %	0.00 %	6			\$325,642
D5020	Lighting	\$11.64	S.F.	65,259	30	1993	2023		20.00 %	0.00 %	6			\$759,615
D5030810	Security & Detection Systems	\$1.83	S.F.	65,259	15	1993	2008		0.00 %	110.00 %	-9		\$131,366.00	\$119,424
D5030910	Fire Alarm Systems	\$3.31	S.F.	65,259	15	1993	2008		0.00 %	110.00 %	-9		\$237,608.00	\$216,007
D5030920	Data Communication	\$4.30	S.F.	65,259	15	1993	2008		0.00 %	110.00 %	-9		\$308,675.00	\$280,614
D5090	Other Electrical Systems	\$0.12	S.F.	65,259	20	1993	2013		0.00 %	110.00 %	-4		\$8,614.00	\$7,831
E1020	Institutional Equipment	\$0.30	S.F.	65,259	20	1993	2013	2021	20.00 %	0.00 %	4			\$19,578
E1090	Other Equipment	\$1.86	S.F.	65,259	20	1993	2013		0.00 %	110.00 %	-4		\$133,520.00	\$121,382
E2010	Fixed Furnishings	\$5.72	S.F.	65,259	20	1993	2013		0.00 %	110.00 %	-4		\$410,610.00	\$373,281
<b>Total</b>									<b>30.90 %</b>	<b>38.07 %</b>			<b>\$4,839,162.96</b>	<b>\$12,709,843</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:**



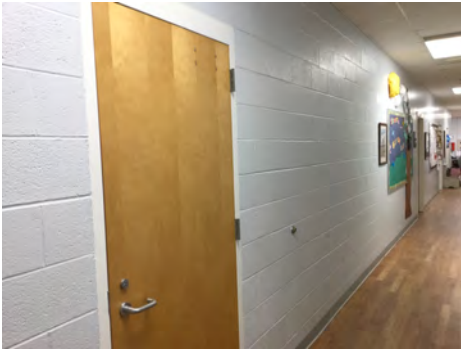
## Campus Assessment Report - 1993 Main Building

**System:** B3010130 - Preformed Metal Roofing



**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**

## Campus Assessment Report - 1993 Main Building

**System:** C1030 - Fittings



**Note:** The toilet partition and the signages throughout the school needs to be replaced.

**System:** C3010 - Wall Finishes



**Note:** The paint is beyond its service life and should be replaced.

**System:** C3020 - Floor Finishes



**Note:** The carpet and portion of the VCT needs to be replaced.



## Campus Assessment Report - 1993 Main Building

### System: C3030 - Ceiling Finishes



**Note:** The acoustical ceiling tiles are beyond their service life and should be replaced.

### System: D2010 - Plumbing Fixtures



**Note:** The plumbing fixtures are beyond their service life and should be replaced.

### System: D2020 - Domestic Water Distribution



**Note:** The domestic water distribution system is beyond its service life and should be replaced.

## Campus Assessment Report - 1993 Main Building

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**

**System:** D3030 - Cooling Generating Systems



**Note:** The cooling system is beyond its service life and should be replaced.



# Campus Assessment Report - 1993 Main Building

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:** The terminal and package units are beyond their service life and should be replaced.

**System:** D3060 - Controls & Instrumentation



**Note:** The controls and instrumentation are beyond its service life and should be replaced.

**System:** D4010 - Sprinklers

This system contains no images

**Note:** The building does not have a fire protection system and it should be installed.

**System:** D4020 - Standpipes

This system contains no images

**Note:** The building does not have a fire protection system and it should be installed.

## Campus Assessment Report - 1993 Main Building

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



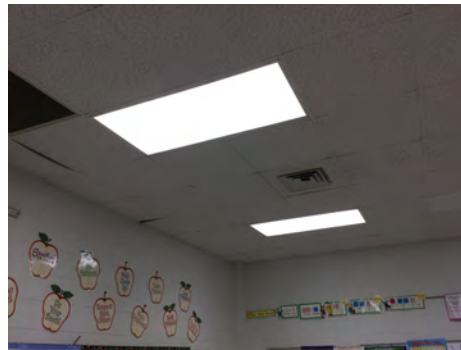
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**



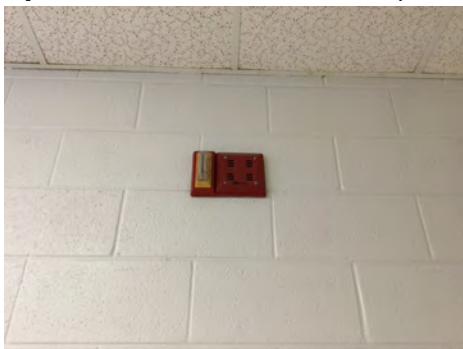
## Campus Assessment Report - 1993 Main Building

### System: D5030810 - Security & Detection Systems



**Note:** The security and detection system is beyond its service life and should be replaced.

### System: D5030910 - Fire Alarm Systems



**Note:** The fire alarm system is beyond its service life and should be replaced.

### System: D5030920 - Data Communication



**Note:** The data communication is beyond its service life and should be replaced.

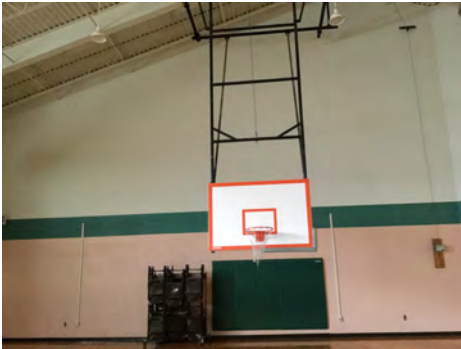
## Campus Assessment Report - 1993 Main Building

**System:** D5090 - Other Electrical Systems



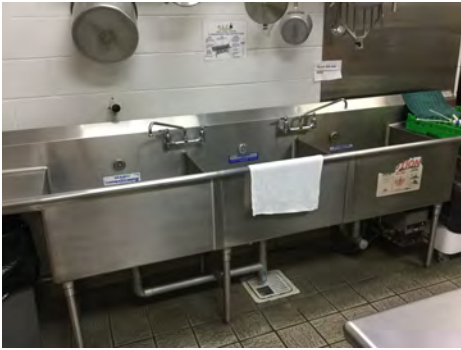
**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

**System:** E1090 - Other Equipment



**Note:** The kitchen equipment is beyond its service life and should be replaced.



## Campus Assessment Report - 1993 Main Building

**System:** E2010 - Fixed Furnishings



**Note:** The fixed furnishings are beyond their service life and should be replaced.

## 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>\$4,839,163</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$925,097</b>	<b>\$0</b>	<b>\$4,625,942</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$263,371</b>	<b>\$10,653,574</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>* 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>	\$9,475	\$0	\$0	\$0	\$0	\$0	\$788,577	\$0	\$0	\$0	\$0	\$798,052
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$87,430	\$0	\$0	\$0	\$0	\$87,430
<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	\$1,038,772	\$0	\$0	\$0	\$0	\$1,038,772
<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	\$212,574	\$0	\$0	\$0	\$0	\$212,574
<b>C1030 - Fittings</b>	\$684,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$684,828
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$195,973	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$263,371	\$459,344
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$900,860	\$0	\$0	\$0	\$0	\$0	\$0	\$900,860

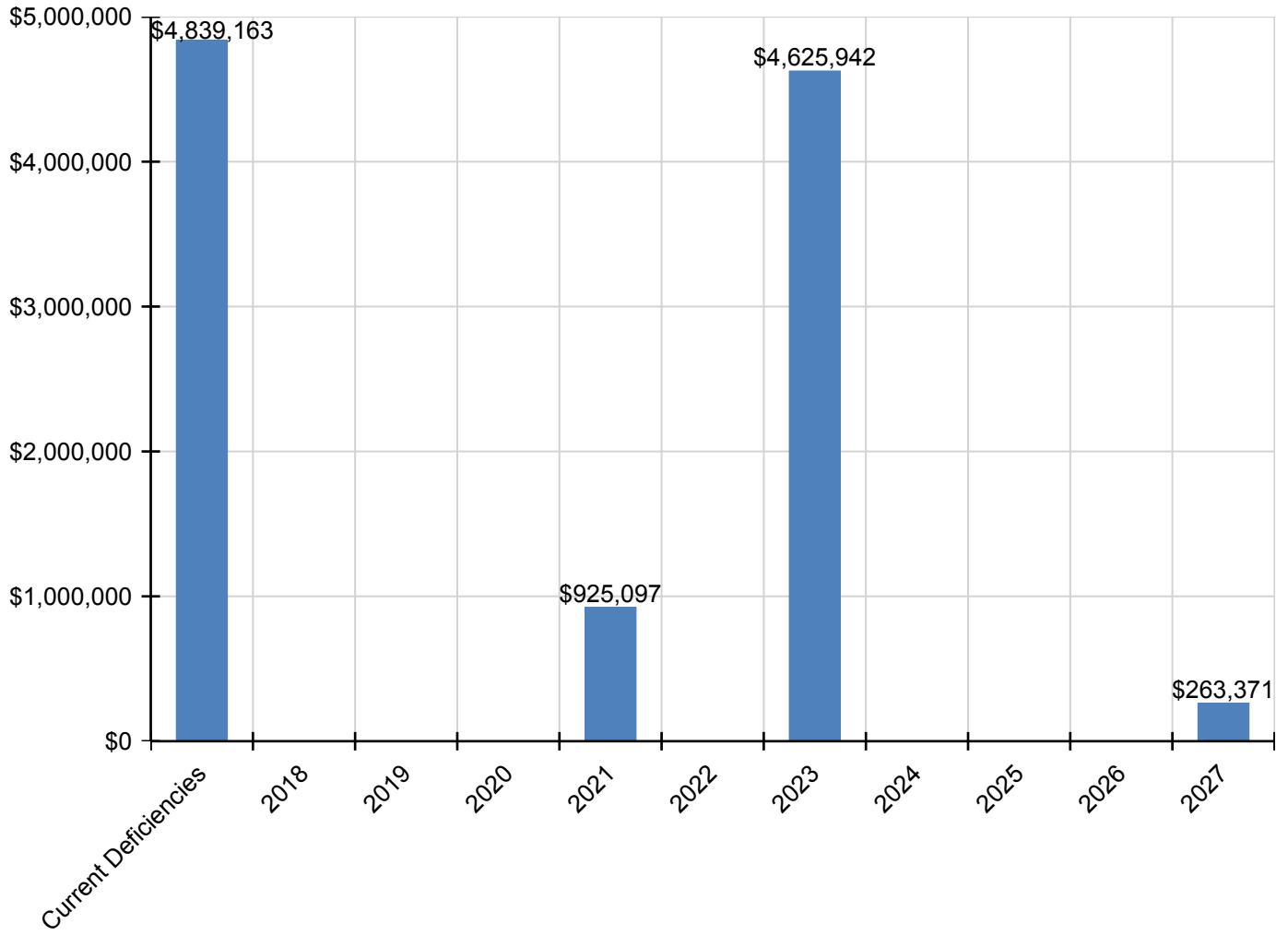
## Campus Assessment Report - 1993 Main Building

C3030 - Ceiling Finishes	\$770,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$770,970
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	\$808,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$808,298
D2020 - Domestic Water Distribution	\$68,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,914
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$130,287	\$0	\$0	\$0	\$0	\$0	\$130,287
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	\$426,861	\$0	\$0	\$0	\$0	\$0	\$426,861
D3030 - Cooling Generating Systems	\$370,410	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$370,410
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$516,004	\$0	\$0	\$0	\$0	\$0	\$516,004
D3050 - Terminal & Package Units	\$212,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$212,483
D3060 - Controls & Instrumentation	\$137,109	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,109
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$302,932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$302,932
D4020 - Standpipes	\$47,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,378
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	\$427,718	\$0	\$0	\$0	\$0	\$0	\$427,718
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$997,721	\$0	\$0	\$0	\$0	\$0	\$997,721
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$131,366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,366
D5030910 - Fire Alarm Systems	\$237,608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$237,608
D5030920 - Data Communication	\$308,675	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$308,675
D5090 - Other Electrical Systems	\$8,614	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,614
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	\$24,238	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,238
E1090 - Other Equipment	\$133,520	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,520
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$410,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$410,610

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

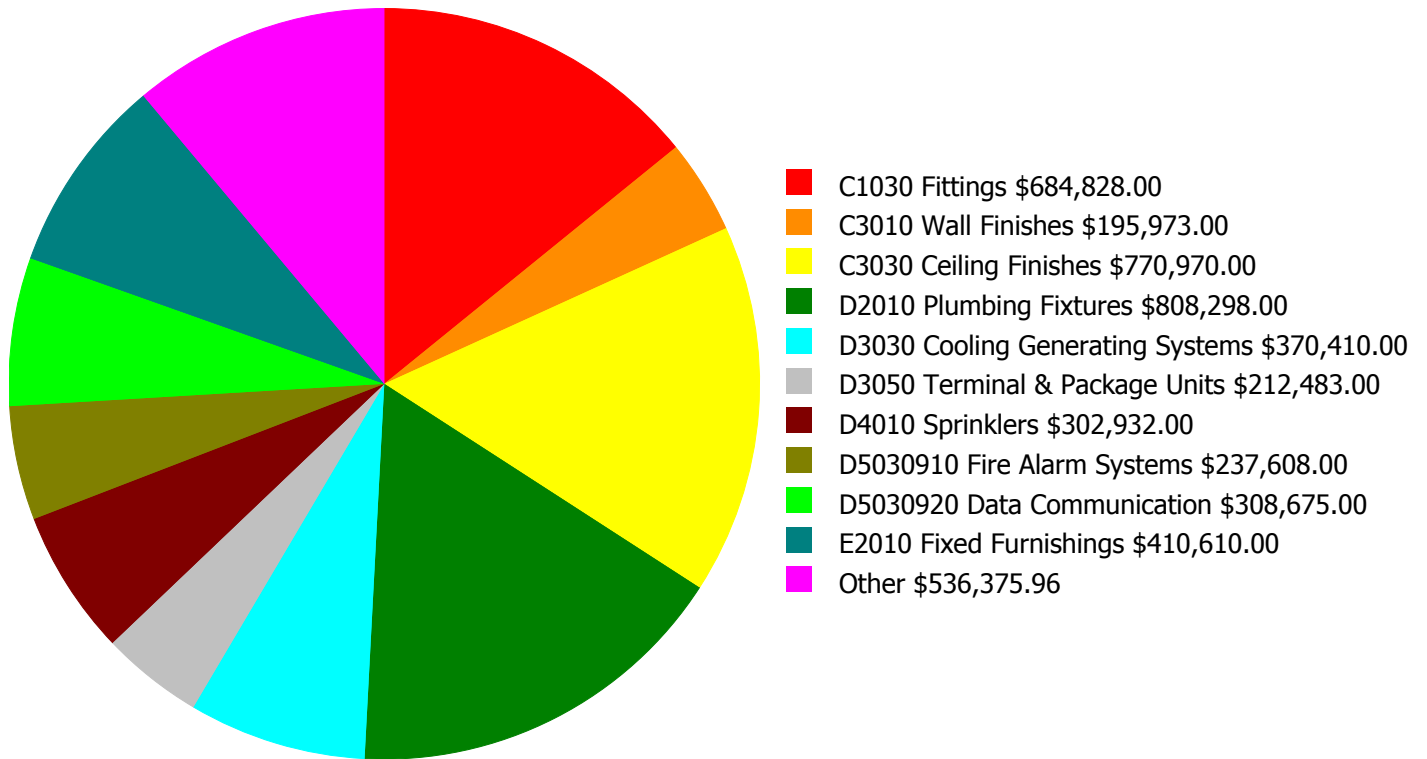
The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.





## Deficiency Summary by System

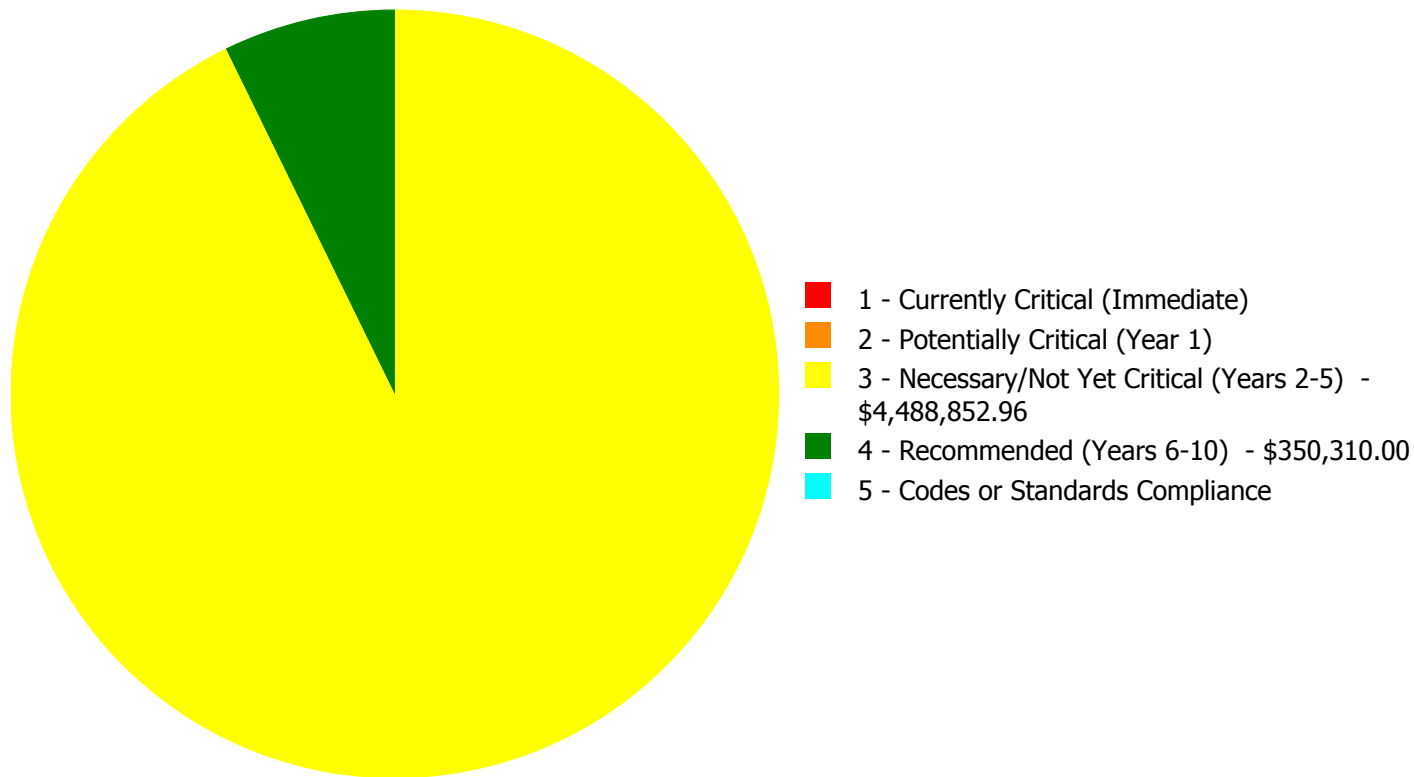
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$4,839,162.96**

### 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: \$4,839,162.96**

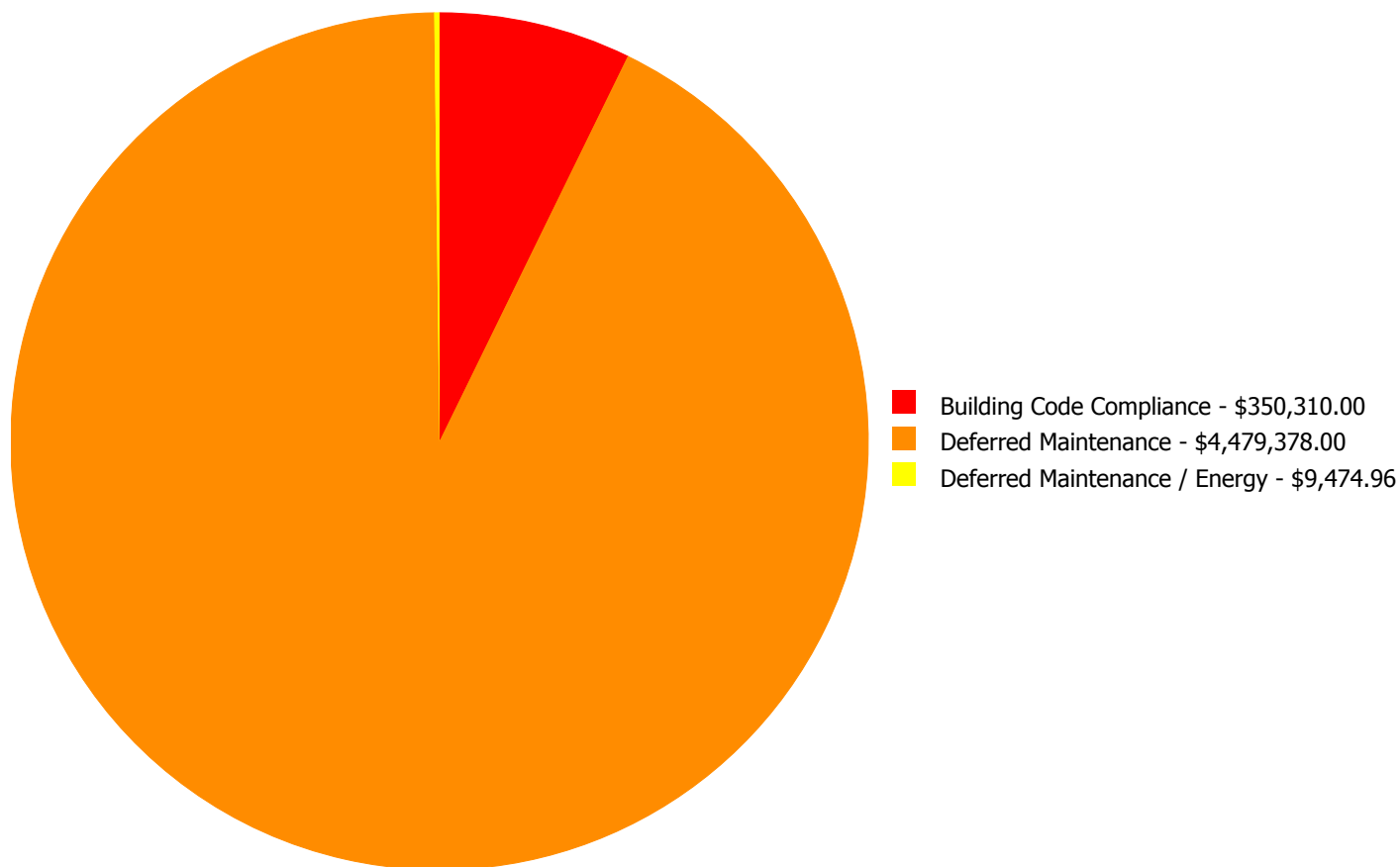
## Deficiency By Priority Investment Table

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	\$9,474.96	\$0.00	\$0.00	\$9,474.96
C1030	Fittings	\$0.00	\$0.00	\$684,828.00	\$0.00	\$0.00	\$684,828.00
C3010	Wall Finishes	\$0.00	\$0.00	\$195,973.00	\$0.00	\$0.00	\$195,973.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$770,970.00	\$0.00	\$0.00	\$770,970.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$808,298.00	\$0.00	\$0.00	\$808,298.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$68,914.00	\$0.00	\$0.00	\$68,914.00
D3030	Cooling Generating Systems	\$0.00	\$0.00	\$370,410.00	\$0.00	\$0.00	\$370,410.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$212,483.00	\$0.00	\$0.00	\$212,483.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$137,109.00	\$0.00	\$0.00	\$137,109.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$302,932.00	\$0.00	\$302,932.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$47,378.00	\$0.00	\$47,378.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$131,366.00	\$0.00	\$0.00	\$131,366.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$237,608.00	\$0.00	\$0.00	\$237,608.00
D5030920	Data Communication	\$0.00	\$0.00	\$308,675.00	\$0.00	\$0.00	\$308,675.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$8,614.00	\$0.00	\$0.00	\$8,614.00
E1090	Other Equipment	\$0.00	\$0.00	\$133,520.00	\$0.00	\$0.00	\$133,520.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$410,610.00	\$0.00	\$0.00	\$410,610.00
	<b>Total:</b>	\$0.00	\$0.00	\$4,488,852.96	\$350,310.00	\$0.00	\$4,839,162.96

### 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: \$4,839,162.96**

## 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:** Exterior Walls  
**Distress:** Failing  
**Category:** Deferred Maintenance / Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Repair 3' x 4' aluminum window - 1st floor  
**Qty:** 20.00  
**Unit of Measure:** Ea.  
**Estimate:** \$9,474.96  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** The exterior windows need to be resealed as the sealing is in poor condition.

#### System: C1030 - Fittings



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,259.00  
**Unit of Measure:** S.F.  
**Estimate:** \$684,828.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/16/2017

**Notes:** The toilet partition and the signages throughout the school needs to be replaced.

**System: C3010 - Wall Finishes**



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,259.00  
**Unit of Measure:** S.F.  
**Estimate:** \$195,973.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/16/2017

**Notes:** The paint is beyond its service life and should be replaced.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,259.00  
**Unit of Measure:** S.F.  
**Estimate:** \$770,970.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

**Notes:** The acoustical ceiling tiles are beyond their service life and should be replaced.

---



**System: D2010 - Plumbing Fixtures**



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,259.00  
**Unit of Measure:** S.F.  
**Estimate:** \$808,298.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

**Notes:** The plumbing fixtures are beyond their service life and should be replaced.

---

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,259.00  
**Unit of Measure:** S.F.  
**Estimate:** \$68,914.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

**Notes:** The domestic water distribution system is beyond its service life and should be replaced.

---

**System: D3030 - Cooling Generating Systems**



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,259.00  
**Unit of Measure:** S.F.  
**Estimate:** \$370,410.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

**Notes:** The cooling system is beyond its service life and should be replaced.

---

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



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,259.00  
**Unit of Measure:** S.F.  
**Estimate:** \$212,483.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/16/2017

**Notes:** The terminal and package units are beyond their service life and should be replaced.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,259.00  
**Unit of Measure:** S.F.  
**Estimate:** \$137,109.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/16/2017

**Notes:** The controls and instrumentation are beyond its service life and should be replaced.

---

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



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,259.00  
**Unit of Measure:** S.F.  
**Estimate:** \$131,366.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/16/2017

**Notes:** The security and detection system is beyond its service life and should be replaced.

---



**System: D5030910 - Fire Alarm Systems**



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,259.00  
**Unit of Measure:** S.F.  
**Estimate:** \$237,608.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/16/2017

**Notes:** The fire alarm system is beyond its service life and should be replaced.

---

**System: D5030920 - Data Communication**



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,259.00  
**Unit of Measure:** S.F.  
**Estimate:** \$308,675.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/16/2017

**Notes:** The data communication is beyond its service life and should be replaced.

---

**System: D5090 - Other Electrical Systems**



**Location:** 1993 Main Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,259.00  
**Unit of Measure:** S.F.  
**Estimate:** \$8,614.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/24/2017

**Notes:**

---

**System: E1090 - Other Equipment**



**Location:** Kitchen  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,259.00  
**Unit of Measure:** S.F.  
**Estimate:** \$133,520.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/16/2017

**Notes:** The kitchen equipment is beyond its service life and should be replaced.

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 65,259.00  
**Unit of Measure:** S.F.  
**Estimate:** \$410,610.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/16/2017

**Notes:** The fixed furnishings are beyond their service life and should be replaced.

---



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

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout Building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 65,259.00  
**Unit of Measure:** S.F.  
**Estimate:** \$302,932.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/16/2017

**Notes:** The building does not have a fire protection system and it should be installed.

---

**System: D4020 - Standpipes**

This deficiency has no image.

**Location:** Throughout Building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 65,259.00  
**Unit of Measure:** S.F.  
**Estimate:** \$47,378.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/16/2017

**Notes:** The building does not have a fire protection system and it should be installed.

---

## 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):	920
Year Built:	1993
Last Renovation:	
Replacement Value:	\$95,910
Repair Cost:	\$447.48
Total FCI:	0.47 %
Total RSLI:	66.16 %
FCA Score:	99.53



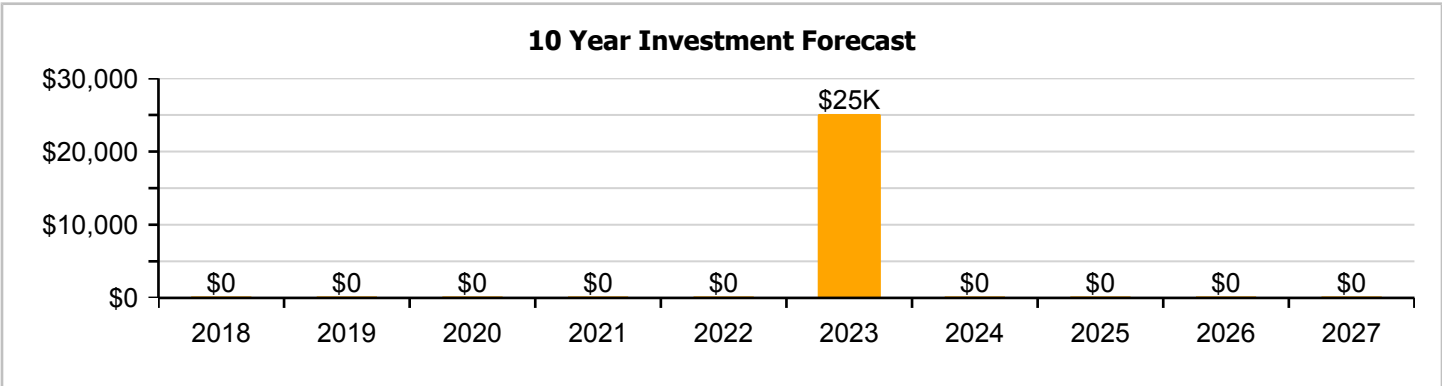
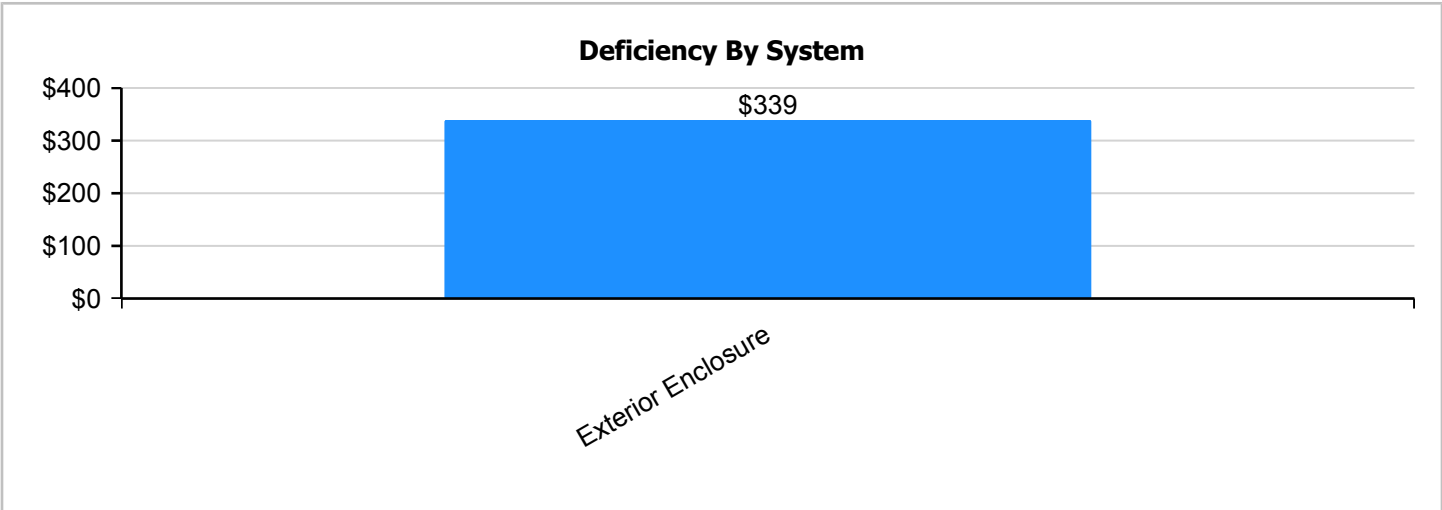
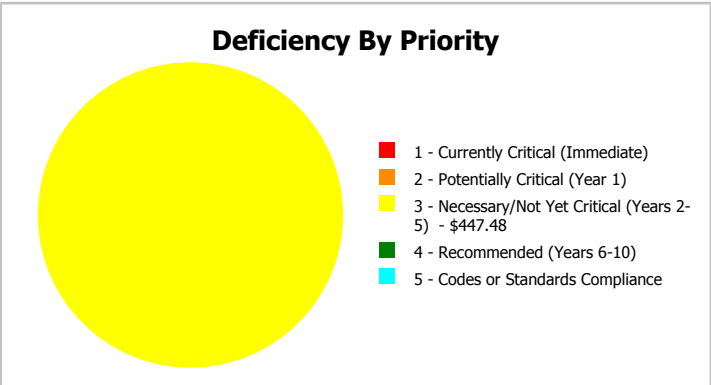
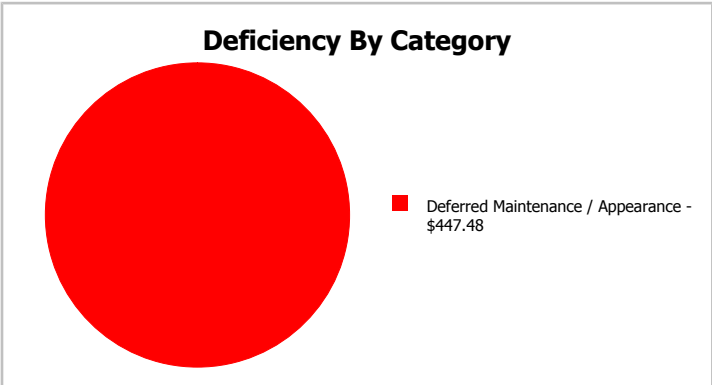
### Description:

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:	ES -Elementary School	Gross Area:	920
Year Built:	1993	Last Renovation:	
Repair Cost:	\$447	Replacement Value:	\$95,910
FCI:	0.47 %	RSLI%:	66.16 %



## 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	76.00 %	0.00 %	\$0.00
B10 - Superstructure	76.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	63.39 %	1.26 %	\$447.48
B30 - Roofing	20.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>66.16 %</b>	<b>0.47 %</b>	<b>\$447.48</b>

## Photo Album

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

1). North Elevation - Jan 19, 2017



2). East Elevation - Jan 19, 2017



3). South Elevation - Jan 19, 2017



4). Northeast Elevation - Jan 19, 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.	920	100	1993	2093		76.00 %	0.00 %	76			\$18,520
A1030	Slab on Grade	\$19.75	S.F.	920	100	1993	2093		76.00 %	0.00 %	76			\$18,170
B1020	Roof Construction	\$16.26	S.F.	920	100	1993	2093		76.00 %	0.00 %	76			\$14,959
B2010	Exterior Walls	\$29.79	S.F.	920	100	1993	2093		76.00 %	0.00 %	76			\$27,407
B2030	Exterior Doors	\$8.66	S.F.	920	30	1993	2023		20.00 %	5.62 %	6		\$447.48	\$7,967
B3010130	Preformed Metal Roofing	\$9.66	S.F.	920	30	1993	2023		20.00 %	0.00 %	6			\$8,887
<b>Total</b>									<b>66.16 %</b>	<b>0.47 %</b>			<b>\$447.48</b>	<b>\$95,910</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:** B2030 - Exterior Doors



**Note:**

**System:** B3010130 - Preformed Metal Roofing



**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.

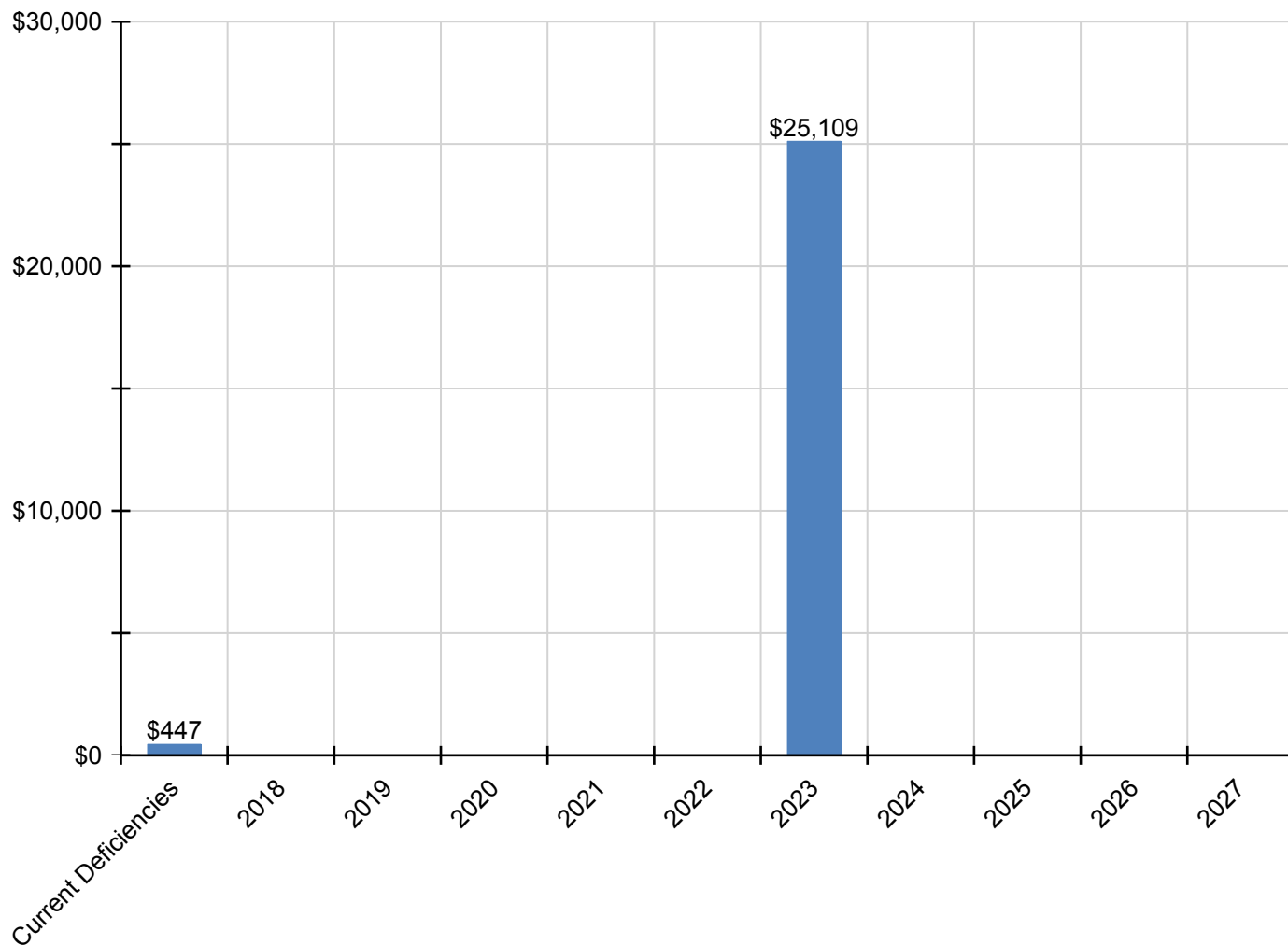
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$447</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,109</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,556</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>	\$447	\$0	\$0	\$0	\$0	\$0	\$10,465	\$0	\$0	\$0	\$0	\$10,912
<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	\$14,644	\$0	\$0	\$0	\$0	\$14,644

*\* Indicates non-renewable system*

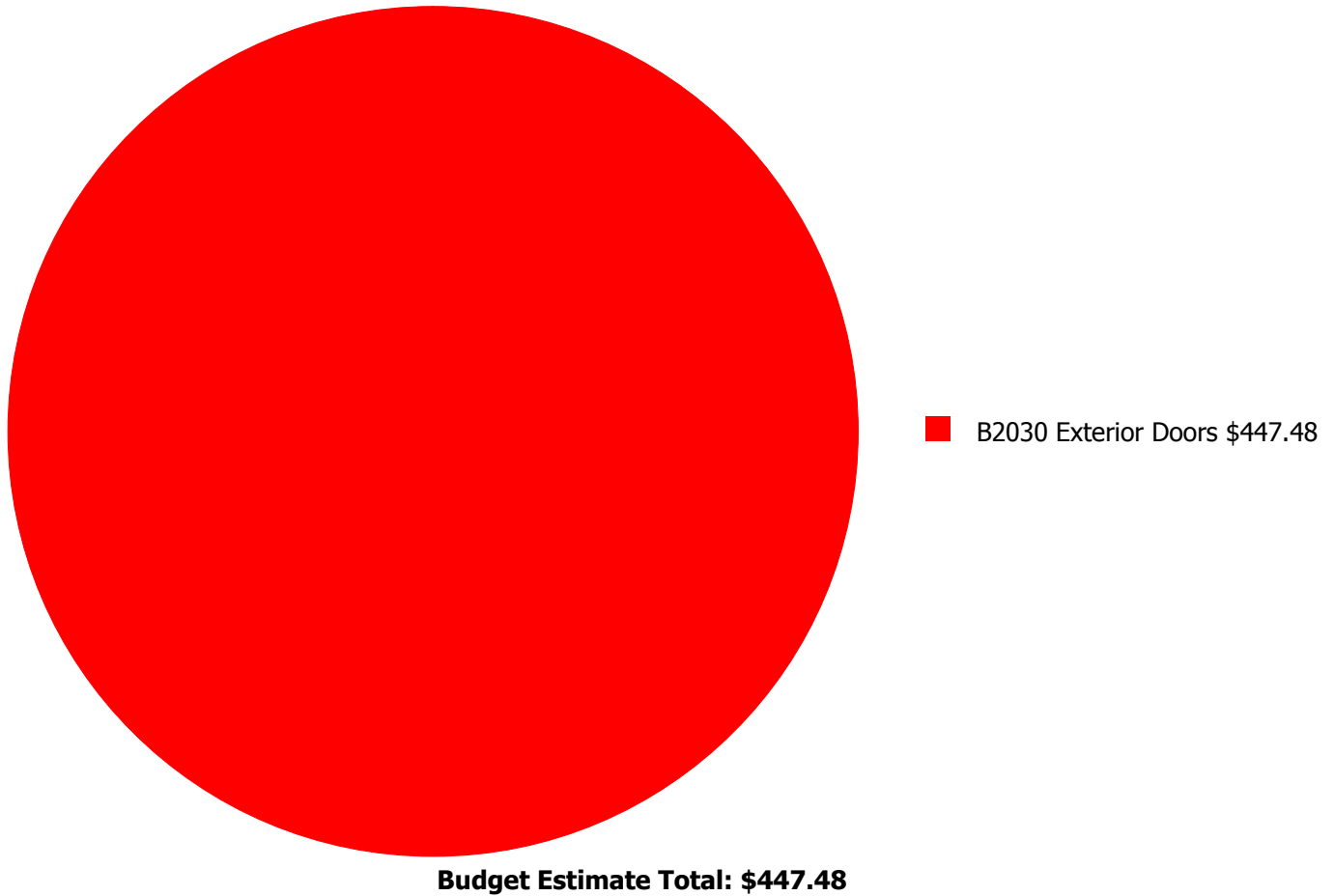
## Forecasted Capital Renewal Requirement

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



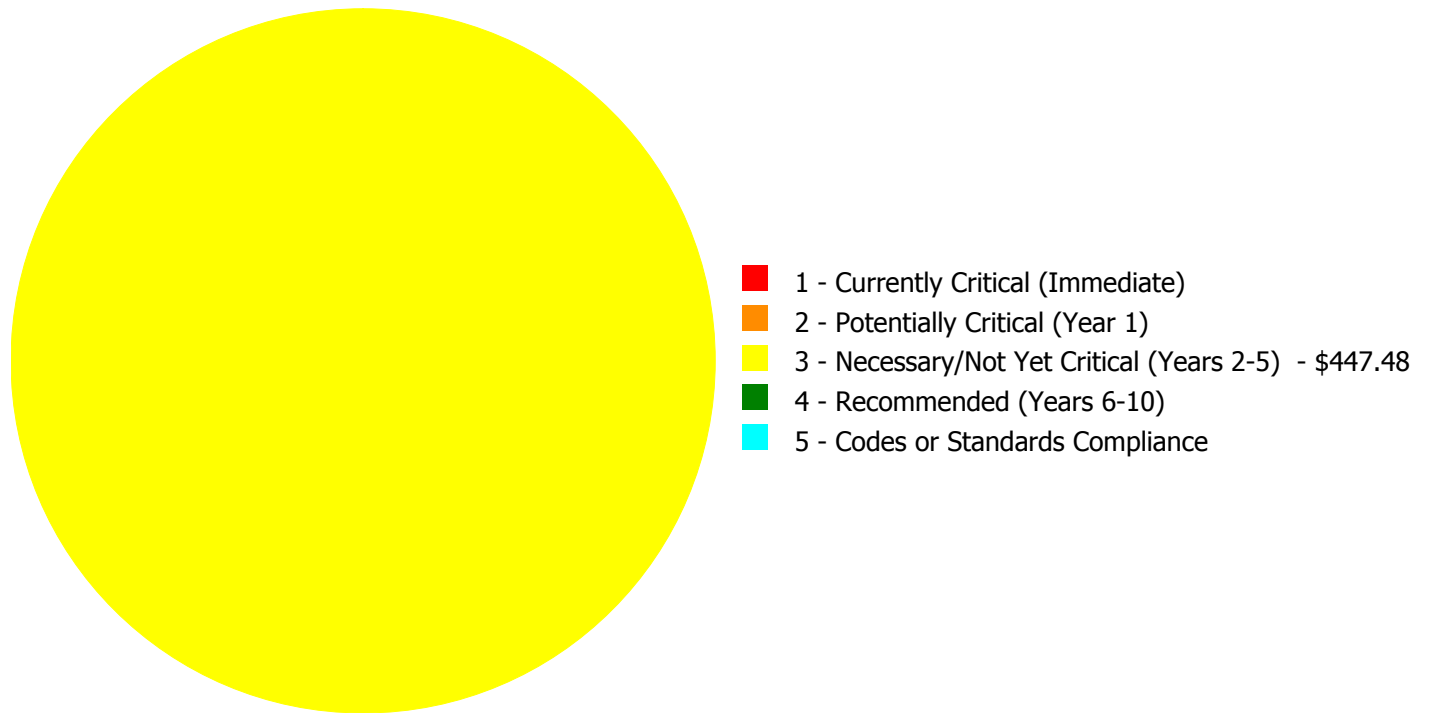
## Deficiency Summary by System

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: \$447.48**



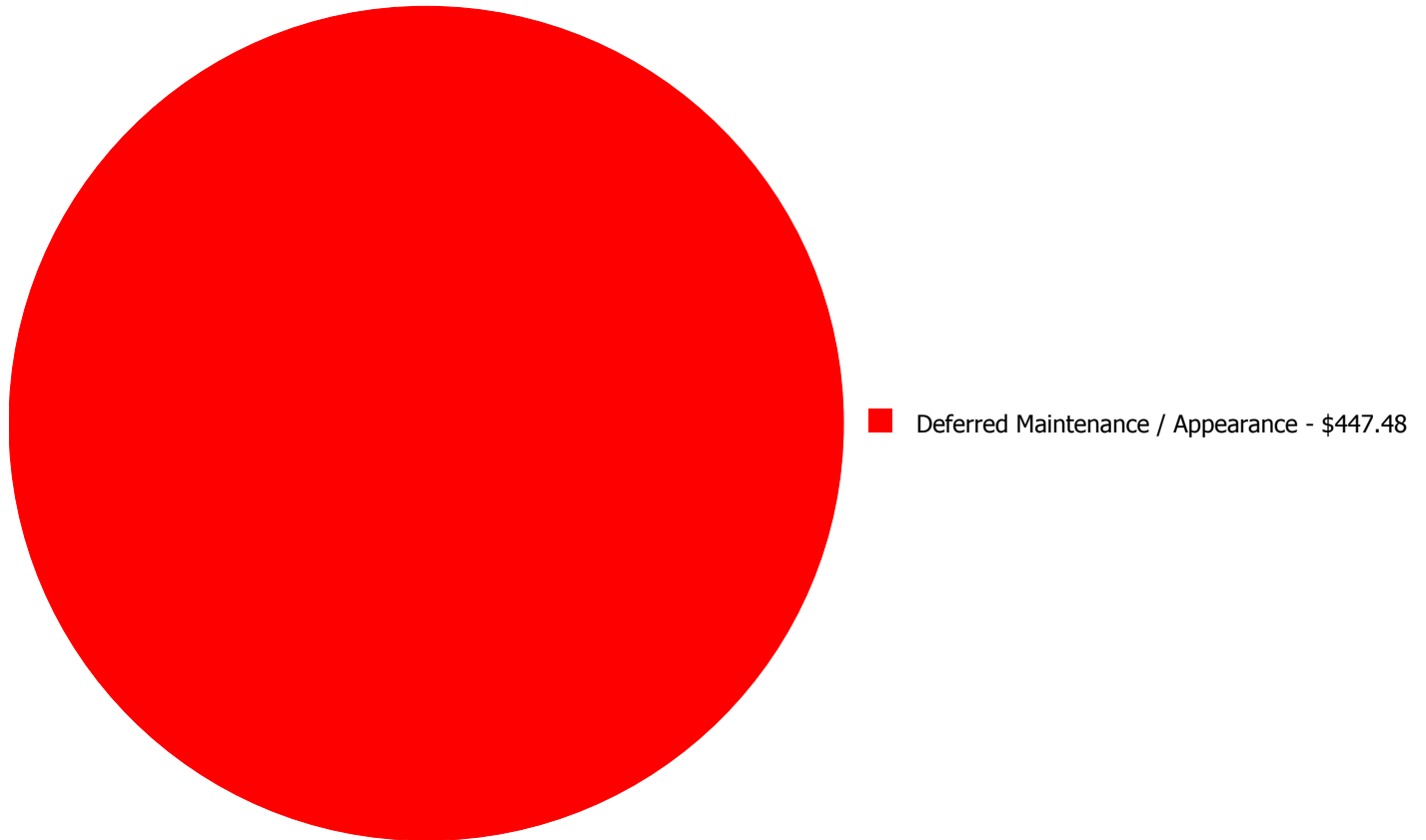
## Deficiency By Priority Investment Table

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	\$447.48	\$0.00	\$0.00	\$447.48
	<b>Total:</b>	\$0.00	\$0.00	\$447.48	\$0.00	\$0.00	\$447.48

## 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: \$447.48**

## 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:** Exterior Walls  
**Distress:** Damaged  
**Category:** Deferred Maintenance / Appearance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Refinish 3'-0" x 7'-0" steel sliding painted door  
**Qty:** 3.00  
**Unit of Measure:** Ea.  
**Estimate:** \$447.48  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** The exterior doors are scuffed up and need to be refinished.

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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):	66,179
Year Built:	1993
Last Renovation:	
Replacement Value:	\$1,946,325
Repair Cost:	\$603,534.00
Total FCI:	31.01 %
Total RSLI:	28.22 %
FCA Score:	68.99



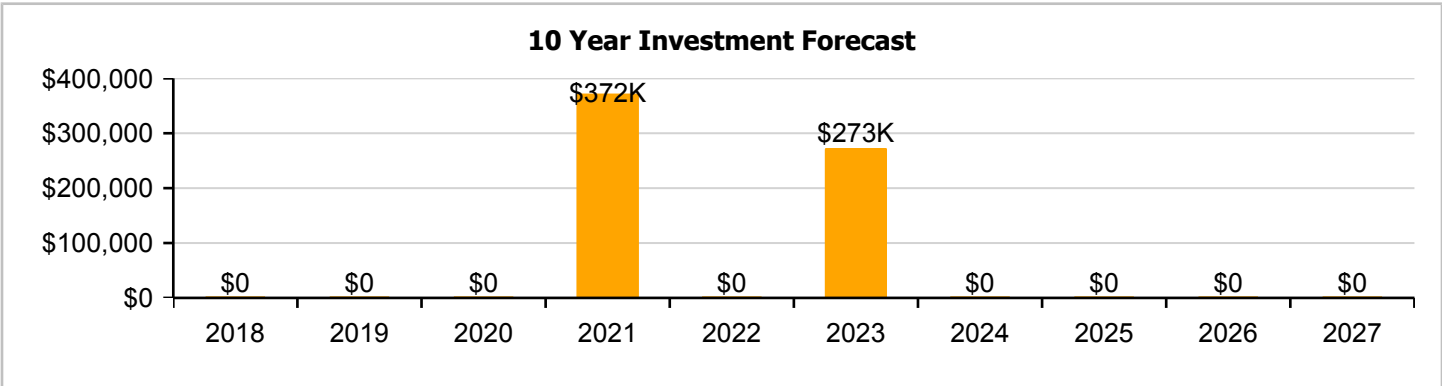
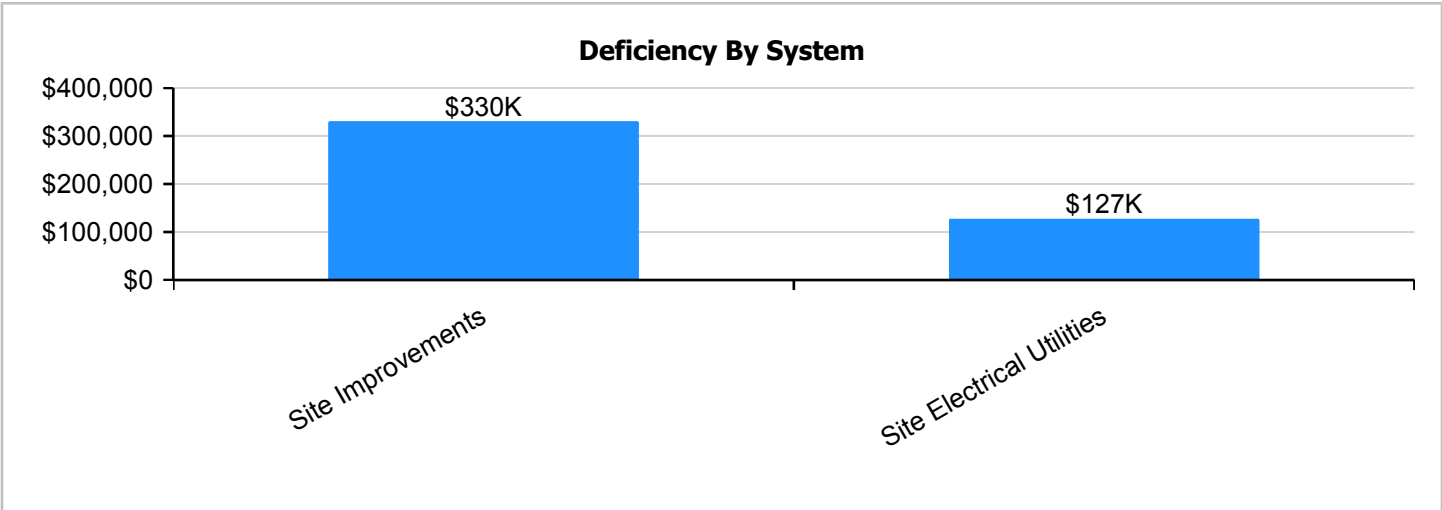
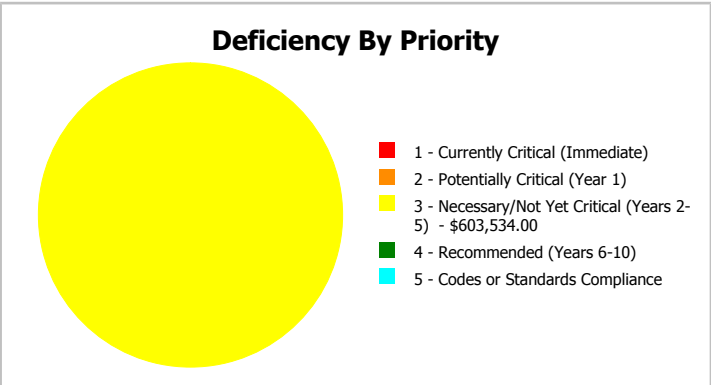
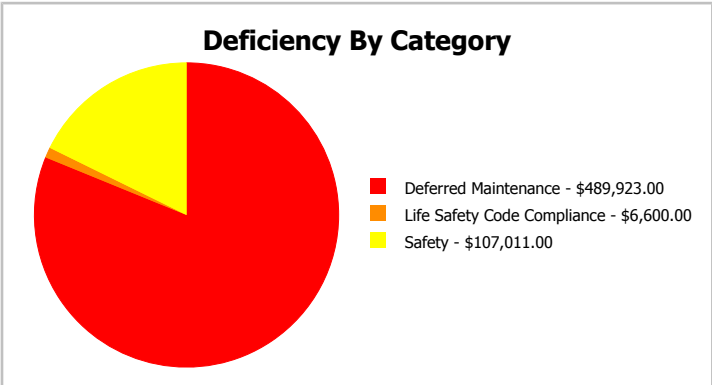
**Description:**

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:	66,179
Year Built:	1993	Last Renovation:	
Repair Cost:	\$603,534	Replacement Value:	\$1,946,325
FCI:	31.01 %	RSLI%:	28.22 %



## 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	9.95 %	42.61 %	\$435,374.00
G30 - Site Mechanical Utilities	59.51 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	26.22 %	54.53 %	\$168,160.00
<b>Totals:</b>	<b>28.22 %</b>	<b>31.01 %</b>	<b>\$603,534.00</b>



## Photo Album

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

- 1). Aerial Image of Peachland-Polkton Elementary School - Jan 16, 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.
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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.	66,179	25	1993	2018	2016	0.00 %	110.00 %	-1		\$277,356.00	\$252,142
G2020	Parking Lots	\$1.33	S.F.	66,179	25	2013	2038	2016	0.00 %	110.00 %	-1		\$96,820.00	\$88,018
G2030	Pedestrian Paving	\$1.91	S.F.	66,179	30	1993	2023		20.00 %	0.00 %	6			\$126,402
G2040105	Fence & Guardrails	\$1.23	S.F.	66,179	30	1993	2023		20.00 %	0.00 %	6			\$81,400
G2040950	Hard Surface Play Area	\$0.75	S.F.	66,179	20	1993	2013		0.00 %	110.00 %	-4		\$54,598.00	\$49,634
G2040950	Playing Field	\$4.54	S.F.	66,179	20	1993	2013	2021	20.00 %	0.00 %	4			\$300,453
G2050	Landscaping	\$1.87	S.F.	66,179	15	1993	2008		0.00 %	5.33 %	-9		\$6,600.00	\$123,755
G3010	Water Supply	\$2.34	S.F.	66,179	50	1993	2043		52.00 %	0.00 %	26			\$154,859
G3020	Sanitary Sewer	\$1.45	S.F.	66,179	50	1993	2043		52.00 %	0.00 %	26			\$95,960
G3030	Storm Sewer	\$4.54	S.F.	66,179	50	2002	2052		70.00 %	0.00 %	35			\$300,453
G3060	Fuel Distribution	\$0.98	S.F.	66,179	40	1993	2033		40.00 %	0.00 %	16			\$64,855
G4010	Electrical Distribution	\$2.35	S.F.	66,179	50	1993	2043		52.00 %	0.00 %	26			\$155,521
G4020	Site Lighting	\$1.47	S.F.	66,179	30	1993	2023	2016	0.00 %	110.00 %	-1		\$107,011.00	\$97,283
G4030	Site Communications & Security	\$0.84	S.F.	66,179	15	1993	2008		0.00 %	110.00 %	-9		\$61,149.00	\$55,590
<b>Total</b>									<b>28.22 %</b>	<b>31.01 %</b>			<b>\$603,534.00</b>	<b>\$1,946,325</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:** The roadways are in poor condition and should be repaved.

**System:** G2020 - Parking Lots



**Note:** The parking lot needs to be repaved, resealed, and restriped. The ADA parking needs to be brought up to the current codes.

**System:** G2030 - Pedestrian Paving



**Note:**



## Campus Assessment Report - Site

**System:** G2040105 - Fence & Guardrails



**Note:** The site does not have a site boundary fencing.

**System:** G2040950 - Hard Surface Play Area



**Note:** The hard surface play area is beyond its service life and should be replaced.

**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

**System:** G3030 - Storm Sewer



**Note:**

**System:** G3060 - Fuel Distribution



**Note:**

**System:** G4010 - Electrical Distribution



**Note:**

## Campus Assessment Report - Site

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**System:** G4020 - Site Lighting



**Note:** The exterior lighting is considered inadequate and more lighting should be installed.

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



**Note:** The site security system is beyond its service life and should be replaced.

## 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.

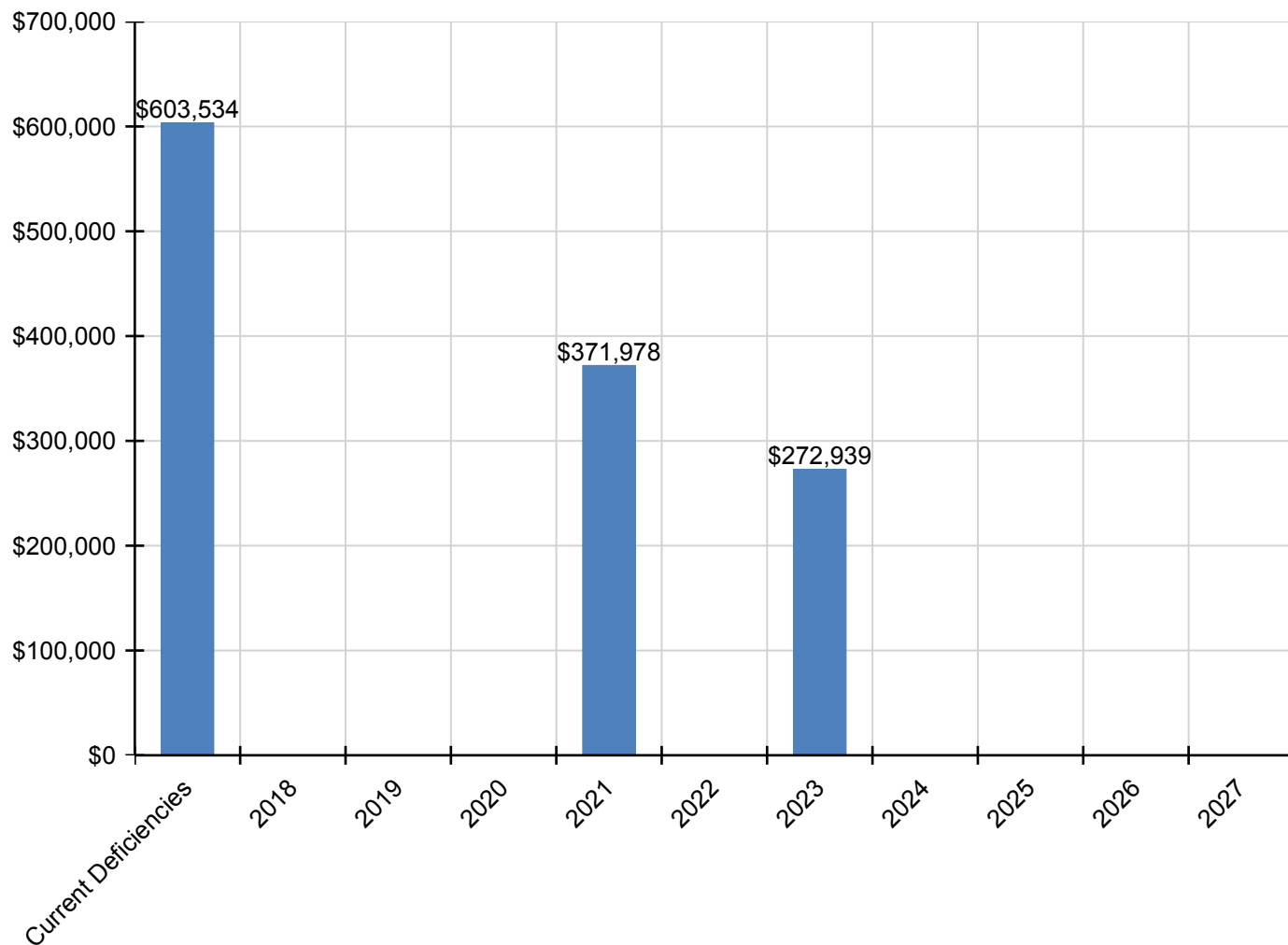
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$603,534</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$371,978</b>	<b>\$0</b>	<b>\$272,939</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,248,451</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>	\$277,356	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$277,356
<b>G2020 - Parking Lots</b>	\$96,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,820
<b>G2030 - Pedestrian Paving</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$166,023	\$0	\$0	\$0	\$0	\$166,023
<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	\$106,915	\$0	\$0	\$0	\$0	\$106,915
<b>G2040950 - Hard Surface Play Area</b>	\$54,598	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,598
<b>G2040950 - Playing Field</b>	\$0	\$0	\$0	\$0	\$371,978	\$0	\$0	\$0	\$0	\$0	\$0	\$371,978
<b>* G2050 - Landscaping</b>	\$6,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,600
<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>	\$107,011	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107,011
<b>G4030 - Site Communications &amp; Security</b>	\$61,149	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,149

\* Indicates non-renewable system

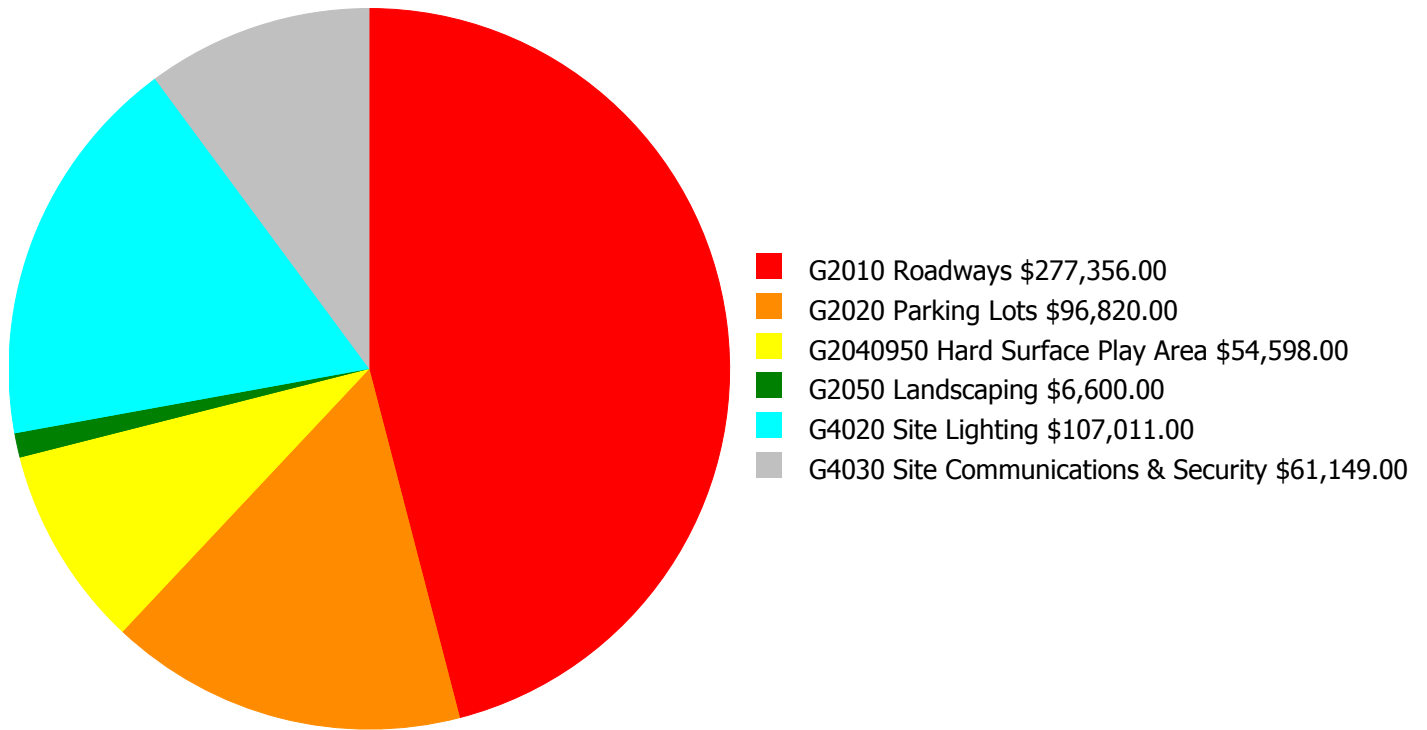
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

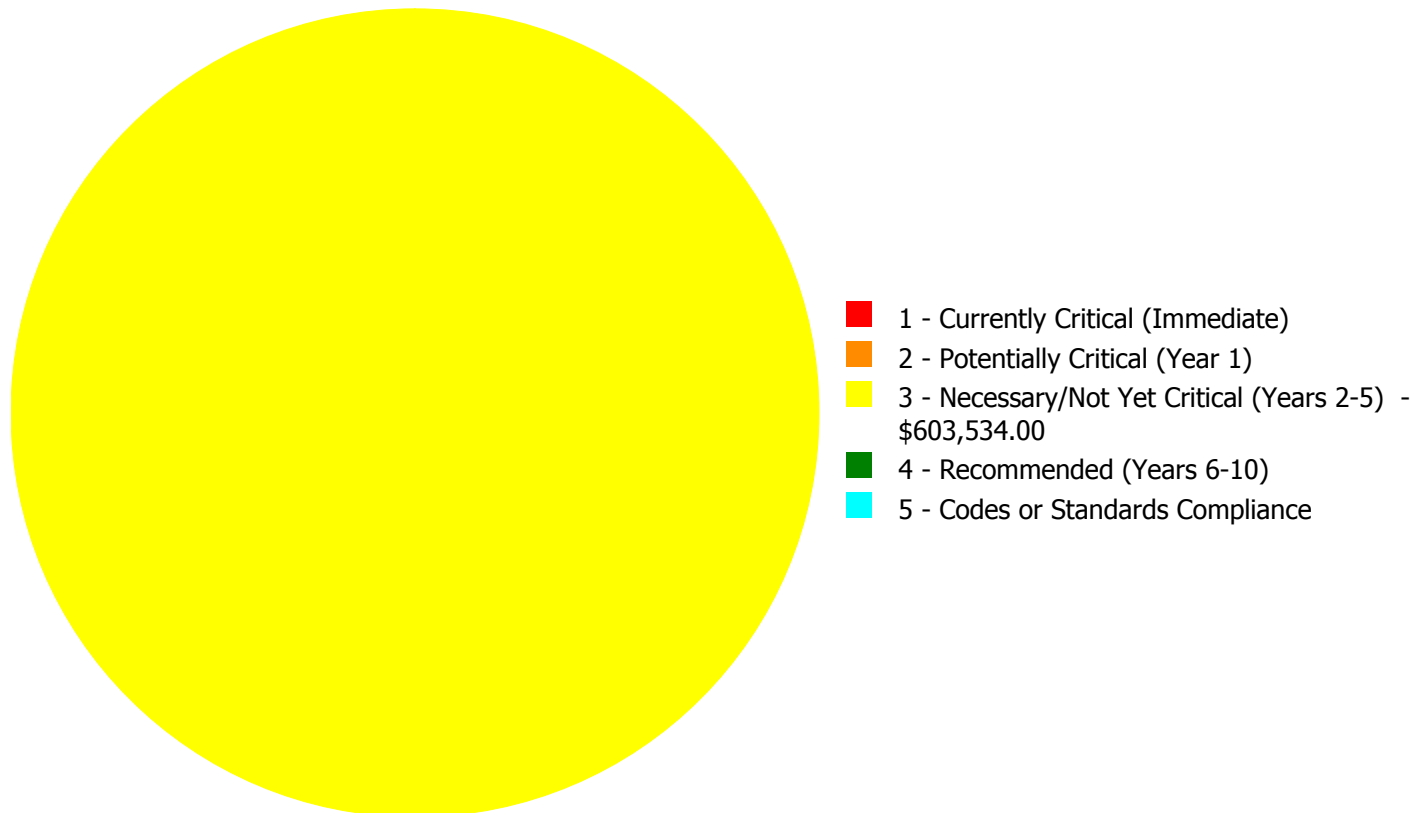
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$603,534.00**

## 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: \$603,534.00**



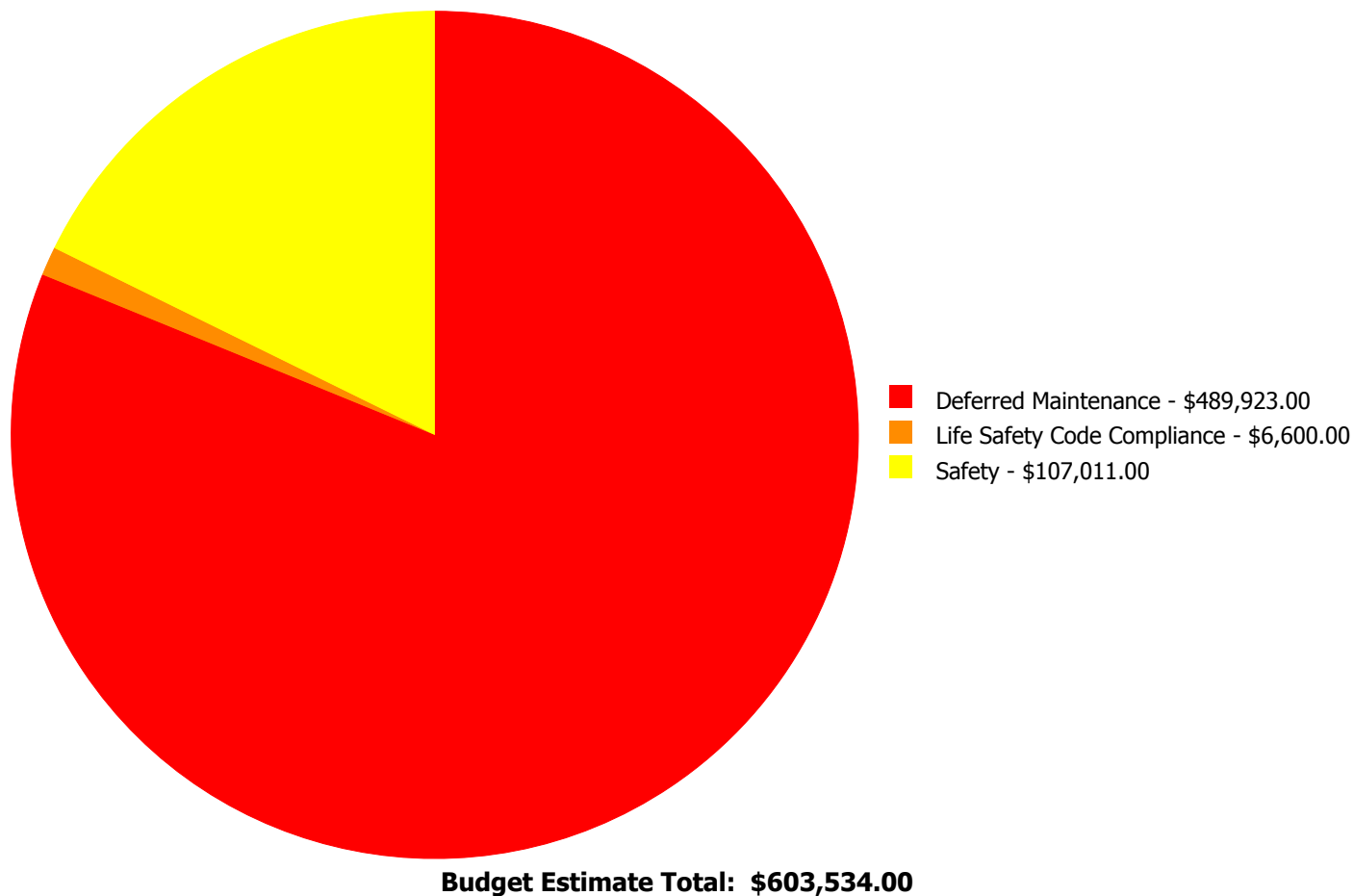
## Deficiency By Priority Investment Table

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	\$277,356.00	\$0.00	\$0.00	\$277,356.00
G2020	Parking Lots	\$0.00	\$0.00	\$96,820.00	\$0.00	\$0.00	\$96,820.00
G2040950	Hard Surface Play Area	\$0.00	\$0.00	\$54,598.00	\$0.00	\$0.00	\$54,598.00
G2050	Landscaping	\$0.00	\$0.00	\$6,600.00	\$0.00	\$0.00	\$6,600.00
G4020	Site Lighting	\$0.00	\$0.00	\$107,011.00	\$0.00	\$0.00	\$107,011.00
G4030	Site Communications & Security	\$0.00	\$0.00	\$61,149.00	\$0.00	\$0.00	\$61,149.00
	<b>Total:</b>	\$0.00	\$0.00	\$603,534.00	\$0.00	\$0.00	\$603,534.00

## 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: G2010 - Roadways



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 66,179.00  
**Unit of Measure:** S.F.  
**Estimate:** \$277,356.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

**Notes:** The roadways are in poor condition and should be repaved.

#### System: G2020 - Parking Lots



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 66,179.00  
**Unit of Measure:** S.F.  
**Estimate:** \$96,820.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

**Notes:** The parking lot needs to be repaved, resealed, and restriped. The ADA parking needs to be brought up to the current codes.

**System: G2040950 - Hard Surface Play Area**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 66,179.00  
**Unit of Measure:** S.F.  
**Estimate:** \$54,598.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/16/2017

**Notes:** The hard surface play area is beyond its service life and should be replaced.

---

**System: G2050 - Landscaping**



**Location:** Site  
**Distress:** Failing  
**Category:** Life Safety Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Grading study  
**Qty:** 1.00  
**Unit of Measure:** Ea.  
**Estimate:** \$6,600.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** The storm water is not reaching the storm drainage system, a grading study needs to be conducted to understand the problem.

---

**System: G4020 - Site Lighting**



**Location:** Site  
**Distress:** Inadequate  
**Category:** Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 66,179.00  
**Unit of Measure:** S.F.  
**Estimate:** \$107,011.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

**Notes:** The exterior lighting is considered inadequate and more lighting should be installed.

---

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



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 66,179.00  
**Unit of Measure:** S.F.  
**Estimate:** \$61,149.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

**Notes:** The site security system is beyond its service life and should be replaced.

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NC School District/040 Anson County/Elementary School

# Wadesboro Elementary

Draft

## Campus Assessment Report

March 8, 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):	72,992
Year Built:	1984
Last Renovation:	
Replacement Value:	\$15,395,928
Repair Cost:	\$8,429,143.12
Total FCI:	54.75 %
Total RSLI:	28.46 %
FCA Score:	45.25



**Description:**

GENERAL

Wadesboro Elementary School campus is located at 321 Camden Road, Wadesboro, NC 28170. The campus consists of one 41,625 square foot one-story building constructed in 1984 on the site of a 1922 high school building destroyed by fire in 1981. There is also a 1953 cafeteria building and a 1961 gym building on the site. The cafeteria was renovated and expanded in 1984. The gym building houses the Anson Academy in its lower level in space that was renovated in 2010.

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

The buildings rest on slab on grade and what is assumed to be standard concrete standard foundations. There is no basement.

## Campus Assessment Report - Wadesboro Elementary

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### B. SUPERSTRUCTURE

Roof construction is steel frame. The exterior enclosure is composed of walls of brick veneer over CMU, and accents of rough sawn stained wood. Exterior windows are bronze anodized aluminum frames with fixed and operable insulated glazing. The window system is used to create a greenhouse at the rear of the building. Exterior doors are typically aluminum with glazing. Utility doors are hollow metal. Roofing is steep pre-finished standing seam metal with gutters and downspouts. Most building entrances appear to comply with ADA requirements

### C. INTERIORS

Partitions are typically CMU. Several interior classrooms have folding partitions. Interior doors are typically solid core wood veneer in hollow metal frames with slot tiles and knob hardware. Doors at area separations are rated assemblies. Fittings include signage, whiteboards, blackboards, and tack boards, toilet accessories and partitions, and storage shelving.

Wall finishes are typically paint. Floor finishes include VCT in corridors, carpet in the offices, media center, and select classrooms, VCT in typical classrooms, ceramic/quarry tile in toilet rooms, the lobby, and the kitchen, wood in the gym, and sealed concrete in utility rooms. Ceiling finishes are typically 2 x 2 suspended acoustical tiles with vinyl faced tiles in the kitchen. Other ceiling finishes include painted gypboard in toilet rooms.

### D. SERVICES

#### CONVEYING:

The gym building has one 2-stop elevator that does not appear to be in use.

#### PLUMBING:

Plumbing fixtures are typically white porcelain. Water closets are floor mounted with lever handle flush valves. Urinals are wall-hung with lever handle flush valves. Lavatories are wall hung or counter-set with two-handle or single faucets. Domestic water supply piping is soldered copper. The main domestic water heater is electric. Sanitary drain/vent piping is bell and spigot cast iron. Floor drains are provided in toilet rooms. There is no storm water drainage system in the building – downspouts connect to an underground storm water collection system on the site. Other plumbing systems are natural gas piping piping.

#### HVAC:

Heating hot water is provided by one Weil-McClain gas-fired boiler. Cooling is provided by ground mounted condensing units. The distribution system includes a 2-pipe system with insulated pipes, pumps, and accessories. AHUs located in closets serve corridors, the media center and administrative areas through internally insulated sheet metal ductwork. Classrooms have cabinet style unit ventilators supplied by heating hot water and have individual compressors for cooling. Fresh air intakes at unit ventilators were blanked off. Toilet rooms have ceiling mounted exhaust grilles ducted to fans and discharging above the roof. Obsolete controls are local.

#### FIRE PROTECTION:

The building does not have a fire sprinkler system. The cafeteria does have dry chemical fire protection at the kitchen hood. Fire extinguishers and cabinets are distributed near fire exits and in corridors.

#### ELECTRICAL:

The electrical system is fed from a pole mounted transformer to a 600 amps MDP of 277/480 volt, 3-phase, 4-wire power. Lighting is typically fluorescent bulbs in lay-in fixtures. The building has battery back-up emergency lighting and illuminated exit signs. There is no emergency generator.

#### COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audio and visual annunciators in corridors and common areas. They can also be activated by pull stations and smoke detectors and the system is centrally monitored. This building has a limited monitored security camera system with both interior and exterior cameras, and controlled access at the front door.

### E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service (cafeteria building), residential appliances, library equipment, gym backstops and other gym equipment (gym building), telescoping bleachers in the gym, audio-visual equipment, Smartboards, fixed plastic laminate casework, display cases, and window treatment consisting of horizontal mini-blinds.

### G. SITE

Campus site features include asphalt paved driveways and parking lots, concrete pedestrian pavement, a flag pole, playground

## Campus Assessment Report - Wadesboro Elementary

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equipment, landscaping, a monument sign, and covered walkways. Site mechanical and electrical features include water, sewer, natural gas, communications cabling, and site lighting.

### Attributes:

#### General Attributes:

Condition Assessor:	Ann Buerger Linden	Assessment Date:	1/5/2017
Suitability Assessor:			

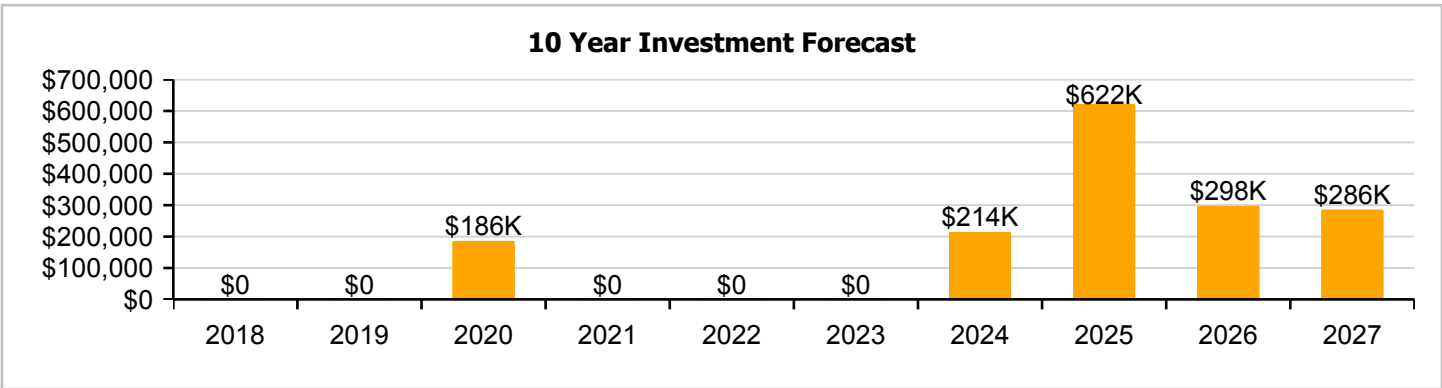
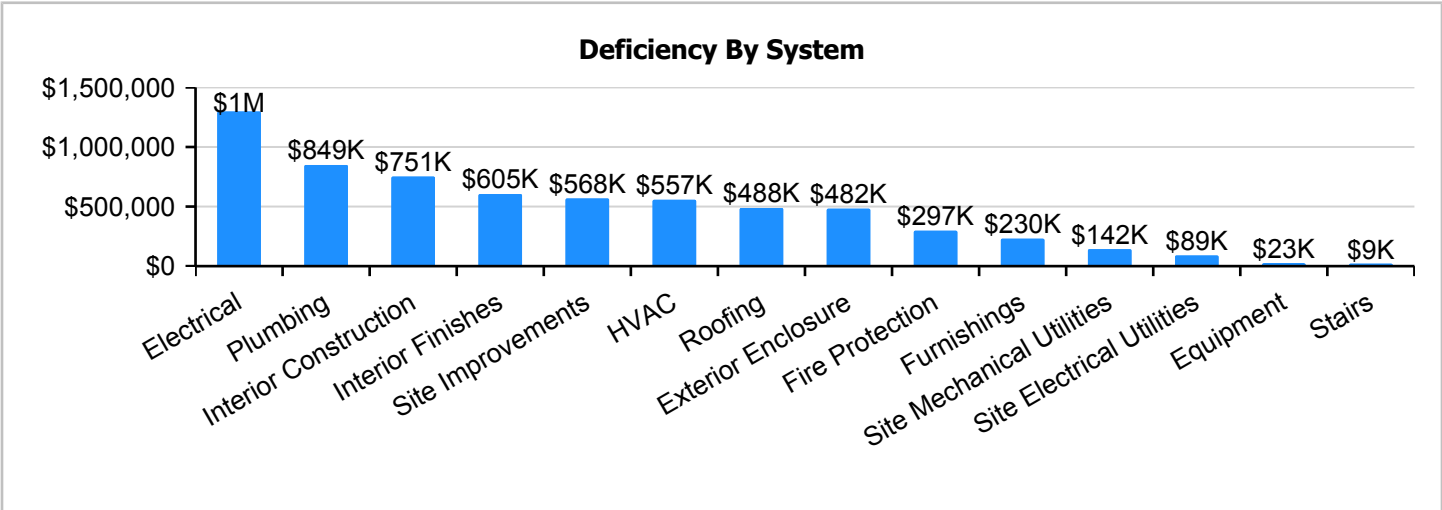
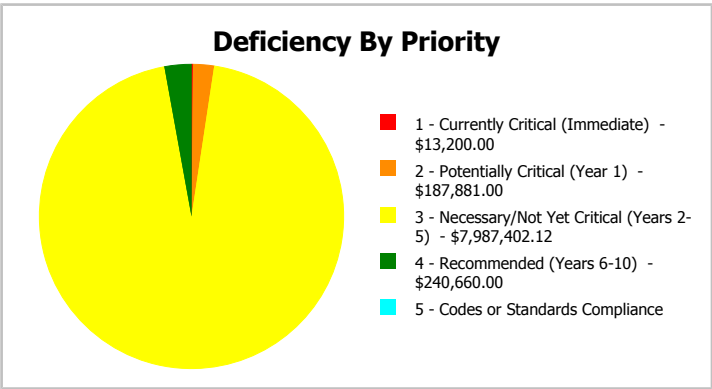
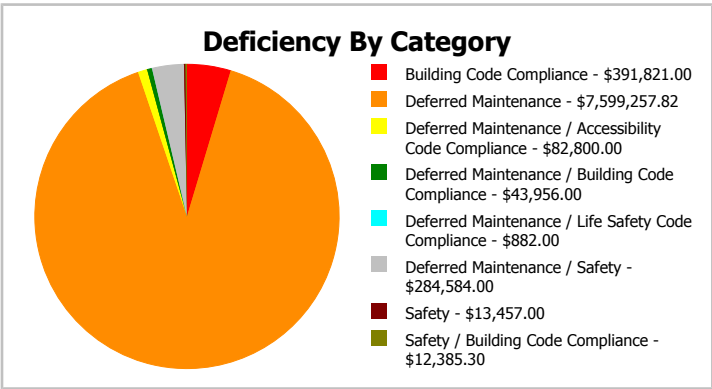
#### School Information:

HS Attendance Area:	Anson - Anson HS	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	6.33	Site Acreage:	6.33



**Campus Dashboard Summary**

Gross Area:	72,992	Last Renovation:	
Year Built:	1984	Replacement Value:	\$15,395,928
Repair Cost:	\$8,429,143	RSLI%:	28.46 %
FCI:	54.75 %		



## 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.

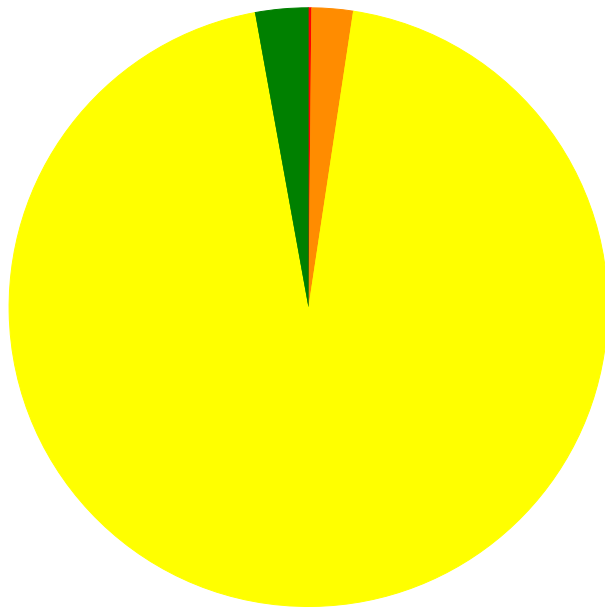
### Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	56.38 %	0.00 %	\$0.00
A20 - Basement Construction	44.00 %	0.00 %	\$0.00
B10 - Superstructure	55.96 %	0.00 %	\$0.00
B20 - Exterior Enclosure	42.49 %	44.81 %	\$636,514.80
B30 - Roofing	11.91 %	111.60 %	\$644,011.00
C10 - Interior Construction	19.60 %	60.07 %	\$991,433.02
C20 - Stairs	44.00 %	29.69 %	\$12,385.30
C30 - Interior Finishes	46.23 %	44.39 %	\$797,802.00
D10 - Conveying	76.67 %	0.00 %	\$0.00
D20 - Plumbing	0.12 %	109.24 %	\$1,120,304.00
D30 - HVAC	27.75 %	47.88 %	\$734,890.00
D40 - Fire Protection	0.00 %	110.00 %	\$391,821.00
D50 - Electrical	13.19 %	84.26 %	\$1,712,173.00
E10 - Equipment	52.33 %	14.07 %	\$29,620.00
E20 - Furnishings	0.00 %	110.00 %	\$303,967.00
G20 - Site Improvements	7.59 %	82.54 %	\$748,313.00
G30 - Site Mechanical Utilities	23.72 %	27.65 %	\$187,881.00
G40 - Site Electrical Utilities	29.16 %	34.70 %	\$118,028.00
<b>Totals:</b>	<b>28.46 %</b>	<b>54.75 %</b>	<b>\$8,429,143.12</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
1953 Cafeteria	6,685	60.56	\$0.00	\$0.00	\$651,218.00	\$77,947.00	\$0.00
1961 Gymnasium	24,682	28.91	\$13,200.00	\$0.00	\$1,252,878.30	\$132,493.00	\$0.00
1984 Main	41,625	70.65	\$0.00	\$0.00	\$5,216,964.82	\$30,220.00	\$0.00
Site	72,992	54.73	\$0.00	\$187,881.00	\$866,341.00	\$0.00	\$0.00
<b>Total:</b>		<b>54.75</b>	<b>\$13,200.00</b>	<b>\$187,881.00</b>	<b>\$7,987,402.12</b>	<b>\$240,660.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



- 1 - Currently Critical (Immediate) - \$13,200.00
- 2 - Potentially Critical (Year 1) - \$187,881.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$7,987,402.12
- 4 - Recommended (Years 6-10) - \$240,660.00
- 5 - Codes or Standards Compliance

**Budget Estimate Total: \$8,429,143.12**

## 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:	
Gross Area (SF):	6,685
Year Built:	1953
Last Renovation:	
Replacement Value:	\$1,204,036
Repair Cost:	\$729,165.00
Total FCI:	60.56 %
Total RSLI:	17.99 %
FCA Score:	39.44



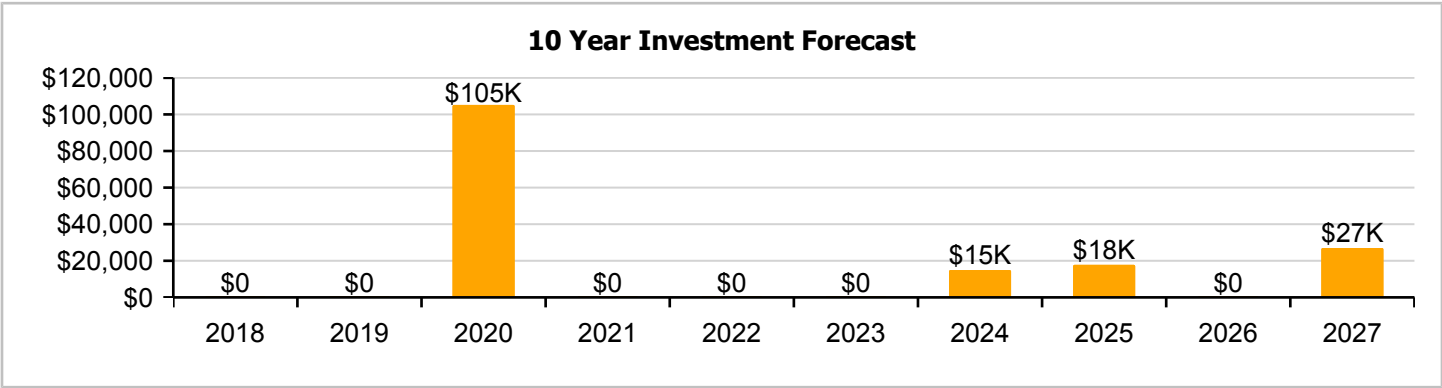
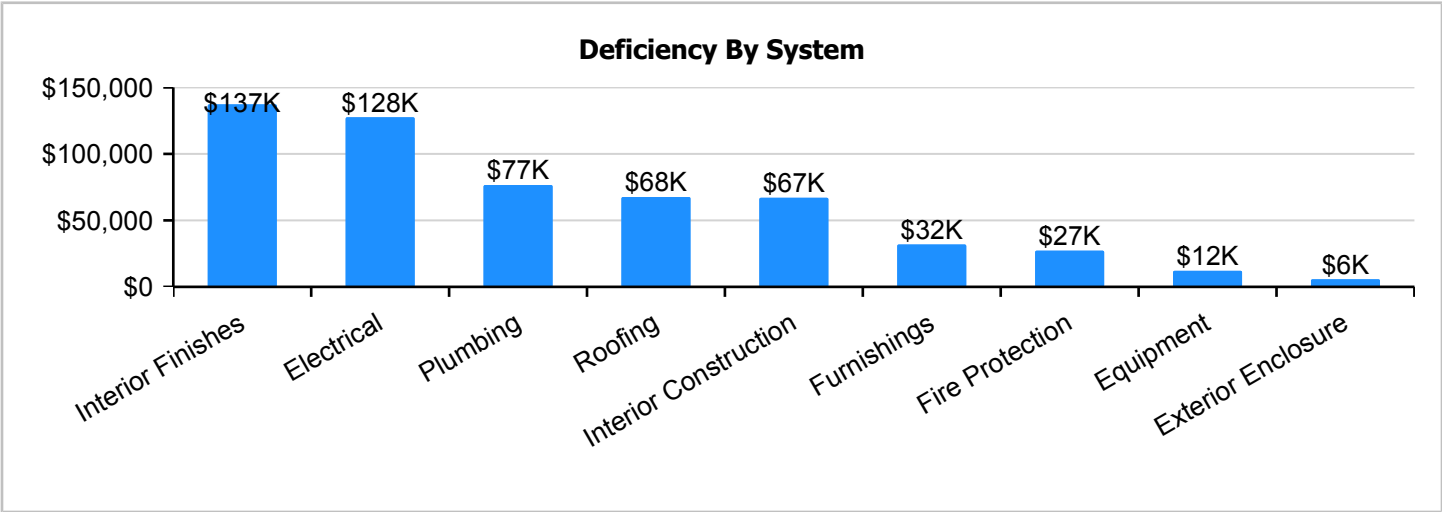
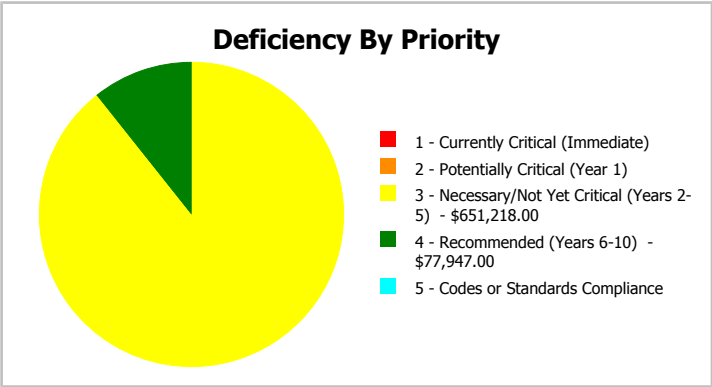
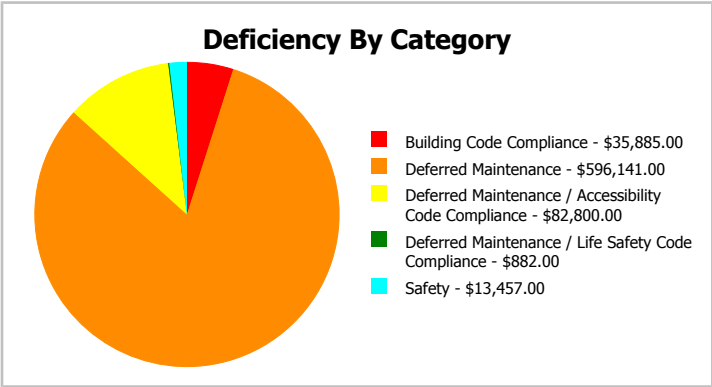
### Description:

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:		Gross Area:	6,685
Year Built:	1953	Last Renovation:	
Repair Cost:	\$729,165	Replacement Value:	\$1,204,036
FCI:	60.56 %	RSLI%:	17.99 %



## 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	36.00 %	0.00 %	\$0.00
B10 - Superstructure	36.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	54.91 %	5.77 %	\$7,501.00
B30 - Roofing	0.00 %	138.00 %	\$89,116.00
C10 - Interior Construction	6.87 %	58.48 %	\$88,389.00
C30 - Interior Finishes	0.00 %	110.00 %	\$181,044.00
D20 - Plumbing	0.00 %	110.00 %	\$101,036.00
D30 - HVAC	33.27 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$35,885.00
D50 - Electrical	10.55 %	90.40 %	\$168,248.00
E10 - Equipment	0.00 %	110.00 %	\$15,884.00
E20 - Furnishings	0.00 %	110.00 %	\$42,062.00
<b>Totals:</b>	<b>17.99 %</b>	<b>60.56 %</b>	<b>\$729,165.00</b>



## Photo Album

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

1). Northeast Elevations - Feb 10, 2017



2). Southeast Elevation - Feb 10, 2017



3). Southwest Elevation - Feb 10, 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	\$4.70	S.F.	6,685	100	1953	2053		36.00 %	0.00 %	36			\$31,420
A1030	Slab on Grade	\$8.26	S.F.	6,685	100	1953	2053		36.00 %	0.00 %	36			\$55,218
B1020	Roof Construction	\$15.44	S.F.	6,685	100	1953	2053		36.00 %	0.00 %	36			\$103,216
B2010	Exterior Walls	\$9.24	S.F.	6,685	100	1953	2053		36.00 %	0.00 %	36			\$61,769
B2020	Exterior Windows	\$9.20	S.F.	6,685	30	2011	2041		80.00 %	0.00 %	24			\$61,502
B2030	Exterior Doors	\$1.02	S.F.	6,685	30	1984	2014		0.00 %	110.00 %	-3		\$7,501.00	\$6,819
B3010130	Preformed Metal Roofing	\$9.66	S.F.	6,685	30	1984	2014		0.00 %	138.00 %	-3		\$89,116.00	\$64,577
C1010	Partitions	\$10.59	S.F.	6,685	75	1953	2028		14.67 %	0.00 %	11			\$70,794
C1020	Interior Doors	\$2.48	S.F.	6,685	30	1953	1983		0.00 %	110.00 %	-34		\$18,237.00	\$16,579
C1030	Fittings	\$9.54	S.F.	6,685	20	1953	1973		0.00 %	110.00 %	-44		\$70,152.00	\$63,775
C3010	Wall Finishes	\$2.73	S.F.	6,685	10	2000	2010		0.00 %	110.00 %	-7		\$20,075.00	\$18,250
C3020	Floor Finishes	\$11.15	S.F.	6,685	20	1984	2004		0.00 %	110.00 %	-13		\$81,992.00	\$74,538
C3030	Ceiling Finishes	\$10.74	S.F.	6,685	25	1984	2009		0.00 %	110.00 %	-8		\$78,977.00	\$71,797
D2010	Plumbing Fixtures	\$11.26	S.F.	6,685	30	1984	2014		0.00 %	110.00 %	-3		\$82,800.00	\$75,273
D2020	Domestic Water Distribution	\$0.96	S.F.	6,685	30	1984	2014		0.00 %	109.99 %	-3		\$7,059.00	\$6,418
D2030	Sanitary Waste	\$1.52	S.F.	6,685	30	1984	2014		0.00 %	110.00 %	-3		\$11,177.00	\$10,161
D3040	Distribution Systems	\$6.02	S.F.	6,685	30	2005	2035		60.00 %	0.00 %	18			\$40,244
D3050	Terminal & Package Units	\$13.09	S.F.	6,685	15	2005	2020		20.00 %	0.00 %	3			\$87,507
D3060	Controls & Instrumentation	\$1.91	S.F.	6,685	20	2005	2025		40.00 %	0.00 %	8			\$12,768
D4010	Sprinklers	\$4.22	S.F.	6,685	30			2017	0.00 %	110.00 %	0		\$31,032.00	\$28,211
D4020	Standpipes	\$0.66	S.F.	6,685	30			2017	0.00 %	110.00 %	0		\$4,853.00	\$4,412
D5010	Electrical Service/Distribution	\$1.65	S.F.	6,685	40	1984	2024		17.50 %	0.00 %	7			\$11,030
D5020	Branch Wiring	\$4.99	S.F.	6,685	30	1984	2014		0.00 %	110.00 %	-3		\$36,694.00	\$33,358
D5020	Lighting	\$11.64	S.F.	6,685	30	1984	2014		0.00 %	110.00 %	-3		\$85,595.00	\$77,813
D5030810	Security & Detection Systems	\$1.83	S.F.	6,685	15	1984	1999		0.00 %	110.00 %	-18		\$13,457.00	\$12,234
D5030910	Fire Alarm Systems	\$3.31	S.F.	6,685	15	2014	2029		80.00 %	0.00 %	12			\$22,127
D5030920	Data Communication	\$4.30	S.F.	6,685	15	2000	2015		0.00 %	110.00 %	-2		\$31,620.00	\$28,746
D5090	Other Electrical Systems	\$0.12	S.F.	6,685	20	1984	2004		0.00 %	109.98 %	-13		\$882.00	\$802
E1090	Other Equipment	\$2.16	S.F.	6,685	20	1984	2004		0.00 %	110.00 %	-13		\$15,884.00	\$14,440
E2010	Fixed Furnishings	\$5.72	S.F.	6,685	20	1984	2004		0.00 %	110.00 %	-13		\$42,062.00	\$38,238
<b>Total</b>									<b>17.99 %</b>	<b>60.56 %</b>			<b>\$729,165.00</b>	<b>\$1,204,036</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:** B2020 - Exterior Windows



**Note:**



## Campus Assessment Report - 1953 Cafeteria

**System:** B2030 - Exterior Doors



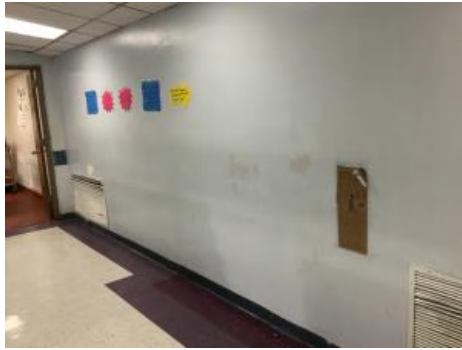
**Note:**

**System:** B3010130 - Preformed Metal Roofing



**Note:**

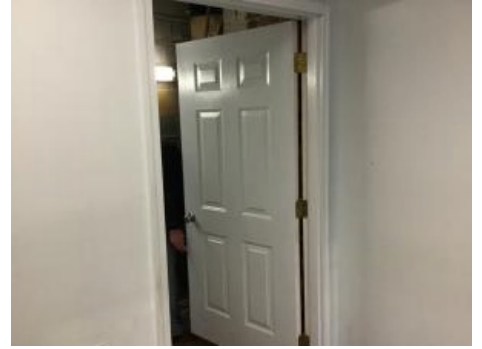
**System:** C1010 - Partitions



**Note:**

## Campus Assessment Report - 1953 Cafeteria

**System:** C1020 - Interior Doors



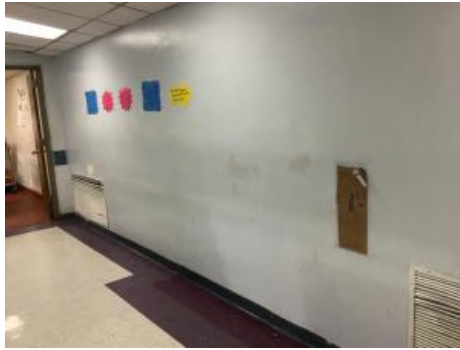
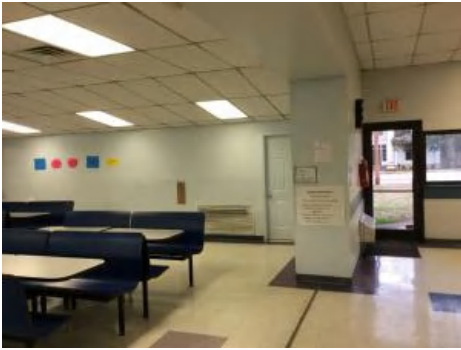
**Note:**

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**



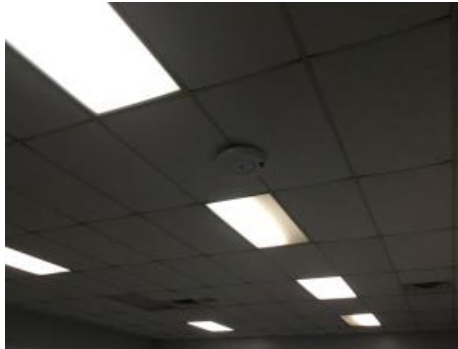
## Campus Assessment Report - 1953 Cafeteria

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

## Campus Assessment Report - 1953 Cafeteria

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

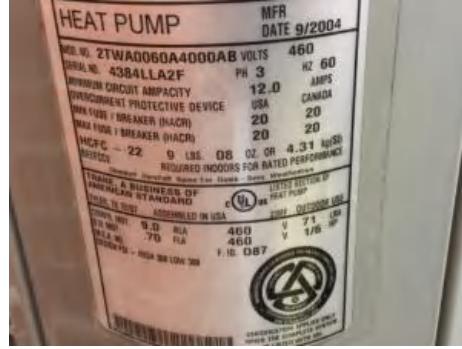
**System:** D3040 - Distribution Systems



**Note:**

# Campus Assessment Report - 1953 Cafeteria

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



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

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



**Note:**



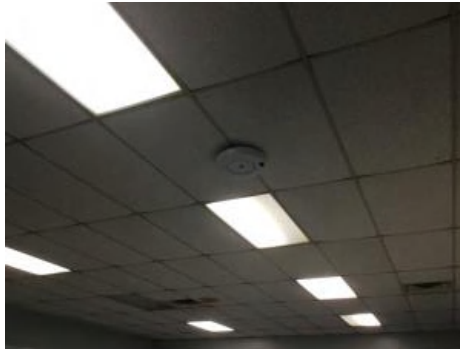
## Campus Assessment Report - 1953 Cafeteria

**System:** D5020 - Branch Wiring



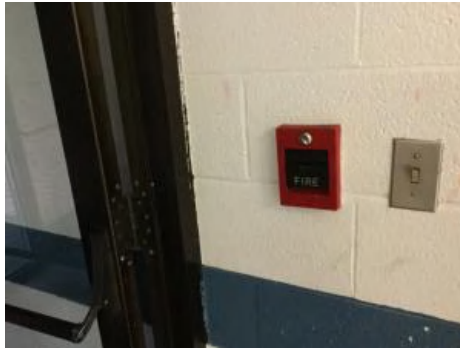
**Note:**

**System:** D5020 - Lighting



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

## Campus Assessment Report - 1953 Cafeteria

**System:** D5030920 - Data Communication



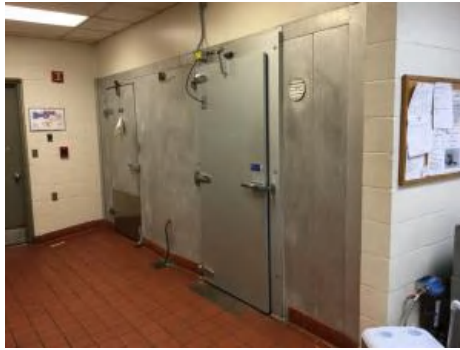
**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1090 - Other Equipment



**Note:** Kitchen equipment is generally well beyond its expected useful life. System renewal is recommended.

## Campus Assessment Report - 1953 Cafeteria

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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>\$729,165</b>	<b>\$0</b>	<b>\$0</b>	<b>\$105,183</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,922</b>	<b>\$17,792</b>	<b>\$0</b>	<b>\$26,979</b>	<b>\$894,041</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>	\$7,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,501
<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>	\$89,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,116
<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>	\$18,237	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,237
<b>C1030 - Fittings</b>	\$70,152	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,152
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$20,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,979	\$47,054
<b>C3020 - Floor Finishes</b>	\$81,992	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,992
<b>C3030 - Ceiling Finishes</b>	\$78,977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,977
<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

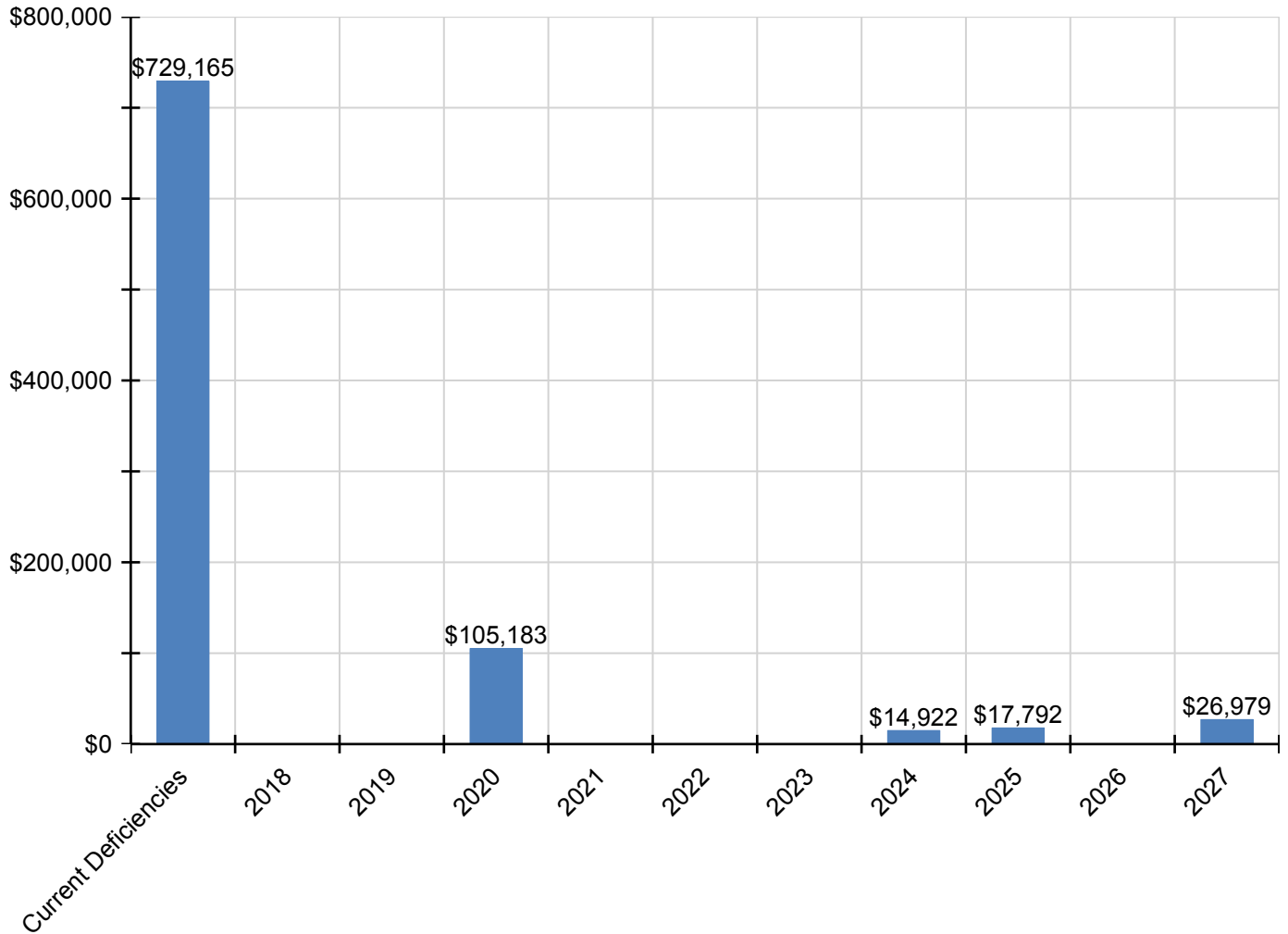
## Campus Assessment Report - 1953 Cafeteria

D2010 - Plumbing Fixtures	\$82,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,800
D2020 - Domestic Water Distribution	\$7,059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,059
D2030 - Sanitary Waste	\$11,177	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,177
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	\$0	\$0	\$0	\$105,183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,183
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,792	\$0	\$0	\$0	\$17,792
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$31,032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,032
D4020 - Standpipes	\$4,853	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,853
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	\$14,922	\$0	\$0	\$0	\$14,922
D5020 - Branch Wiring	\$36,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,694
D5020 - Lighting	\$85,595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,595
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$13,457	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,457
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$31,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,620
D5090 - Other Electrical Systems	\$882	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$882
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
E1090 - Other Equipment	\$15,884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,884
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$42,062	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,062

\* Indicates non-renewable system

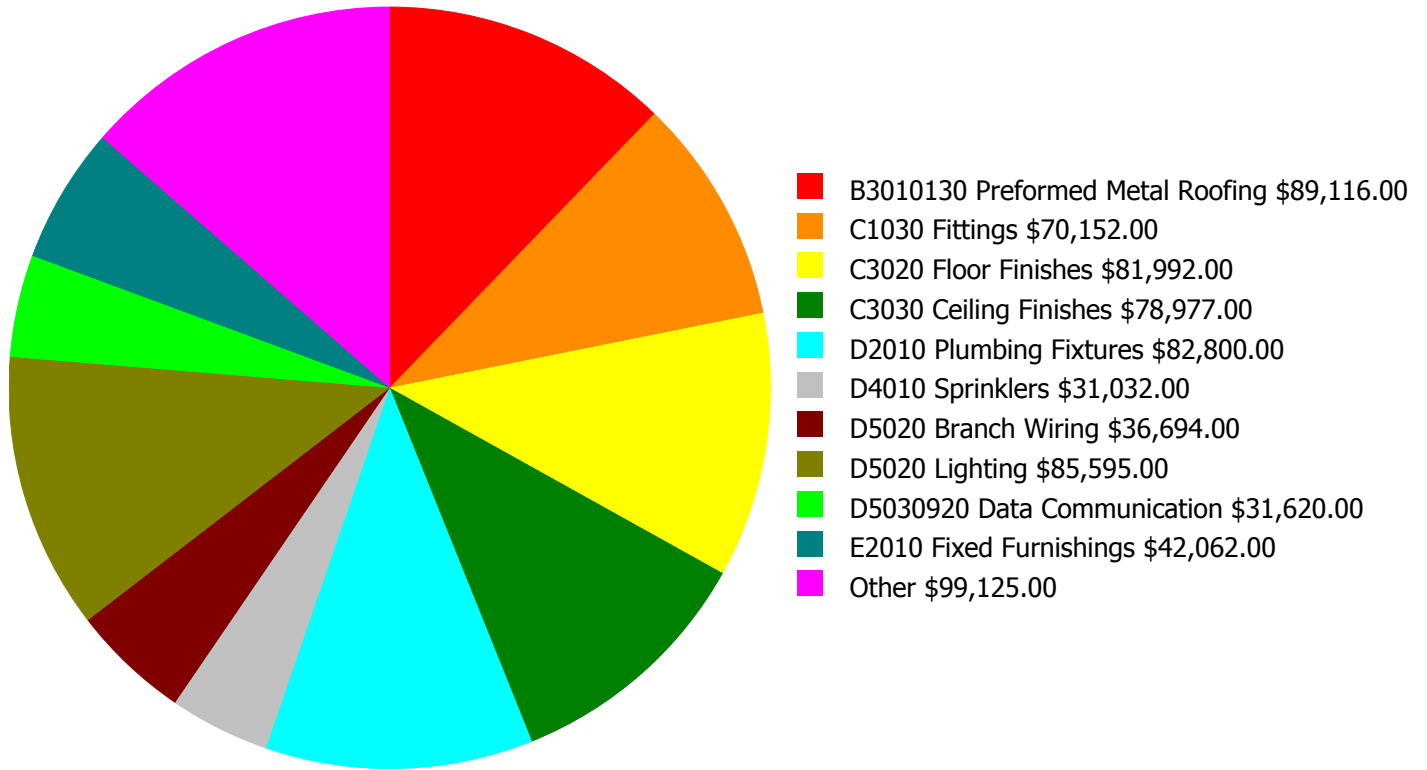
## Forecasted Capital Renewal Requirement

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



### Deficiency Summary by System

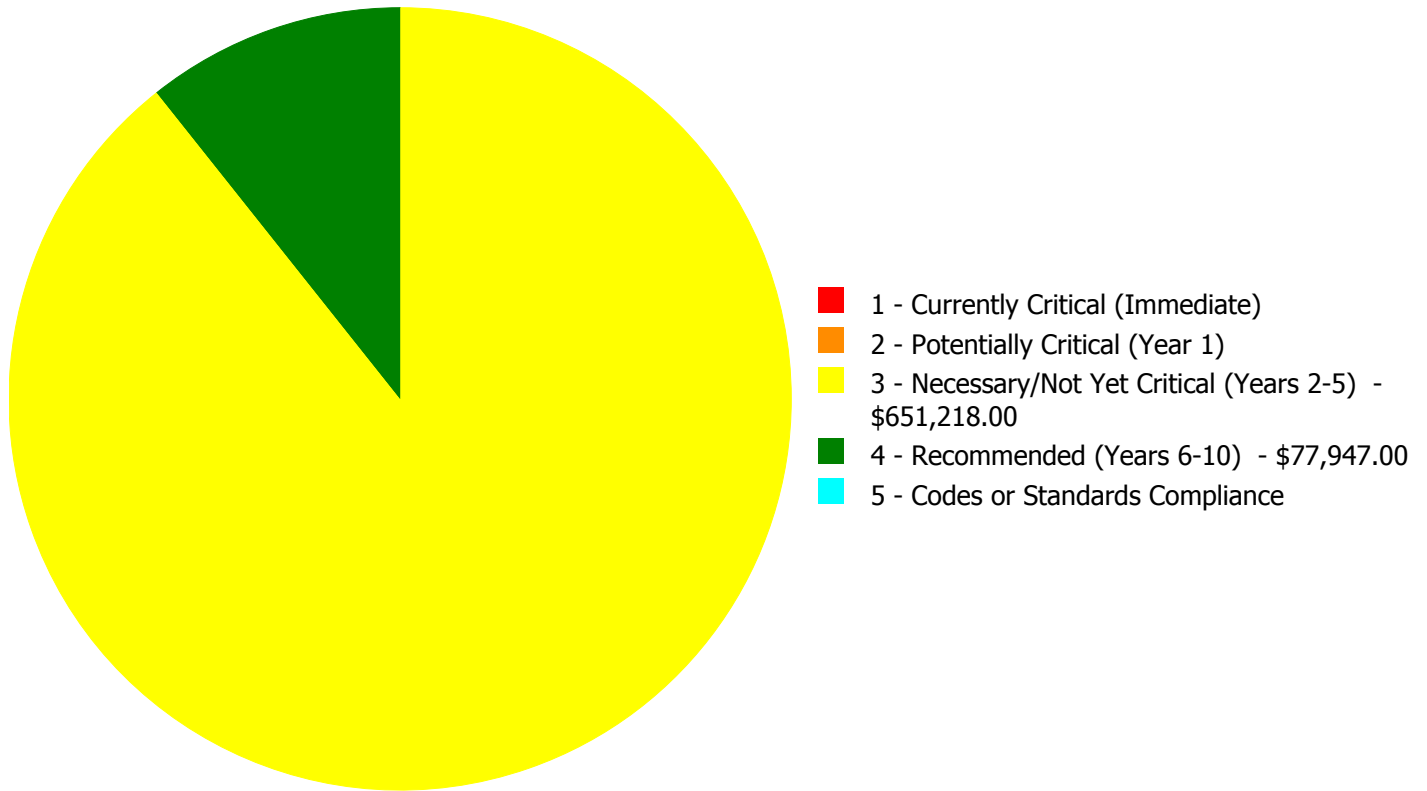
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$729,165.00**

## 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: \$729,165.00**

## Deficiency By Priority Investment Table

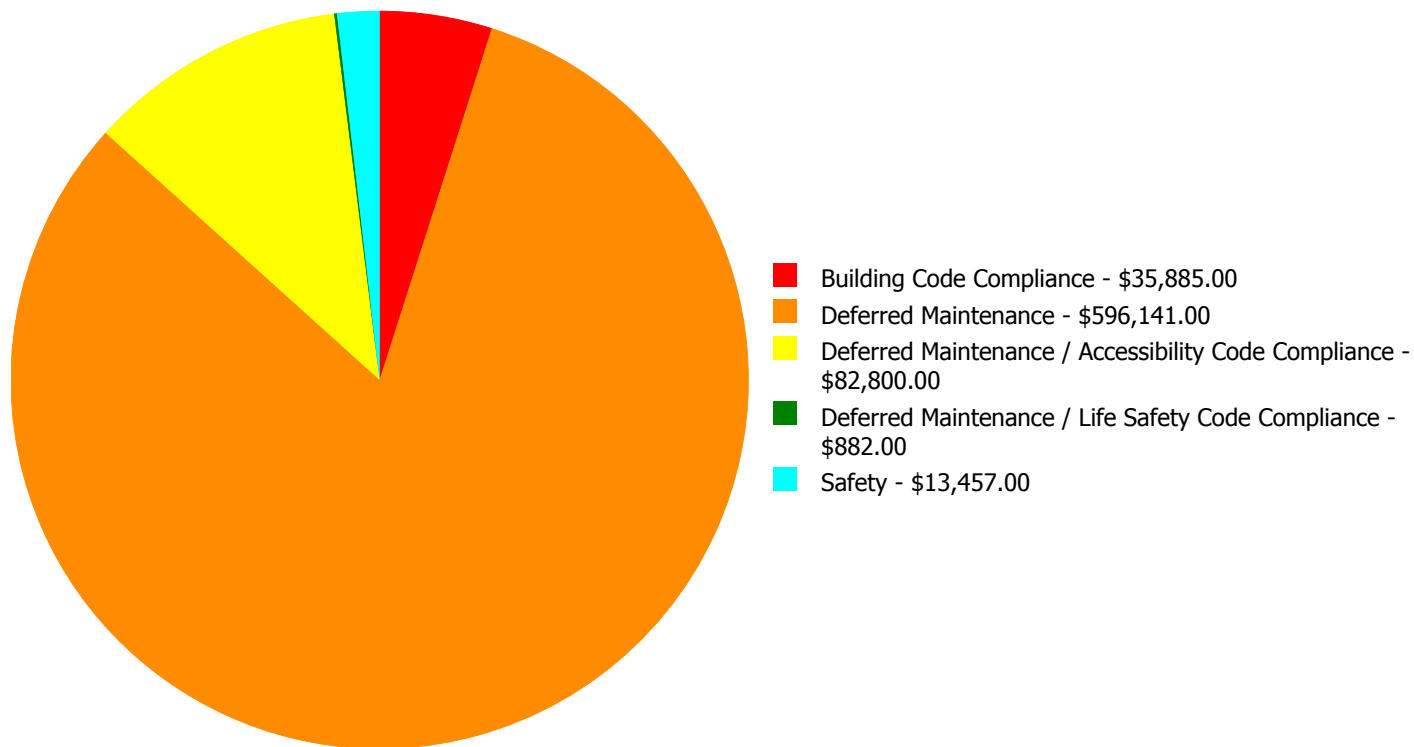
The table below shows the current investment cost grouped by deficiency priority and building system.

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	\$7,501.00	\$0.00	\$0.00	\$7,501.00
B3010130	Preformed Metal Roofing	\$0.00	\$0.00	\$89,116.00	\$0.00	\$0.00	\$89,116.00
C1020	Interior Doors	\$0.00	\$0.00	\$18,237.00	\$0.00	\$0.00	\$18,237.00
C1030	Fittings	\$0.00	\$0.00	\$70,152.00	\$0.00	\$0.00	\$70,152.00
C3010	Wall Finishes	\$0.00	\$0.00	\$20,075.00	\$0.00	\$0.00	\$20,075.00
C3020	Floor Finishes	\$0.00	\$0.00	\$81,992.00	\$0.00	\$0.00	\$81,992.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$78,977.00	\$0.00	\$0.00	\$78,977.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$82,800.00	\$0.00	\$0.00	\$82,800.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$7,059.00	\$0.00	\$0.00	\$7,059.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$11,177.00	\$0.00	\$0.00	\$11,177.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$31,032.00	\$0.00	\$31,032.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$4,853.00	\$0.00	\$4,853.00
D5020	Branch Wiring	\$0.00	\$0.00	\$36,694.00	\$0.00	\$0.00	\$36,694.00
D5020	Lighting	\$0.00	\$0.00	\$85,595.00	\$0.00	\$0.00	\$85,595.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$13,457.00	\$0.00	\$0.00	\$13,457.00
D5030920	Data Communication	\$0.00	\$0.00	\$31,620.00	\$0.00	\$0.00	\$31,620.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$882.00	\$0.00	\$0.00	\$882.00
E1090	Other Equipment	\$0.00	\$0.00	\$15,884.00	\$0.00	\$0.00	\$15,884.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$0.00	\$42,062.00	\$0.00	\$42,062.00
	<b>Total:</b>	\$0.00	\$0.00	\$651,218.00	\$77,947.00	\$0.00	\$729,165.00



### 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: \$729,165.00**

**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:** Exterior doors  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$7,501.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** Exterior doors have exceeded their useful life and are in fair to poor condition. Renewal is recommended.

**System: B3010130 - Preformed Metal Roofing**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$89,116.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** The roof has exceeded its expected life. System renewal is recommended.

**System: C1020 - Interior Doors**



**Location:** Exterior doors  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$18,237.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** Exterior doors are beyond their expected service life. System renewal is recommended.

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**System: C1030 - Fittings**

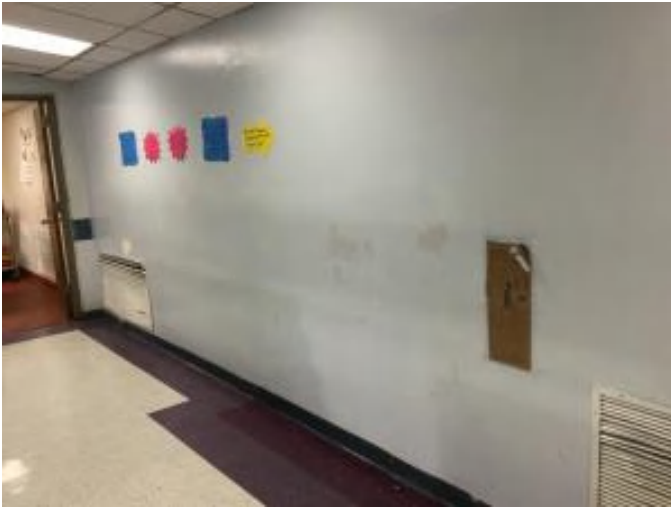


**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$70,152.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** Fittings have exceed their expected useful life. Signage s not up to code. Toilet room is not ADA compliant. System renewal is recommended.

---

**System: C3010 - Wall Finishes**



**Location:** Interiors  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$20,075.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** Wall finishes are in need of renewal.

---

**System: C3020 - Floor Finishes**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$81,992.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** Floor finishes are beyond their expected life throughout the building. Renewal is recommended.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$78,977.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** Ceiling finishes are expired and in fair condition. Renewal is recommended.

---

**System: D2010 - Plumbing Fixtures**

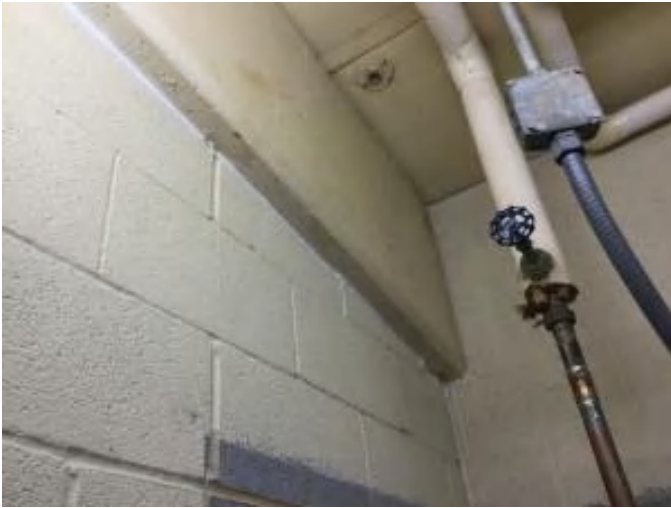


**Location:** Toilet room  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Accessibility Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$82,800.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** Fixtures are beyond their expected life. Toilet room is not ADA compliant. System renewal is recommended.

---

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$7,059.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** The domestic water system has exceeded its useful life. There is no backflow prevention on the water supply. system renewal is recommended.

---

**System: D2030 - Sanitary Waste**



**Location:** Kitchen and support spaces  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$11,177.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** The sanitary sewer system has exceeded its expected useful life. System renewal is recommended.

---



**System: D5020 - Branch Wiring**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$36,694.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** The branch wiring system has exceeded its useful life. System renewal is recommended.

---

**System: D5020 - Lighting**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$85,595.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** Lighting systems in the building are beyond their expected life and should be replaced.

---

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

This deficiency has no image.

**Location:** Throughout the building  
**Distress:** Missing  
**Category:** Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$13,457.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** This building lacks security systems. Installation of camera monitoring at entrances, motion detectors and door contacts is recommended.

---

**System: D5030920 - Data Communication**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$31,620.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** Data and communications systems are beyond their expected life. System renewal is recommended.

---

**System: D5090 - Other Electrical Systems**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Life Safety Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$882.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** Emergency lighting and illuminated exit signage is beyond its expected useful life. System renewal is recommended.

---

**System: E1090 - Other Equipment**



**Location:** Kitchen  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$15,884.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** Kitchen equipment is generally well beyond its expected useful life. System renewal is recommended.

---

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

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout the building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$31,032.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** A wet fire sprinkler system is not installed in this building. Installation of a wet fire protection system is recommended.

---

**System: D4020 - Standpipes**

This deficiency has no image.

**Location:** TBD  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$4,853.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** Standpipes for fire protection are not installed in this building. Installation of a wet fire protection system is recommended.

---

**System: E2010 - Fixed Furnishings**



**Location:** Dining room  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 6,685.00  
**Unit of Measure:** S.F.  
**Estimate:** \$42,062.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/19/2016

**Notes:** Fixed furnishing have exceeded their useful life. System renewal is recommended.

---

## 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:	
Gross Area (SF):	24,682
Year Built:	1961
Last Renovation:	
Replacement Value:	\$4,838,478
Repair Cost:	\$1,398,571.30
Total FCI:	28.91 %
Total RSLI:	39.52 %
FCA Score:	71.09



### Description:

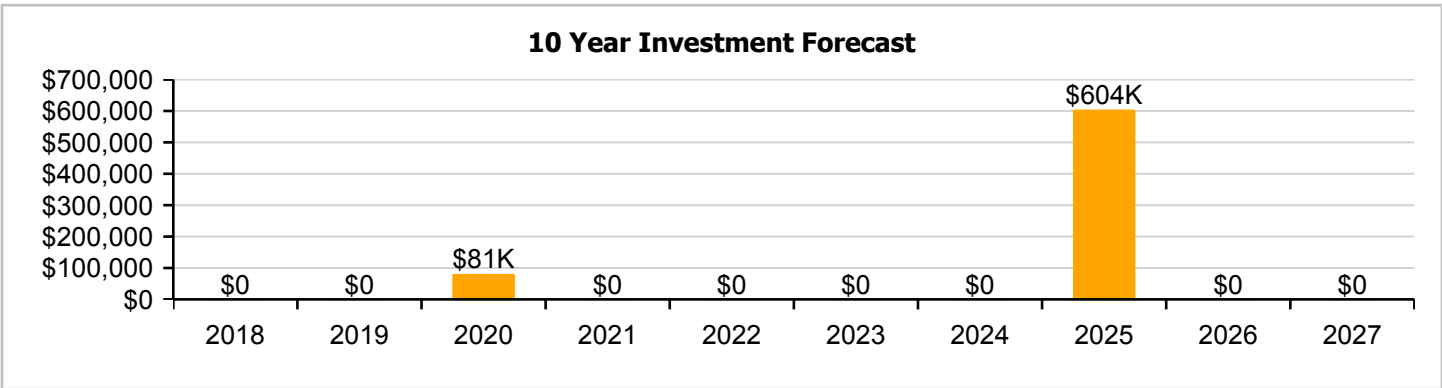
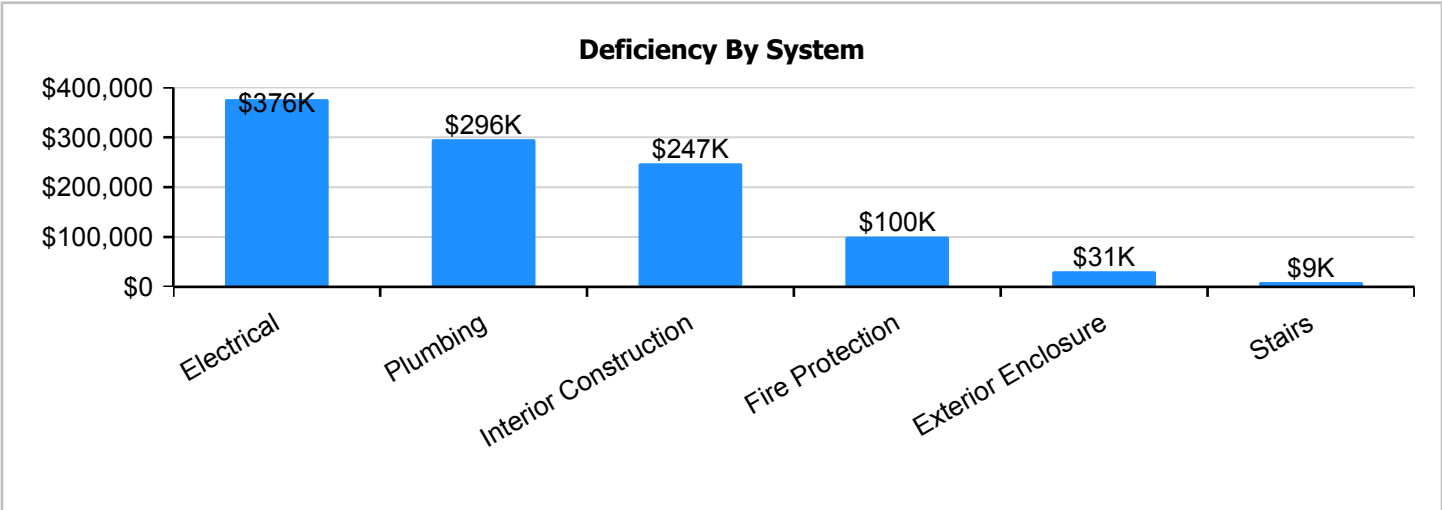
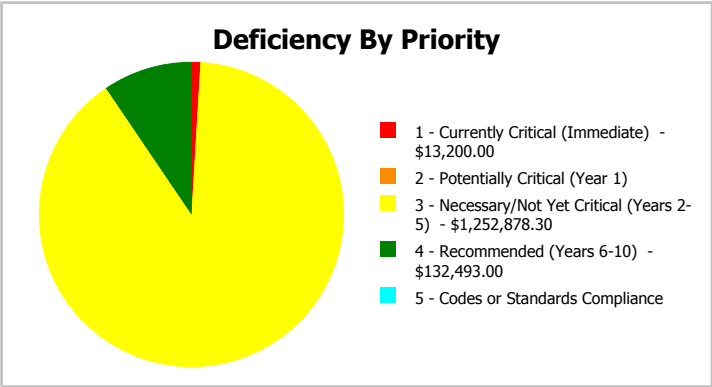
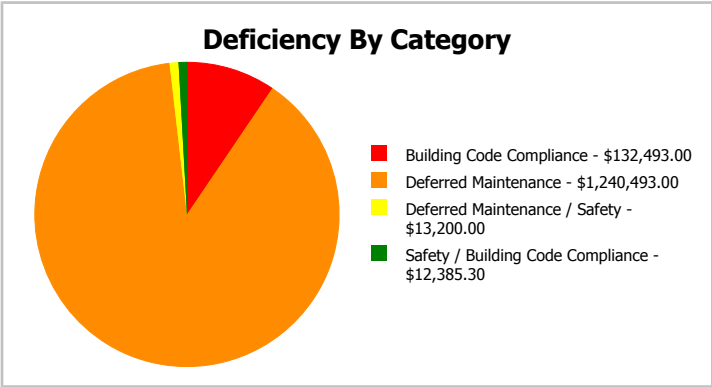
The narrative for this building is included in the Executive Summary Description at the front of this report.

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



**Dashboard Summary**

Function:		Gross Area:	24,682
Year Built:	1961	Last Renovation:	
Repair Cost:	\$1,398,571	Replacement Value:	\$4,838,478
FCI:	28.91 %	RSLI%:	39.52 %



## 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
A20 - Basement Construction	44.00 %	0.00 %	\$0.00
B10 - Superstructure	44.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	57.14 %	8.51 %	\$40,893.00
B30 - Roofing	62.27 %	0.00 %	\$0.00
C10 - Interior Construction	11.87 %	58.48 %	\$326,346.00
C20 - Stairs	44.00 %	29.69 %	\$12,385.30
C30 - Interior Finishes	64.17 %	0.00 %	\$0.00
D10 - Conveying	76.67 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	110.00 %	\$390,148.00
D30 - HVAC	61.07 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$132,493.00
D50 - Electrical	18.36 %	72.23 %	\$496,306.00
E10 - Equipment	60.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>39.52 %</b>	<b>28.91 %</b>	<b>\$1,398,571.30</b>

## Photo Album

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

1). Northwest Elevation - Jan 20, 2017



2). Southwest Elevation - Jan 20, 2017



3). Southeast Elevation - Jan 20, 2017



4). Northeast Elevation - Feb 09, 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 - 1961 Gymnasium

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.	24,682	100	1961	2061		44.00 %	0.00 %	44			\$116,005
A1030	Slab on Grade	\$8.26	S.F.	24,682	100	1961	2061		44.00 %	0.00 %	44			\$203,873
A2010	Basement Excavation	\$1.85	S.F.	24,682	100	1961	2061		44.00 %	0.00 %	44			\$45,662
A2020	Basement Walls	\$12.79	S.F.	24,682	100	1961	2061		44.00 %	0.00 %	44			\$315,683
B1010	Floor Construction	\$1.61	S.F.	24,682	100	1961	2061		44.00 %	0.00 %	44			\$39,738
B1020	Roof Construction	\$15.44	S.F.	24,682	100	1961	2061		44.00 %	0.00 %	44			\$381,090
B2010	Exterior Walls	\$9.24	S.F.	24,682	100	1961	2061		44.00 %	5.79 %	44		\$13,200.00	\$228,062
B2020	Exterior Windows	\$9.20	S.F.	24,682	30	2010	2040		76.67 %	0.00 %	23			\$227,074
B2030	Exterior Doors	\$1.02	S.F.	24,682	30	1961	1991		0.00 %	110.00 %	-26		\$27,693.00	\$25,176
B3010120	Single Ply Membrane	\$6.98	S.F.	13,600	20	2009	2029		60.00 %	0.00 %	12			\$94,928
B3010130	Preformed Metal Roofing	\$9.66	S.F.	860	30	2012	2042		83.33 %	0.00 %	25			\$8,308
B3020	Roof Openings	\$0.29	S.F.	24,682	25	2009	2034		68.00 %	0.00 %	17			\$7,158
C1010	Partitions	\$10.59	S.F.	24,682	75	1961	2036		25.33 %	0.00 %	19			\$261,382
C1020	Interior Doors	\$2.48	S.F.	24,682	30	1961	1991		0.00 %	110.00 %	-26		\$67,333.00	\$61,211
C1030	Fittings	\$9.54	S.F.	24,682	20	1961	1981		0.00 %	110.00 %	-36		\$259,013.00	\$235,466
C20	Stairs	\$1.69	S.F.	24,682	100	1961	2061		44.00 %	29.69 %	44		\$12,385.30	\$41,713
C3010	Wall Finishes	\$2.73	S.F.	24,682	10	2010	2020		30.00 %	0.00 %	3			\$67,382
C3020	Floor Finishes	\$11.15	S.F.	24,682	20	2010	2030		65.00 %	0.00 %	13			\$275,204
C3030	Ceiling Finishes	\$10.74	S.F.	24,682	25	2010	2035		72.00 %	0.00 %	18			\$265,085
D1010	Elevators and Lifts	\$2.97	S.F.	24,682	30	2010	2040		76.67 %	0.00 %	23			\$73,306
D2010	Plumbing Fixtures	\$11.26	S.F.	24,682	30	1961	1991		0.00 %	110.00 %	-26		\$305,711.00	\$277,919
D2020	Domestic Water Distribution	\$0.96	S.F.	24,682	30	1961	1991		0.00 %	110.00 %	-26		\$26,064.00	\$23,695
D2030	Sanitary Waste	\$1.52	S.F.	24,682	30	1961	1991		0.00 %	110.00 %	-26		\$41,268.00	\$37,517
D2040	Rain Water Drainage	\$0.46	S.F.	24,682	30	1961	1991		0.00 %	110.00 %	-26		\$12,489.00	\$11,354
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	24,682	40	1961	2001		0.00 %	110.01 %	-16		\$4,616.00	\$4,196
D3020	Heat Generating Systems	\$4.98	S.F.	24,682	30	2003	2033		53.33 %	0.00 %	16			\$122,916
D3040	Distribution Systems	\$6.02	S.F.	24,682	30	2010	2040		76.67 %	0.00 %	23			\$148,586
D3050	Terminal & Package Units	\$8.12	S.F.	24,682	15	2010	2025		53.33 %	0.00 %	8			\$200,418
D3060	Controls & Instrumentation	\$1.91	S.F.	24,682	20	2010	2030		65.00 %	0.00 %	13			\$47,143
D4010	Sprinklers	\$4.22	S.F.	24,682	30			2017	0.00 %	110.00 %	0		\$114,574.00	\$104,158
D4020	Standpipes	\$0.66	S.F.	24,682	30			2017	0.00 %	110.00 %	0		\$17,919.00	\$16,290
D5010	Electrical Service/Distribution	\$1.65	S.F.	24,682	40	1961	2001		0.00 %	110.00 %	-16		\$44,798.00	\$40,725
D5020	Branch Wiring	\$4.99	S.F.	24,682	30	1961	1991		0.00 %	110.00 %	-26		\$135,480.00	\$123,163
D5020	Lighting	\$11.64	S.F.	24,682	30	1961	1991		0.00 %	110.00 %	-26		\$316,028.00	\$287,298
D5030810	Security & Detection Systems	\$1.83	S.F.	24,682	15	2010	2025		53.33 %	0.00 %	8			\$45,168
D5030910	Fire Alarm Systems	\$3.31	S.F.	24,682	15	2010	2025		53.33 %	0.00 %	8			\$81,697
D5030920	Data Communication	\$4.30	S.F.	24,682	15	2010	2025		53.33 %	0.00 %	8			\$106,133
D5090	Other Electrical Systems	\$0.12	S.F.	24,682	20	2010	2030		65.00 %	0.00 %	13			\$2,962
E1020	Institutional Equipment	\$7.44	S.F.	24,682	20	2009	2029		60.00 %	0.00 %	12			\$183,634
<b>Total</b>									<b>39.52 %</b>	<b>28.91 %</b>			<b>\$1,398,571.30</b>	<b>\$4,838,478</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:** A2020 - Basement Walls



**Note:**

**System:** B1020 - Roof Construction



**Note:**

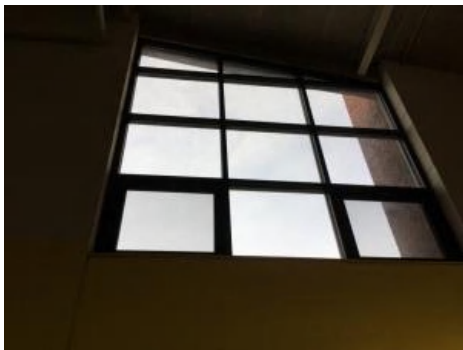
**System:** B2010 - Exterior Walls



**Note:**

## Campus Assessment Report - 1961 Gymnasium

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:** Front entrance doors replaced. Hardware on 6 rear doors replaced 2012.

**System:** B3010120 - Single Ply Membrane



**Note:**



## Campus Assessment Report - 1961 Gymnasium

**System:** B3010130 - Preformed Metal Roofing



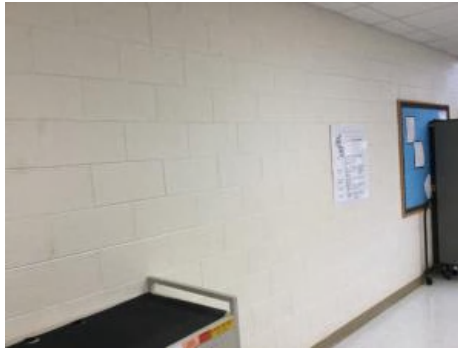
**Note:**

**System:** B3020 - Roof Openings



**Note:**

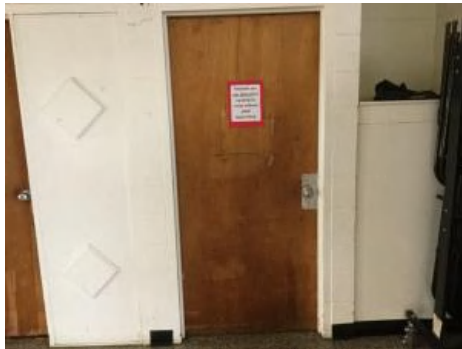
**System:** C1010 - Partitions



**Note:**

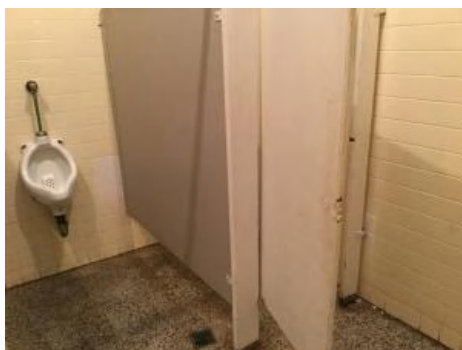
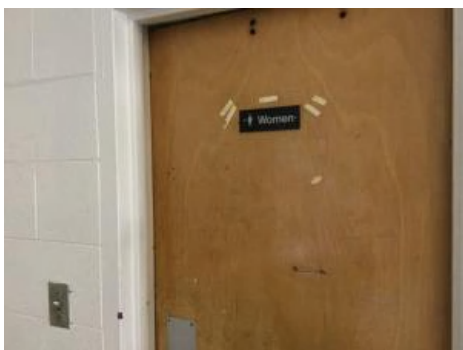
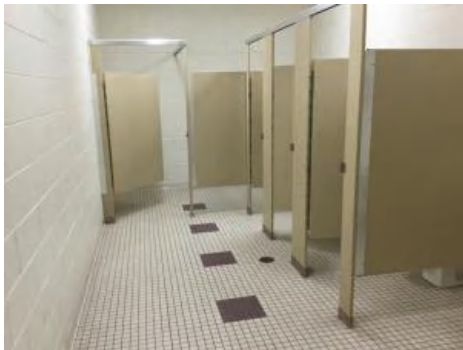
# Campus Assessment Report - 1961 Gymnasium

**System:** C1020 - Interior Doors



**Note:**

**System:** C1030 - Fittings



**Note:**

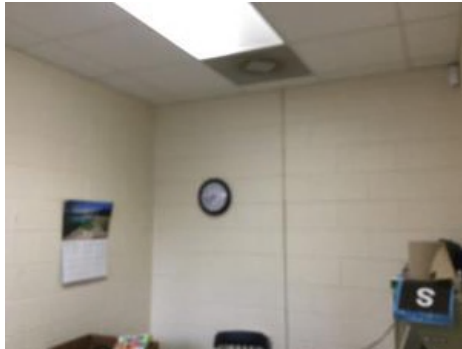
# Campus Assessment Report - 1961 Gymnasium

**System:** C20 - Stairs



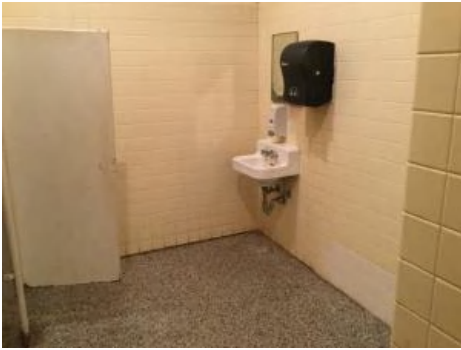
**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**



## Campus Assessment Report - 1961 Gymnasium

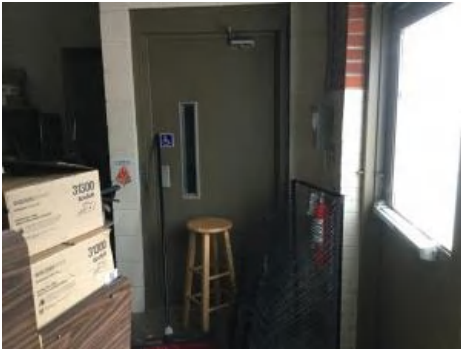
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**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D1010 - Elevators and Lifts



**Note:** Elevator was locked and not in operation at time of visit.

**System:** D2010 - Plumbing Fixtures



**Note:**

## Campus Assessment Report - 1961 Gymnasium

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**

## Campus Assessment Report - 1961 Gymnasium

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



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**

**System:** D3040 - Distribution Systems



**Note:**



## Campus Assessment Report - 1961 Gymnasium

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



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

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



**Note:**

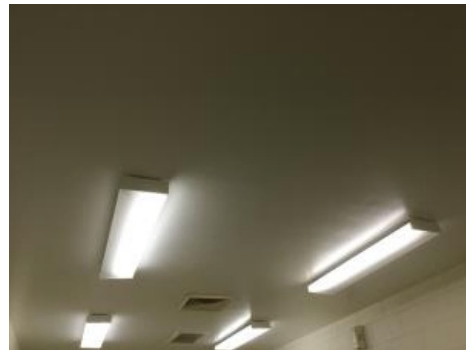
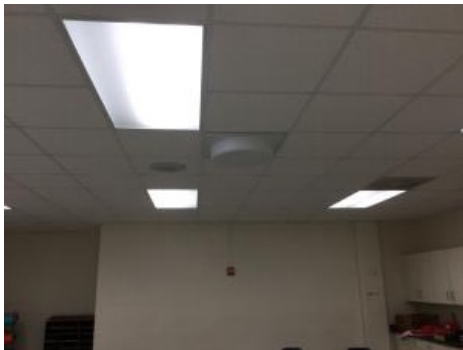
# Campus Assessment Report - 1961 Gymnasium

**System:** D5020 - Branch Wiring



**Note:**

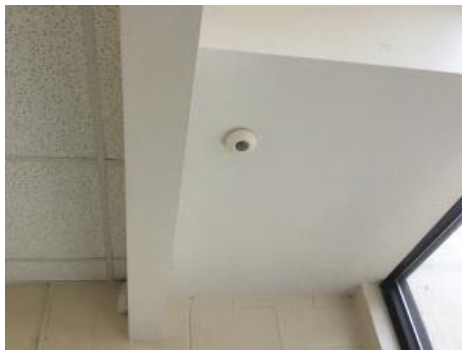
**System:** D5020 - Lighting



**Note:**

## Campus Assessment Report - 1961 Gymnasium

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



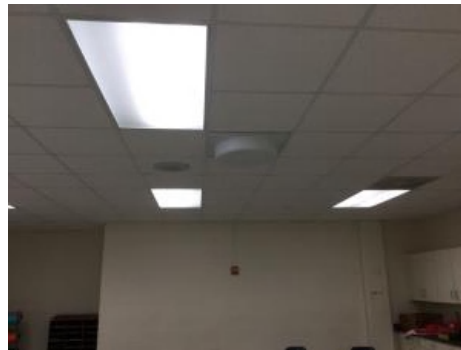
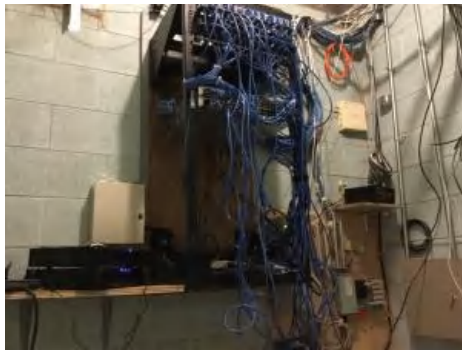
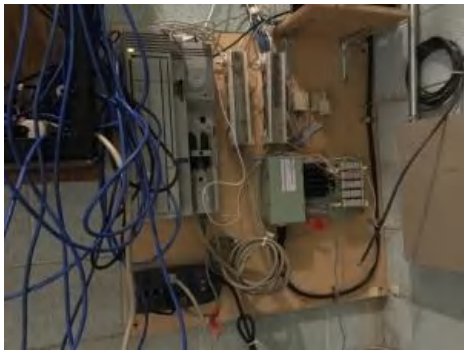
**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**



## Campus Assessment Report - 1961 Gymnasium

**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**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>\$1,398,571</b>	<b>\$0</b>	<b>\$0</b>	<b>\$80,993</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$603,943</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,083,507</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>	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$27,693	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,693
<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>B3010130 - Preformed Metal Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3020 - Roof Openings</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>	\$67,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,333
<b>C1030 - Fittings</b>	\$259,013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$259,013

# Campus Assessment Report - 1961 Gymnasium

C20 - Stairs	\$12,385	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,385
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$80,993	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,993
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
D10 - Conveying	\$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
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$305,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$305,711
D2020 - Domestic Water Distribution	\$26,064	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,064
D2030 - Sanitary Waste	\$41,268	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,268
D2040 - Rain Water Drainage	\$12,489	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,489
D2090 - Other Plumbing Systems -Nat Gas	\$4,616	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,616
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$279,272	\$0	\$0	\$279,272
D3060 - Controls & Instrumentation	\$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
D4010 - Sprinklers	\$114,574	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114,574
D4020 - Standpipes	\$17,919	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,919
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$44,798	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,798
D5020 - Branch Wiring	\$135,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,480
D5020 - Lighting	\$316,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$316,028
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	\$62,939	\$0	\$0	\$62,939
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,841	\$0	\$0	\$113,841
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$147,890	\$0	\$0	\$147,890
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

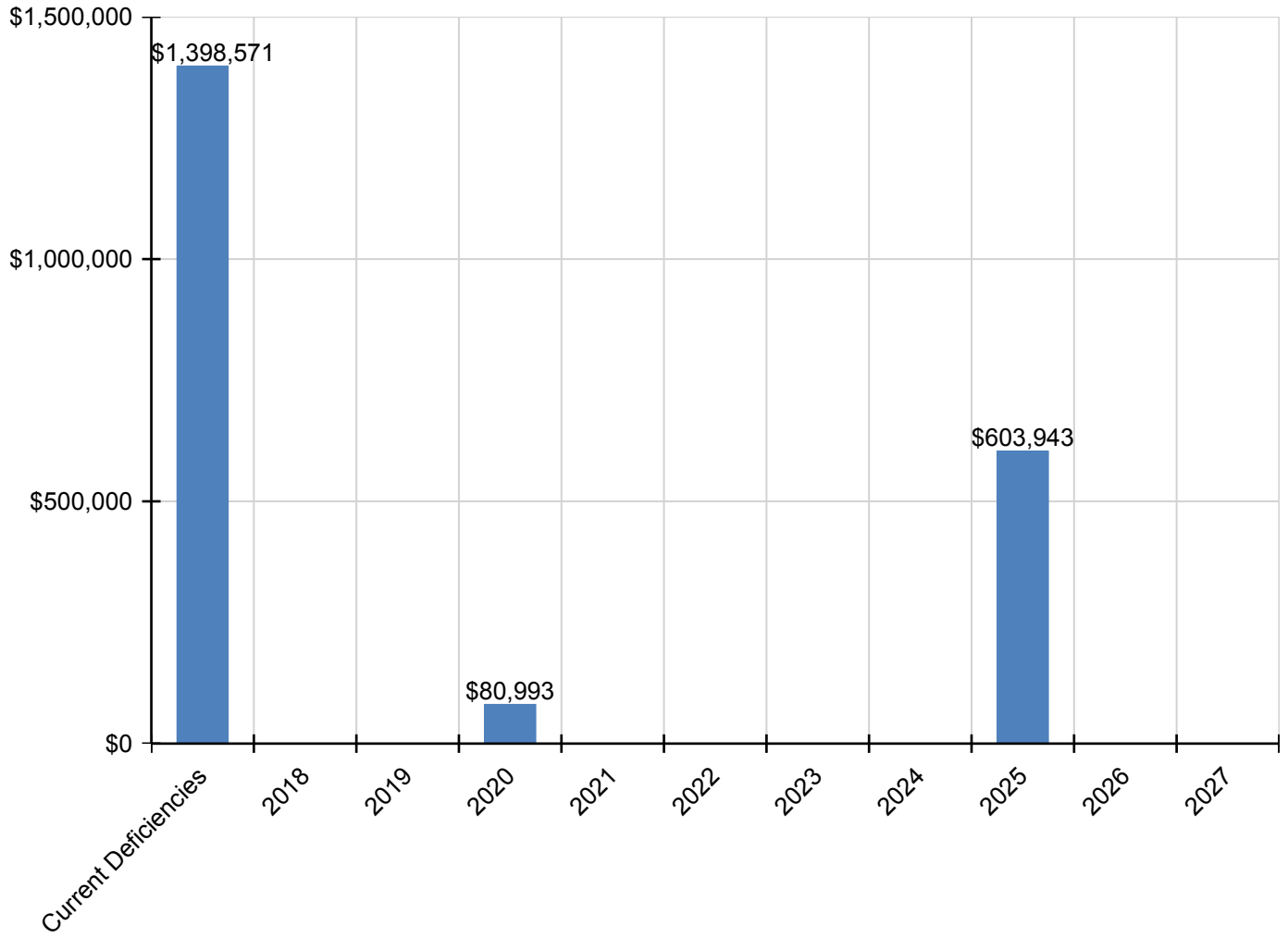
# Campus Assessment Report - 1961 Gymnasium

E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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*\* Indicates non-renewable system*

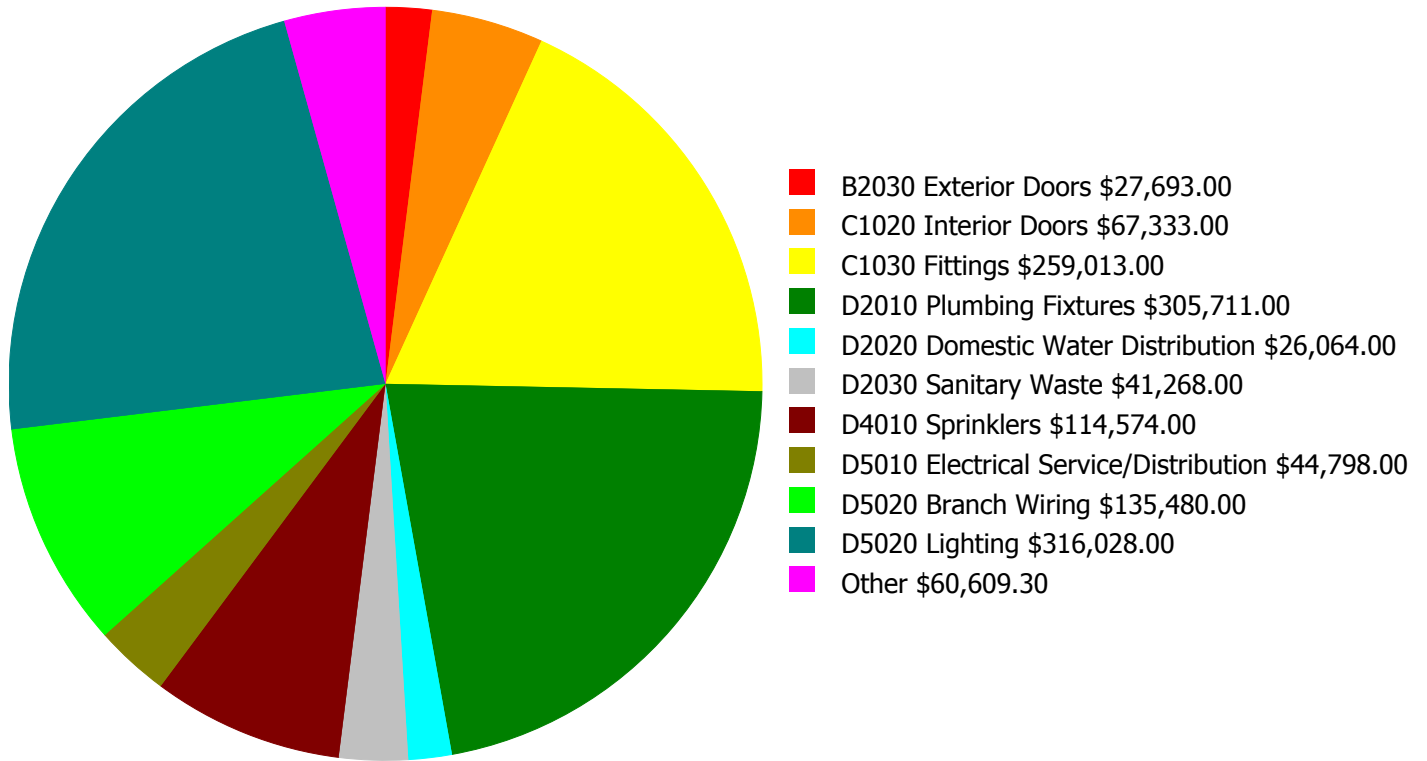
## Forecasted Capital Renewal Requirement

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.

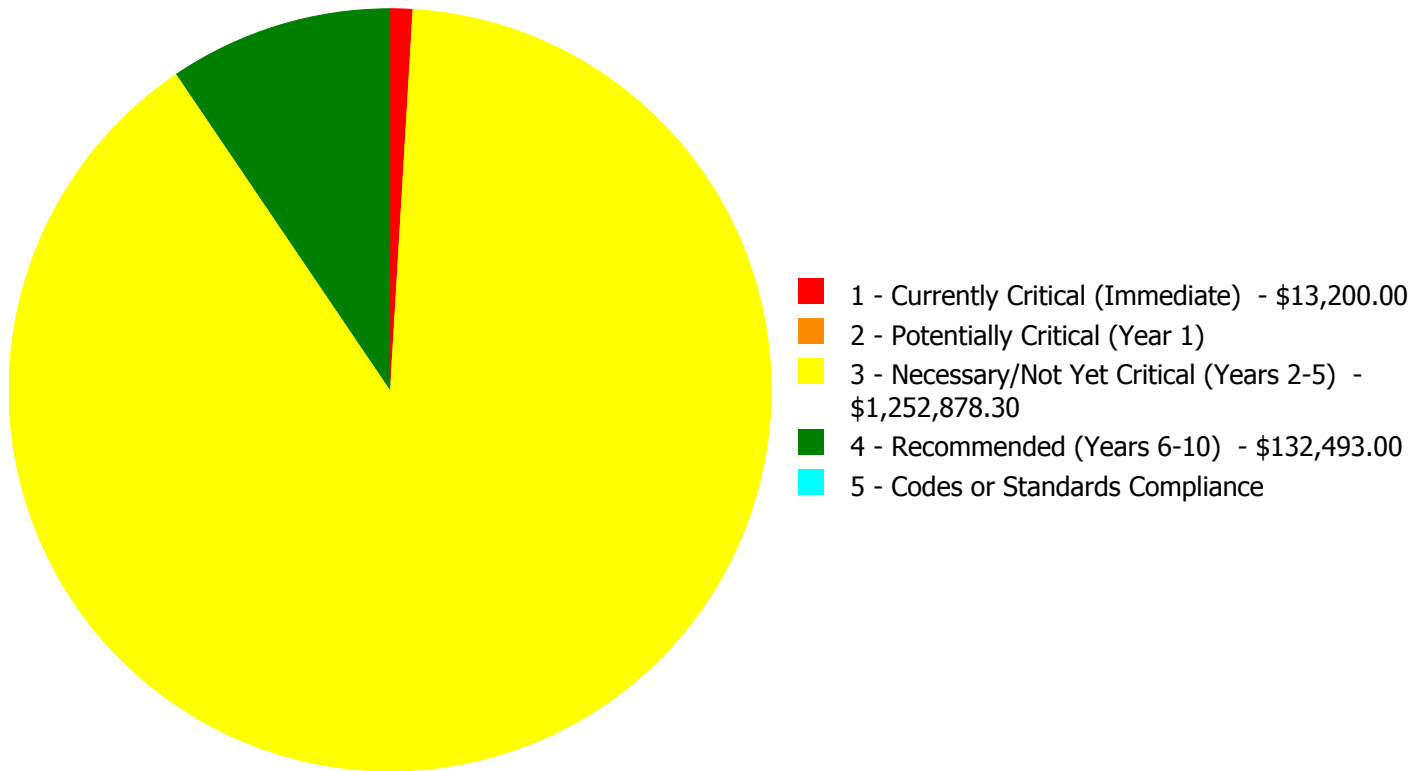


**Budget Estimate Total: \$1,398,571.30**



## 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: \$1,398,571.30**

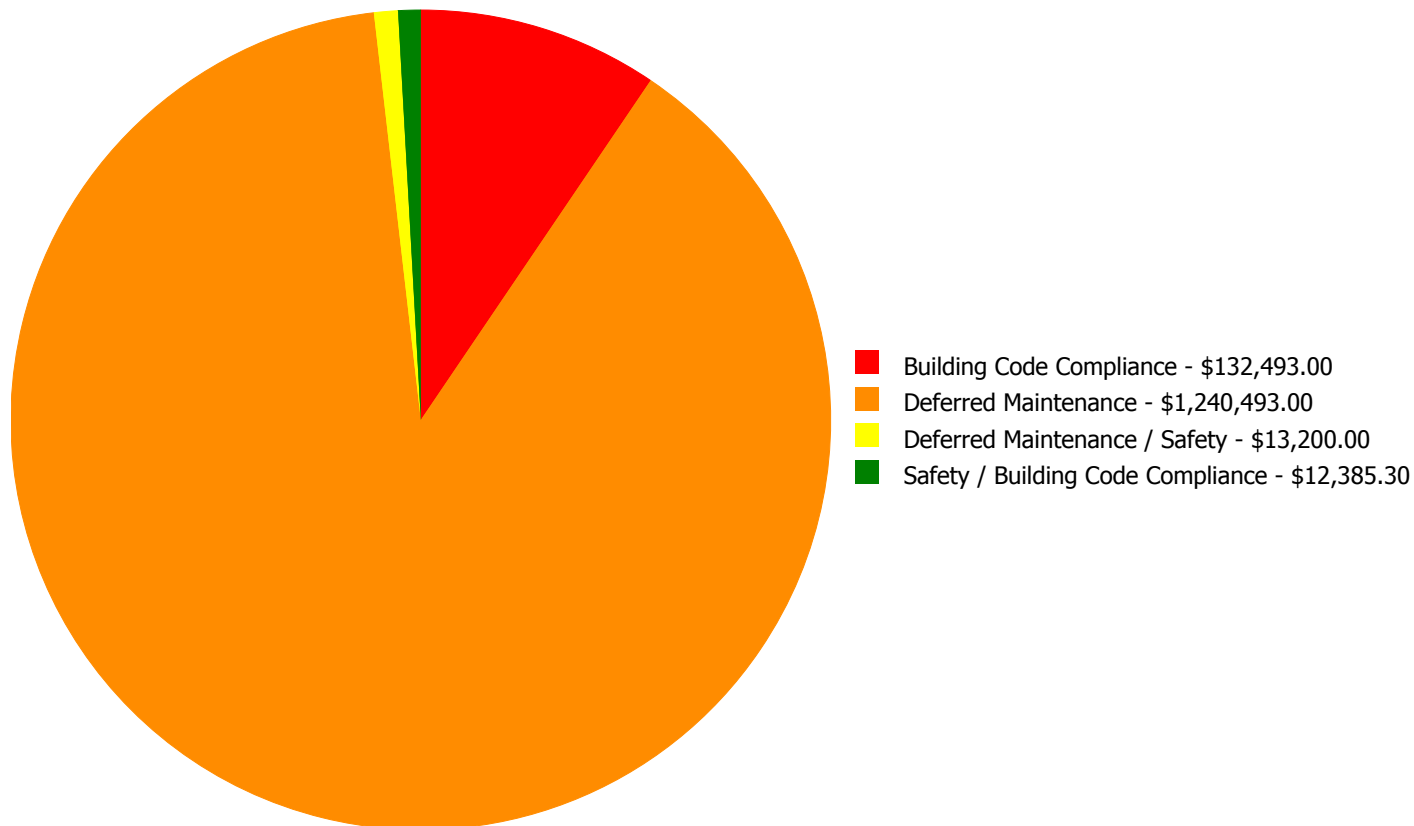
## Deficiency By Priority Investment Table

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
B2010	Exterior Walls	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00
B2030	Exterior Doors	\$0.00	\$0.00	\$27,693.00	\$0.00	\$0.00	\$27,693.00
C1020	Interior Doors	\$0.00	\$0.00	\$67,333.00	\$0.00	\$0.00	\$67,333.00
C1030	Fittings	\$0.00	\$0.00	\$259,013.00	\$0.00	\$0.00	\$259,013.00
C20	Stairs	\$0.00	\$0.00	\$12,385.30	\$0.00	\$0.00	\$12,385.30
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$305,711.00	\$0.00	\$0.00	\$305,711.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$26,064.00	\$0.00	\$0.00	\$26,064.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$41,268.00	\$0.00	\$0.00	\$41,268.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$12,489.00	\$0.00	\$0.00	\$12,489.00
D2090	Other Plumbing Systems -Nat Gas	\$0.00	\$0.00	\$4,616.00	\$0.00	\$0.00	\$4,616.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$114,574.00	\$0.00	\$114,574.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$17,919.00	\$0.00	\$17,919.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$44,798.00	\$0.00	\$0.00	\$44,798.00
D5020	Branch Wiring	\$0.00	\$0.00	\$135,480.00	\$0.00	\$0.00	\$135,480.00
D5020	Lighting	\$0.00	\$0.00	\$316,028.00	\$0.00	\$0.00	\$316,028.00
	<b>Total:</b>	\$13,200.00	\$0.00	\$1,252,878.30	\$132,493.00	\$0.00	\$1,398,571.30

### 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: \$1,398,571.30**

## 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: B2010 - Exterior Walls**



**Location:** Exterior columns  
**Distress:** Damaged  
**Category:** Deferred Maintenance / Safety  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Engineering Study-2016-11-15 17:41:59  
**Qty:** 1.00  
**Unit of Measure:** Ea.  
**Estimate:** \$13,200.00  
**Assessor Name:** Somnath Das  
**Date Created:** 02/10/2017

**Notes:** Exposed exterior concrete columns and beams have some spalling of concrete and cracking. It appears that some repairs have already been made in some places. Evaluation by a structural engineer is recommended. The correction does not include the cost of repairs.

---

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

**System: B2030 - Exterior Doors**

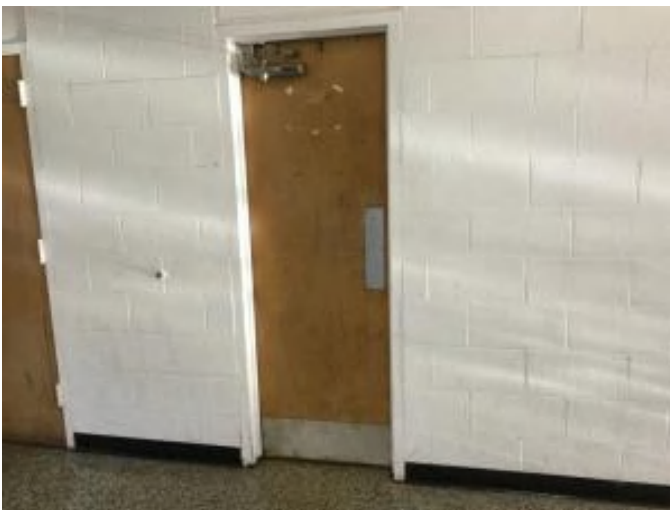


**Location:** Exit doors.  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 24,682.00  
**Unit of Measure:** S.F.  
**Estimate:** \$27,693.00  
**Assessor Name:** Somnath Das  
**Date Created:** 02/09/2017

**Notes:** Academy front door replaced circa 2010. Front entrance doors replaced 2012 Anson. Hardware only on 6 rear exit doors replaced 2012. Doors and frames are in very poor condition. Other miscellaneous exterior doors are in poor condition. System renewal is recommended.

---

**System: C1020 - Interior Doors**



**Location:** Original portions of building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 24,682.00  
**Unit of Measure:** S.F.  
**Estimate:** \$67,333.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/20/2016

**Notes:** Interior doors are in fair to poor condition and should be replaced.

---

**System: C1030 - Fittings**



**Location:** Original portion of building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 24,682.00  
**Unit of Measure:** S.F.  
**Estimate:** \$259,013.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/20/2016

**Notes:** Original fittings are in poor condition and should be replaced. Signage on the upper level is inadequate.

---

**System: C20 - Stairs**



**Location:** Southeast exit stairs  
**Distress:** Inadequate  
**Category:** Safety / Building Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace Stair Rails  
**Qty:** 60.00  
**Unit of Measure:** L.F.  
**Estimate:** \$12,385.30  
**Assessor Name:** Somnath Das  
**Date Created:** 02/09/2017

**Notes:** Handrails at exit stairs are not up to code. Replacement is recommended.

---



**System: D2010 - Plumbing Fixtures**



**Location:** Lobby restrooms and old restrooms  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 24,682.00  
**Unit of Measure:** S.F.  
**Estimate:** \$305,711.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/20/2016

**Notes:** Plumbing fixtures were not replaced building-wide and are in poor condition. Renew the system.

---

**System: D2020 - Domestic Water Distribution**



**Location:** Original portion of building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 24,682.00  
**Unit of Measure:** S.F.  
**Estimate:** \$26,064.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/20/2016

**Notes:** The original portion of the building not renovated for Anson Academy has expired water supply system. It should be replaced.

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 24,682.00  
**Unit of Measure:** S.F.  
**Estimate:** \$41,268.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/20/2016

**Notes:** The sanitary waste system is original and should be replaced.

---

**System: D2040 - Rain Water Drainage**



**Location:** At front entry roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 24,682.00  
**Unit of Measure:** S.F.  
**Estimate:** \$12,489.00  
**Assessor Name:** Somnath Das  
**Date Created:** 02/09/2017

**Notes:** Rainwater drainage system is presumed original, is beyond its expected life, and should be renewed.

---

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



**Location:** Boiler room  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 24,682.00  
**Unit of Measure:** S.F.  
**Estimate:** \$4,616.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/20/2016

**Notes:** Gas piping is beyond its expected life and should be replaced.

---

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



**Location:** Electric service room  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 24,682.00  
**Unit of Measure:** S.F.  
**Estimate:** \$44,798.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/20/2016

**Notes:** The original electric service is well beyond its expected life. It shares space with the boiler. System renewal is recommended.

---

**System: D5020 - Branch Wiring**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 24,682.00  
**Unit of Measure:** S.F.  
**Estimate:** \$135,480.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/20/2016

**Notes:** With the exception of Anson Academy, branch wiring is typically original and in need of replacement.

---

**System: D5020 - Lighting**



**Location:** Upper level and lower level ancillary spaces  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 24,682.00  
**Unit of Measure:** S.F.  
**Estimate:** \$316,028.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/20/2016

**Notes:** With the exception of Anson Academy, lighting is old and in poor condition. System renewal is recommended.

---

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

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout the building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 24,682.00  
**Unit of Measure:** S.F.  
**Estimate:** \$114,574.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/20/2016

**Notes:** A wet fire sprinkler system is not installed in this building. Installation of a wet fire protection system is recommended.

---

**System: D4020 - Standpipes**

This deficiency has no image.

**Location:** TBD  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 24,682.00  
**Unit of Measure:** S.F.  
**Estimate:** \$17,919.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/20/2016

**Notes:** Standpipes for fire protection are not installed in this building. Installation of a wet fire protection system is recommended.

---



## 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:	
Gross Area (SF):	41,625
Year Built:	1984
Last Renovation:	
Replacement Value:	\$7,427,156
Repair Cost:	\$5,247,184.82
Total FCI:	70.65 %
Total RSLI:	25.89 %
FCA Score:	29.35



### Description:

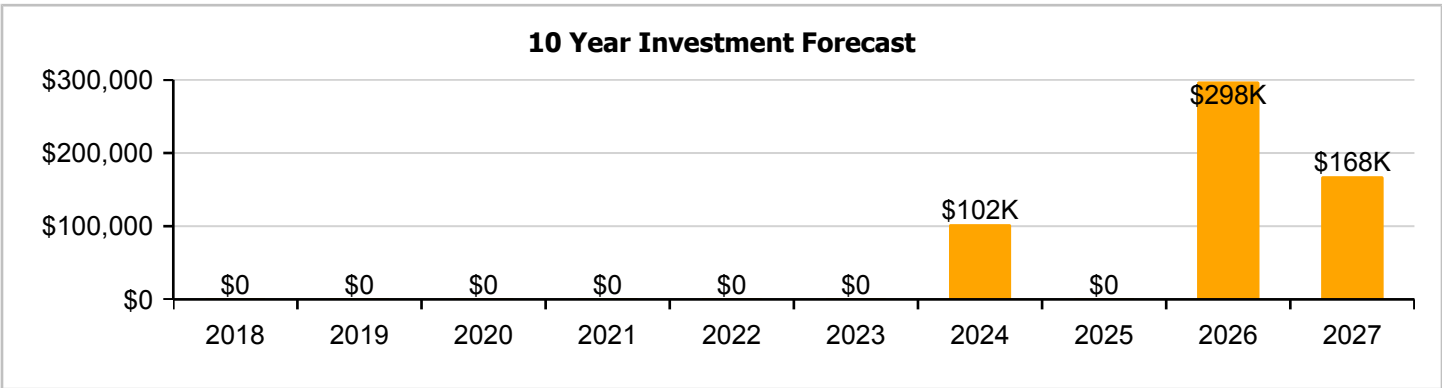
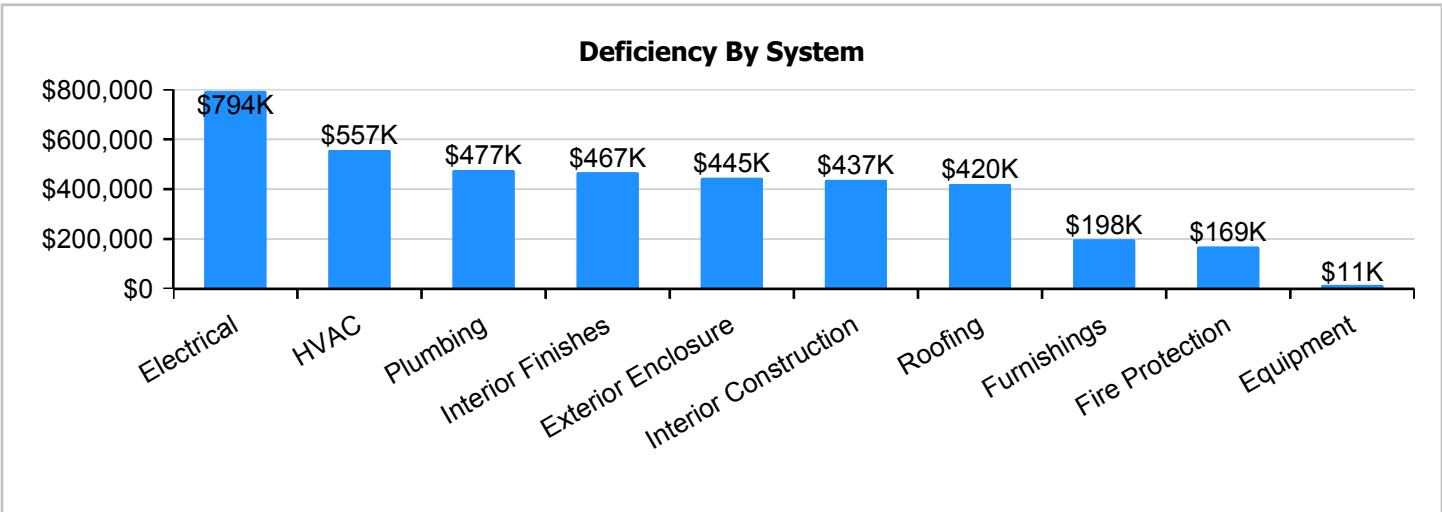
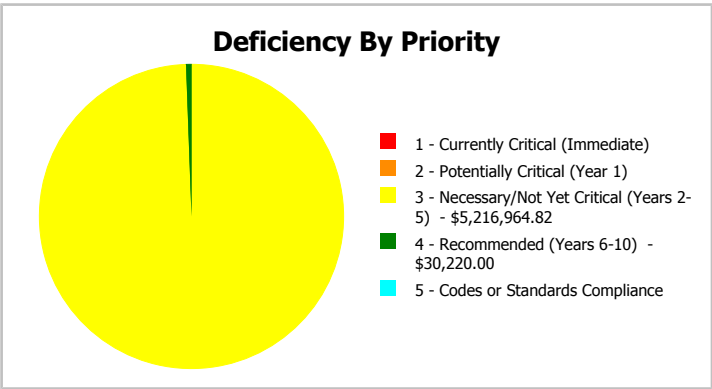
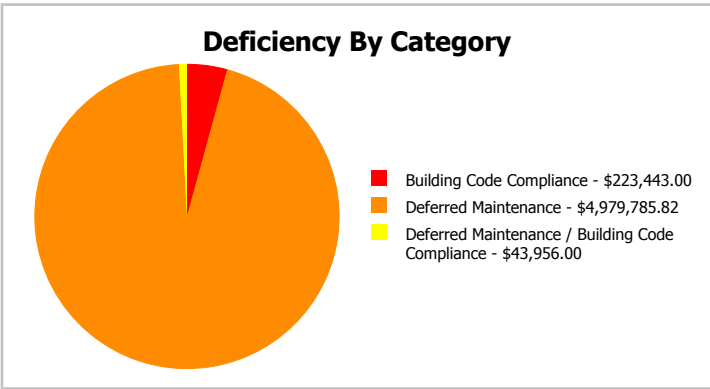
The narrative for this building is included in the Executive Summary Description at the front of this report.

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



**Dashboard Summary**

Function:		Gross Area:	41,625
Year Built:	1984	Last Renovation:	
Repair Cost:	\$5,247,185	Replacement Value:	\$7,427,156
FCI:	70.65 %	RSLI%:	25.89 %



## 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	67.00 %	0.00 %	\$0.00
B10 - Superstructure	67.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	31.81 %	72.61 %	\$588,120.80
B30 - Roofing	0.00 %	138.00 %	\$554,895.00
C10 - Interior Construction	26.23 %	61.28 %	\$576,698.02
C30 - Interior Finishes	43.02 %	60.18 %	\$616,758.00
D20 - Plumbing	0.21 %	108.66 %	\$629,120.00
D30 - HVAC	7.10 %	83.95 %	\$734,890.00
D40 - Fire Protection	0.00 %	110.00 %	\$223,443.00
D50 - Electrical	10.55 %	90.40 %	\$1,047,619.00
E10 - Equipment	0.00 %	109.99 %	\$13,736.00
E20 - Furnishings	0.00 %	110.00 %	\$261,905.00
<b>Totals:</b>	<b>25.89 %</b>	<b>70.65 %</b>	<b>\$5,247,184.82</b>

## Photo Album

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

1). Northwest Elevation - Mar 06, 2017



2). South Elevation - Mar 06, 2017



3). Southeast Elevation - Mar 06, 2017



4). East Elevation - Mar 06, 2017



5). Northeast Elevation - Mar 06, 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	\$4.70	S.F.	41,625	100	1984	2084		67.00 %	0.00 %	67			\$195,638
A1030	Slab on Grade	\$8.26	S.F.	41,625	100	1984	2084		67.00 %	0.00 %	67			\$343,823
B1020	Roof Construction	\$15.44	S.F.	41,625	100	1984	2084		67.00 %	0.00 %	67			\$642,690
B2010	Exterior Walls	\$9.24	S.F.	41,625	100	1984	2084		67.00 %	31.24 %	67		\$120,172.80	\$384,615
B2020	Exterior Windows	\$9.20	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$421,245.00	\$382,950
B2030	Exterior Doors	\$1.02	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$46,703.00	\$42,458
B3010130	Preformed Metal Roofing	\$9.66	S.F.	41,625	30	1984	2014		0.00 %	138.00 %	-3		\$554,895.00	\$402,098
C1010	Partitions	\$10.59	S.F.	41,625	75	1984	2059		56.00 %	5.97 %	42		\$26,332.02	\$440,809
C1020	Interior Doors	\$2.48	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$113,553.00	\$103,230
C1030	Fittings	\$9.54	S.F.	41,625	20	1984	2004		0.00 %	110.00 %	-13		\$436,813.00	\$397,103
C3010	Wall Finishes	\$2.73	S.F.	41,625	10	1984	1994		0.00 %	110.00 %	-23		\$125,000.00	\$113,636
C3020	Floor Finishes	\$11.15	S.F.	41,625	20	2016	2036		95.00 %	0.00 %	19			\$464,119
C3030	Ceiling Finishes	\$10.74	S.F.	41,625	25	1984	2009		0.00 %	110.00 %	-8		\$491,758.00	\$447,053
D2010	Plumbing Fixtures	\$11.26	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$515,567.00	\$468,698
D2020	Domestic Water Distribution	\$0.96	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$43,956.00	\$39,960
D2030	Sanitary Waste	\$1.52	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$69,597.00	\$63,270
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	41,625	40	1984	2024		17.50 %	0.00 %	7			\$7,076
D3020	Heat Generating Systems	\$4.98	S.F.	41,625	30	1996	2026		30.00 %	0.00 %	9			\$207,293
D3040	Distribution Systems	\$6.02	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$275,641.00	\$250,583
D3050	Terminal & Package Units	\$8.12	S.F.	41,625	15	1984	1999		0.00 %	110.00 %	-18		\$371,795.00	\$337,995
D3060	Controls & Instrumentation	\$1.91	S.F.	41,625	20	1984	2004		0.00 %	110.00 %	-13		\$87,454.00	\$79,504
D4010	Sprinklers	\$4.22	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$193,223.00	\$175,658
D4020	Standpipes	\$0.66	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$30,220.00	\$27,473
D5010	Electrical Service/Distribution	\$1.65	S.F.	41,625	40	1984	2024		17.50 %	0.00 %	7			\$68,681
D5020	Branch Wiring	\$4.99	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$228,480.00	\$207,709
D5020	Lighting	\$11.64	S.F.	41,625	30	1984	2014		0.00 %	110.00 %	-3		\$532,967.00	\$484,515
D5030810	Security & Detection Systems	\$1.83	S.F.	41,625	15	1984	1999		0.00 %	110.00 %	-18		\$83,791.00	\$76,174
D5030910	Fire Alarm Systems	\$3.31	S.F.	41,625	15	2014	2029		80.00 %	0.00 %	12			\$137,779
D5030920	Data Communication	\$4.30	S.F.	41,625	15	2000	2015		0.00 %	110.00 %	-2		\$196,886.00	\$178,988
D5090	Other Electrical Systems	\$0.12	S.F.	41,625	20	1984	2004		0.00 %	110.01 %	-13		\$5,495.00	\$4,995
E1020	Institutional Equipment	\$0.30	S.F.	41,625	20	1984	2004		0.00 %	109.99 %	-13		\$13,736.00	\$12,488
E2010	Fixed Furnishings	\$5.72	S.F.	41,625	20	1984	2004		0.00 %	110.00 %	-13		\$261,905.00	\$238,095
<b>Total</b>									<b>25.89 %</b>	<b>70.65 %</b>			<b>\$5,247,184.82</b>	<b>\$7,427,156</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 - 1984 Main

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010130 - Preformed Metal Roofing



**Note:**

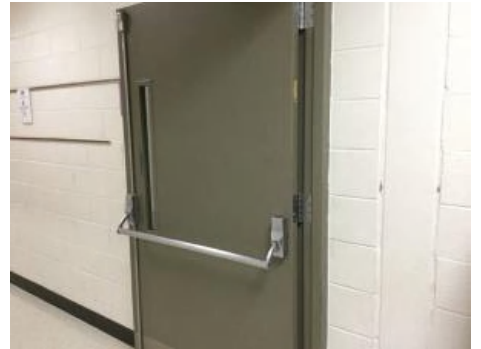
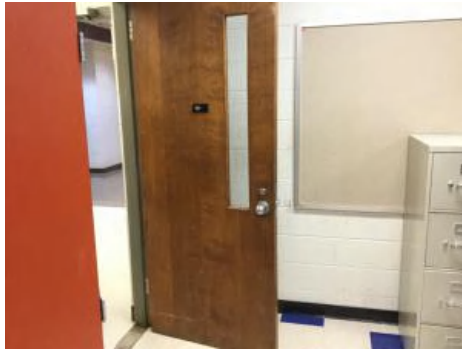
## Campus Assessment Report - 1984 Main

**System:** C1010 - Partitions



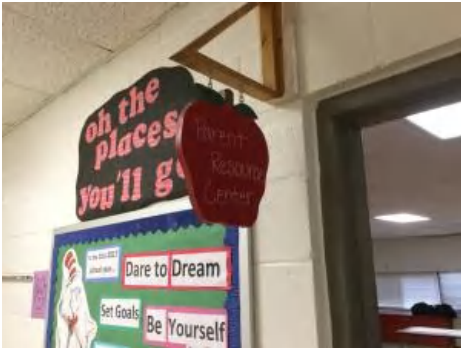
**Note:**

**System:** C1020 - Interior Doors



**Note:**

**System:** C1030 - Fittings

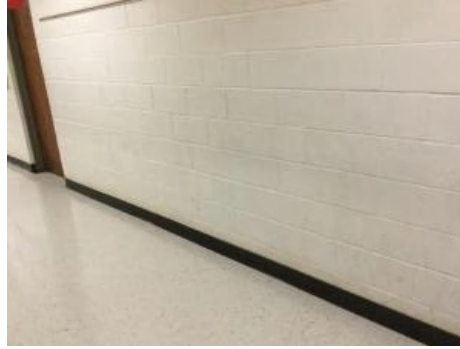
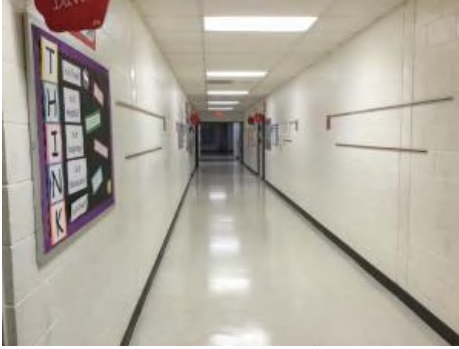


**Note:**



## Campus Assessment Report - 1984 Main

**System:** C3010 - Wall Finishes



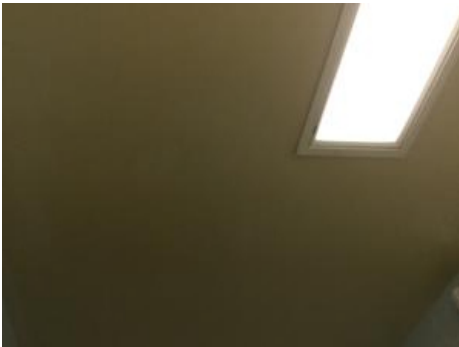
**Note:**

**System:** C3020 - Floor Finishes



**Note:** Ongoing project to replace floor tile in corridors and carpet with floor tile in classrooms.

**System:** C3030 - Ceiling Finishes



**Note:**

## Campus Assessment Report - 1984 Main

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**



## Campus Assessment Report - 1984 Main

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



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

## Campus Assessment Report - 1984 Main

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



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

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



**Note:**



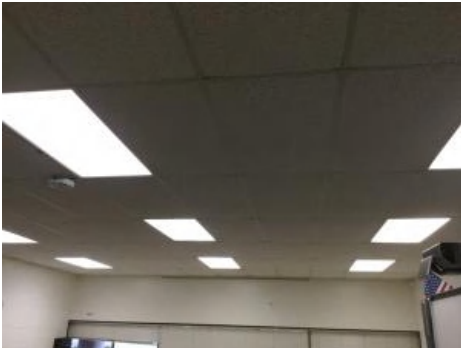
## Campus Assessment Report - 1984 Main

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

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



**Note:**

## Campus Assessment Report - 1984 Main

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

## Campus Assessment Report - 1984 Main

**System:** E1020 - Institutional 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>\$5,247,185</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$102,489</b>	<b>\$0</b>	<b>\$297,517</b>	<b>\$167,990</b>	<b>\$5,815,180</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>	\$120,173	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,173
<b>B2020 - Exterior Windows</b>	\$421,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$421,245
<b>B2030 - Exterior Doors</b>	\$46,703	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,703
<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>	\$554,895	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$554,895
<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>	\$26,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,332
<b>C1020 - Interior Doors</b>	\$113,553	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,553
<b>C1030 - Fittings</b>	\$436,813	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$436,813
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167,990	\$292,990
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3030 - Ceiling Finishes</b>	\$491,758	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$491,758
<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

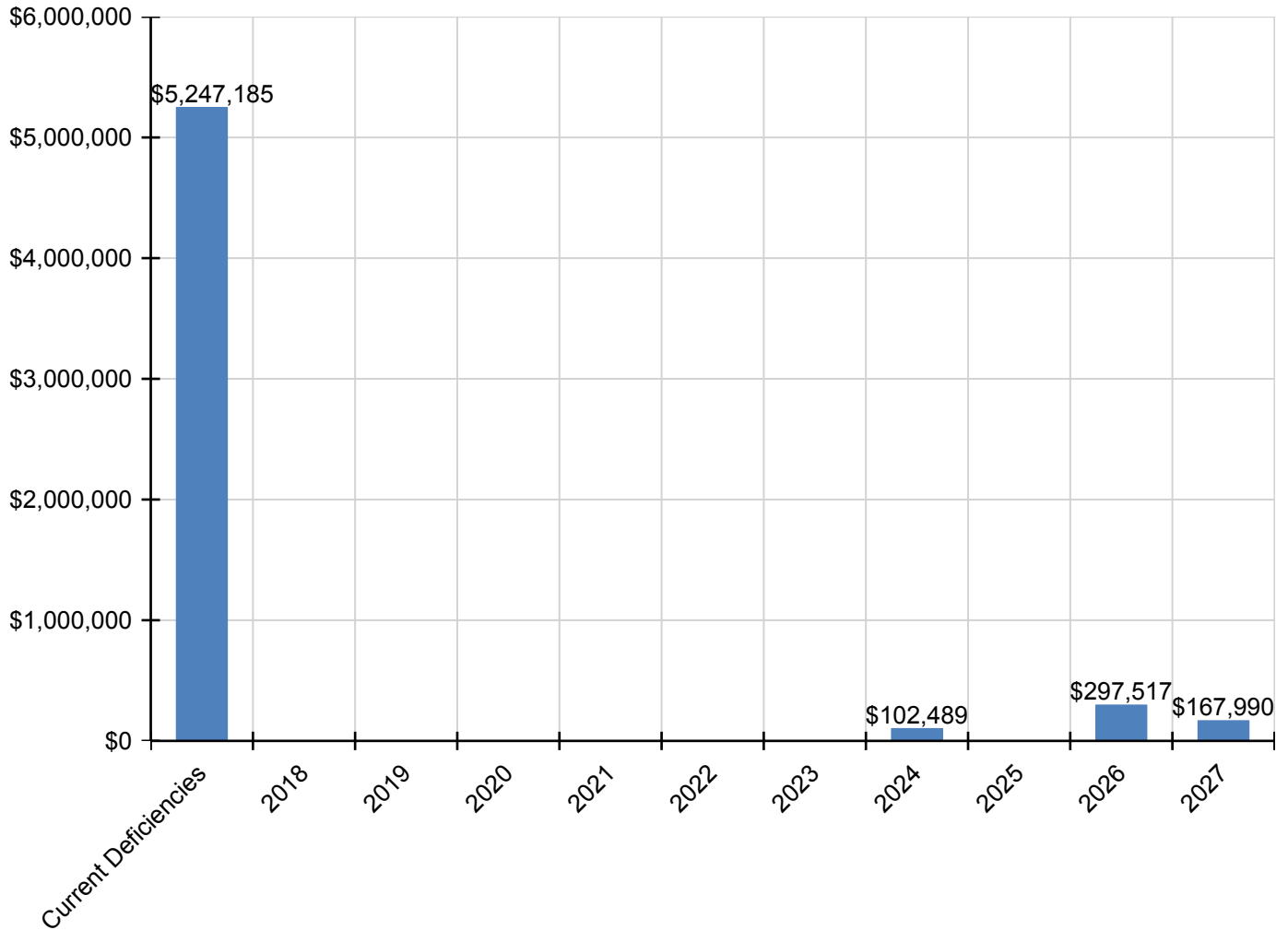
## Campus Assessment Report - 1984 Main

D2010 - Plumbing Fixtures	\$515,567	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$515,567
D2020 - Domestic Water Distribution	\$43,956	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,956
D2030 - Sanitary Waste	\$69,597	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,597
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,573	\$0	\$0	\$0	\$0	\$9,573
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	\$297,517	\$0	\$297,517
D3040 - Distribution Systems	\$275,641	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275,641
D3050 - Terminal & Package Units	\$371,795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$371,795
D3060 - Controls & Instrumentation	\$87,454	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,454
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$193,223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$193,223
D4020 - Standpipes	\$30,220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,220
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	\$92,916	\$0	\$0	\$0	\$0	\$92,916
D5020 - Branch Wiring	\$228,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$228,480
D5020 - Lighting	\$532,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$532,967
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$83,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,791
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$196,886	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196,886
D5090 - Other Electrical Systems	\$5,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,495
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	\$13,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,736
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$261,905	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$261,905

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

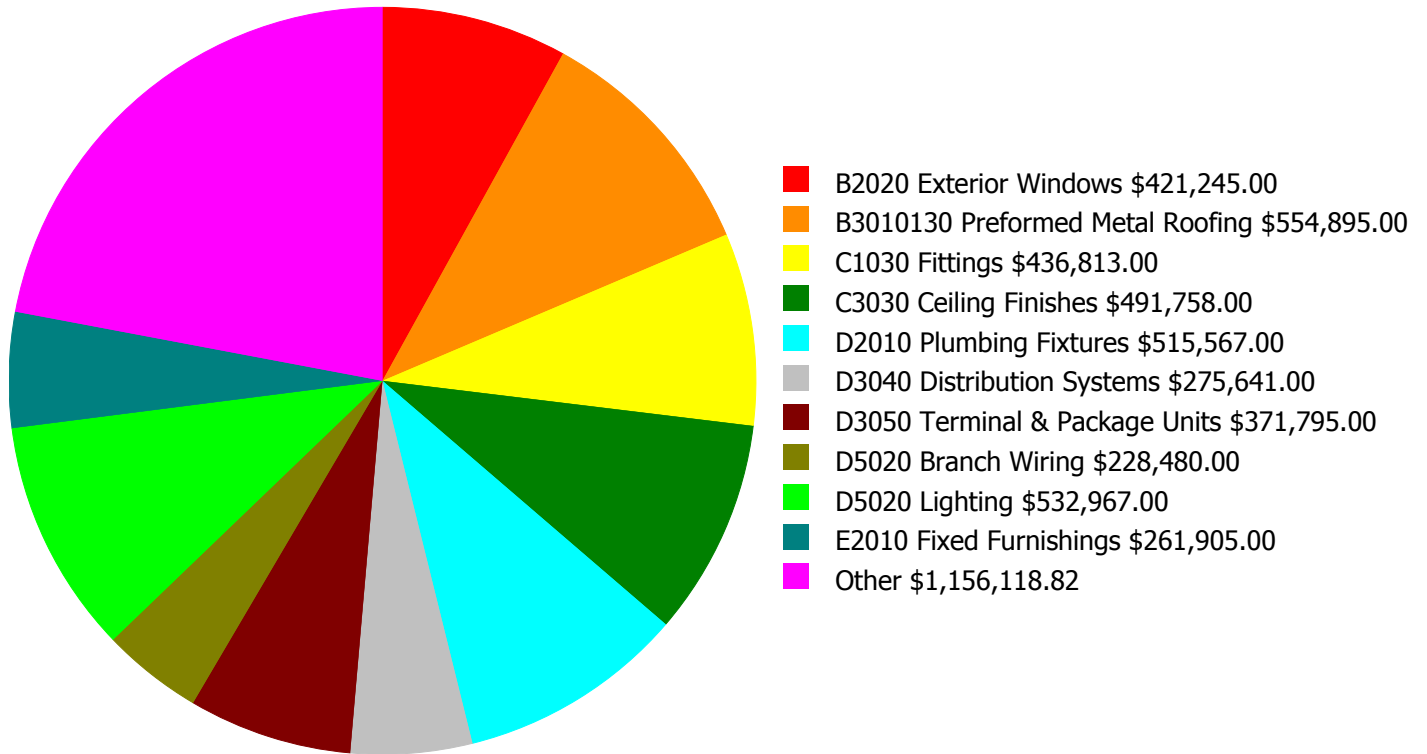
The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.





## Deficiency Summary by System

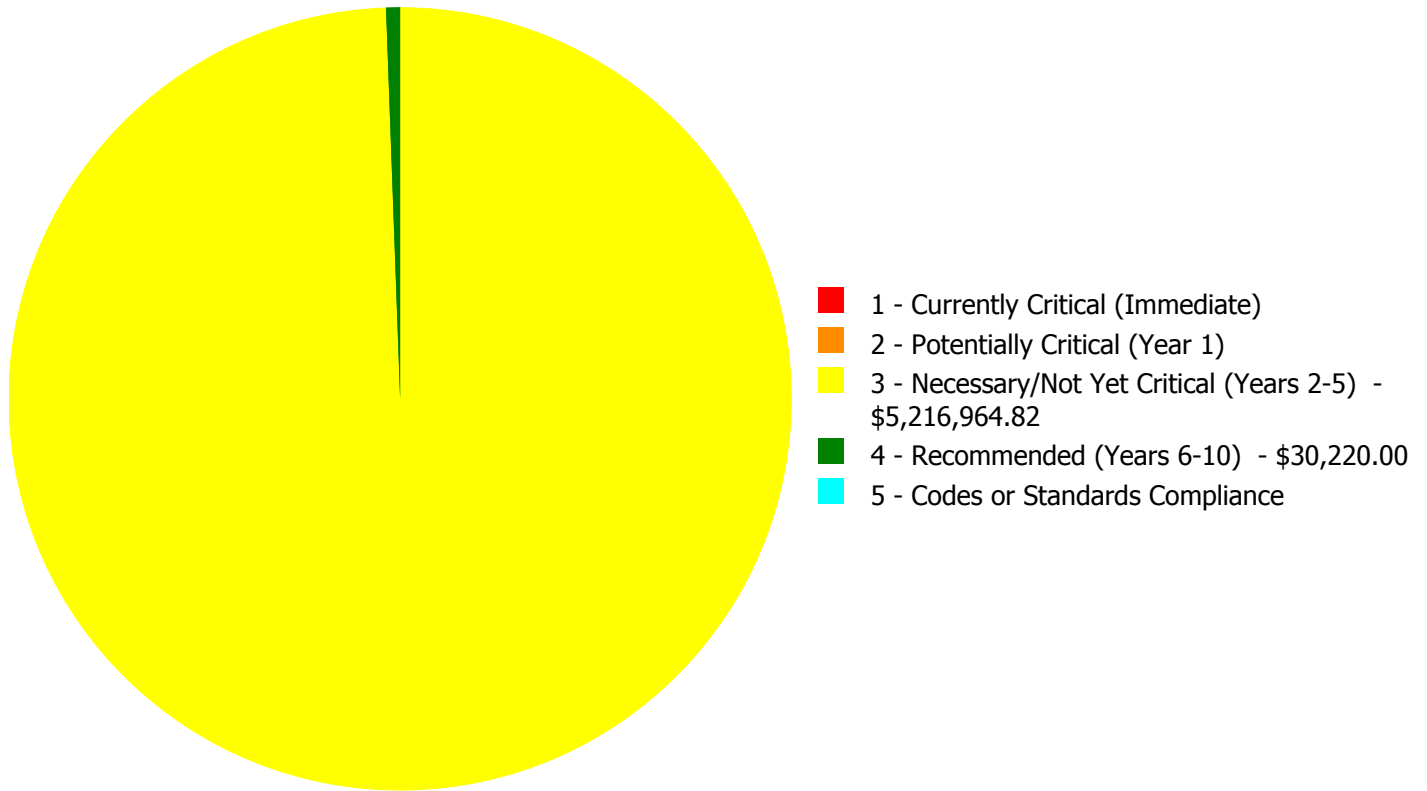
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$5,247,184.82**

## 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: \$5,247,184.82**

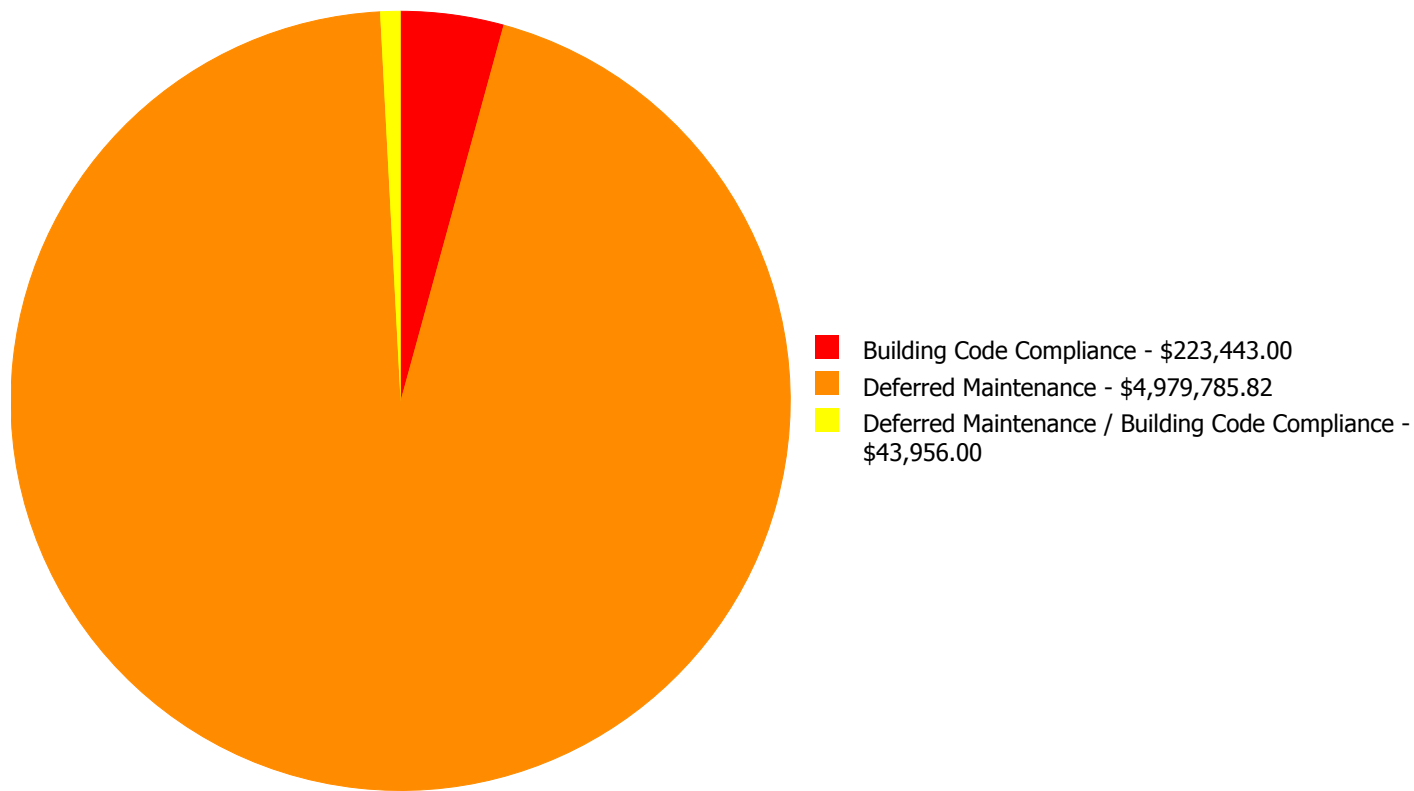
## Deficiency By Priority Investment Table

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
B2010	Exterior Walls	\$0.00	\$0.00	\$120,172.80	\$0.00	\$0.00	\$120,172.80
B2020	Exterior Windows	\$0.00	\$0.00	\$421,245.00	\$0.00	\$0.00	\$421,245.00
B2030	Exterior Doors	\$0.00	\$0.00	\$46,703.00	\$0.00	\$0.00	\$46,703.00
B3010130	Preformed Metal Roofing	\$0.00	\$0.00	\$554,895.00	\$0.00	\$0.00	\$554,895.00
C1010	Partitions	\$0.00	\$0.00	\$26,332.02	\$0.00	\$0.00	\$26,332.02
C1020	Interior Doors	\$0.00	\$0.00	\$113,553.00	\$0.00	\$0.00	\$113,553.00
C1030	Fittings	\$0.00	\$0.00	\$436,813.00	\$0.00	\$0.00	\$436,813.00
C3010	Wall Finishes	\$0.00	\$0.00	\$125,000.00	\$0.00	\$0.00	\$125,000.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$491,758.00	\$0.00	\$0.00	\$491,758.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$515,567.00	\$0.00	\$0.00	\$515,567.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$43,956.00	\$0.00	\$0.00	\$43,956.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$69,597.00	\$0.00	\$0.00	\$69,597.00
D3040	Distribution Systems	\$0.00	\$0.00	\$275,641.00	\$0.00	\$0.00	\$275,641.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$371,795.00	\$0.00	\$0.00	\$371,795.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$87,454.00	\$0.00	\$0.00	\$87,454.00
D4010	Sprinklers	\$0.00	\$0.00	\$193,223.00	\$0.00	\$0.00	\$193,223.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$30,220.00	\$0.00	\$30,220.00
D5020	Branch Wiring	\$0.00	\$0.00	\$228,480.00	\$0.00	\$0.00	\$228,480.00
D5020	Lighting	\$0.00	\$0.00	\$532,967.00	\$0.00	\$0.00	\$532,967.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$83,791.00	\$0.00	\$0.00	\$83,791.00
D5030920	Data Communication	\$0.00	\$0.00	\$196,886.00	\$0.00	\$0.00	\$196,886.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$5,495.00	\$0.00	\$0.00	\$5,495.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$13,736.00	\$0.00	\$0.00	\$13,736.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$261,905.00	\$0.00	\$0.00	\$261,905.00
	<b>Total:</b>	\$0.00	\$0.00	\$5,216,964.82	\$30,220.00	\$0.00	\$5,247,184.82

## 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: \$5,247,184.82**

## 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: B2010 - Exterior Walls



**Location:** Exterior walls  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Point clay brick wall, 1st floor  
**Qty:** 80.00  
**Unit of Measure:** C.S.F.  
**Estimate:** \$120,172.80  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/10/2017

**Notes:** Exterior walls need to be maintained with pointing where there is loss of mortar and repair of cracked brick at areas of minor settlement.

#### System: B2020 - Exterior Windows



**Location:** Exterior windows throughout  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$421,245.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** Exterior windows are beyond their expected life and in poor condition with many lost seals and degradation of frame finishes. System replacement is recommended.

**System: B2030 - Exterior Doors**



**Location:** Exterior doors  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$46,703.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** Exterior doors are beyond their expected life. System renewal is recommended.

---

**System: B3010130 - Preformed Metal Roofing**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$554,895.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** The roof is beyond its expected life and beginning to fail with leaks occurring around the building. Gutters and downspouts are in poor condition causing staining on the building. There are no snow/ice guards. Roof replacement is recommended.

---



**System: C1010 - Partitions**



**Location:** Three Classrooms  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Remove and reinstall demountable partitions  
**Qty:** 3.00  
**Unit of Measure:** C.L.F.  
**Estimate:** \$26,332.02  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/11/2017

**Notes:** Folding partitions between classrooms are in poor condition and do not operate smoothly. Replacement is recommended.

---

**System: C1020 - Interior Doors**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$113,553.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** Interior doors are original and beyond their expected life with worn finishes. There is no lever hardware. Some damaged trim around glazing observed. System renewal is recommended.

---

**System: C1030 - Fittings**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$436,813.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** Fittings in general are beyond their service life. Some blackboards are still present. Whiteboards are stained beyond cleaning. Interior signage is not code compliant. System renewal is recommended.

---

**System: C3010 - Wall Finishes**

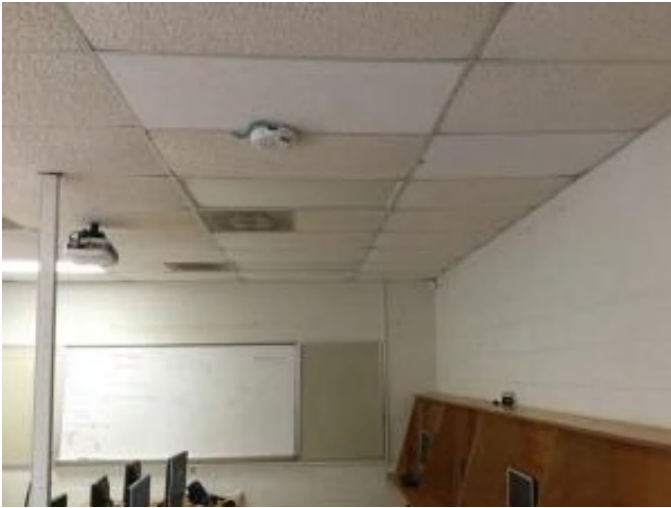


**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$125,000.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** Wall finishes are in need of renewal.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$491,758.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** Ceilings are beyond their expected useful life. Numerous tiles are stained due to roof leaks. Tiles are mis-matched due to replacements over the years. System renewal is recommended.

---

**System: D2010 - Plumbing Fixtures**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$515,567.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** Plumbing fixtures are beyond their expected life. Classroom sinks are in poor condition. Most fixtures are not low-flow type. Fixtures and toilet room configurations are not ADA compliant.

---

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Building Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$43,956.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** The water distribution system is expired. The service entrance does not have a backflow preventer. Water and electrical gear share the same space. System renewal is recommended.

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$69,597.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** The sanitary waste system has exceeded its expected useful life. System renewal is recommended.

---

**System: D3040 - Distribution Systems**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$275,641.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** Distribution systems throughout the building are beyond their expected life. Unit ventilators in classrooms are worn out and parts are difficult to obtain. Ductwork has internal insulation. System renewal is recommended.

---

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



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$371,795.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** Ground mount condenser units are typically expired. Some units have been replaced as needed. There is insufficient cooling to data equipment rooms. System renewal is recommended.

---



**System: D3060 - Controls & Instrumentation**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$87,454.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** HVAC controls in the building are antiquated. Installation of a modern digital system allowing remote monitoring and control is recommended.

---

**System: D4010 - Sprinklers**



**Location:** Throughout the building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$193,223.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** A wet fire sprinkler system is not installed in this building. Installation of a sprinkler system will mitigate the dead end corridor concern at room 109/111. Installation of a wet fire protection system is recommended.

---



**System: D5020 - Branch Wiring**

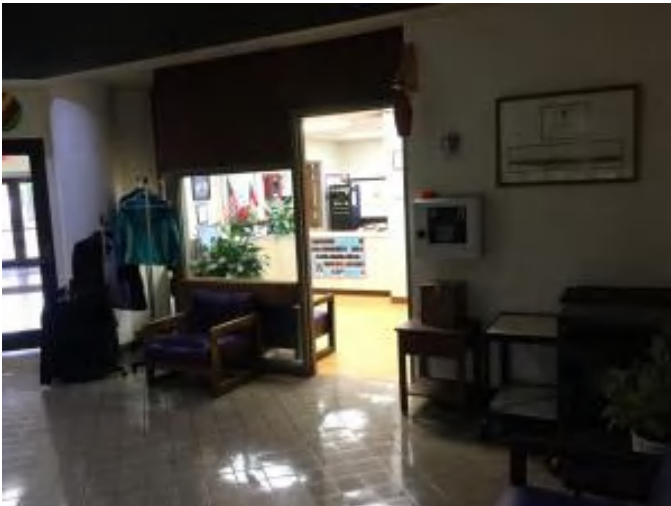


**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$228,480.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** The branch wiring system has exceeded its expected useful life. Extension cords are in use around the building. System renewal is recommended.

---

**System: D5020 - Lighting**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$532,967.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** Lighting throughout the building is beyond its expected life. The lobby and is particularly dark. System renewal is recommended.

---

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



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$83,791.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** The security system does not provide full coverage of all entrances/exits and corridors. System renewal is recommended.

---

**System: D5030920 - Data Communication**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$196,886.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/10/2017

**Notes:** The PA system is outdated and needs to be replaced. System renewal is recommended.

---

**System: D5090 - Other Electrical Systems**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$5,495.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** Emergency and exit lighting is beyond its expected life. The battery back-up system is obsolete and high maintenance. Exit signage is missing in some locations. System renewal is recommended.

---

**System: F1020 - Institutional Equipment**



**Location:** Media Center  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$13,736.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** Library and other institutional equipment is original and beyond its expected life. System renewal is recommended.

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$261,905.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** Fixed furnishings are beyond their expected life and in fair to poor condition. Renew system.

---

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

**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:** 41,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$30,220.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 12/19/2016

**Notes:** Standpipes for fire protection are not installed in this building. Installation of a wet fire protection system is recommended.

---

**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):	72,992
Year Built:	1984
Last Renovation:	
Replacement Value:	\$1,926,258
Repair Cost:	\$1,054,222.00
Total FCI:	54.73 %
Total RSLI:	17.09 %
FCA Score:	45.27



**Description:**

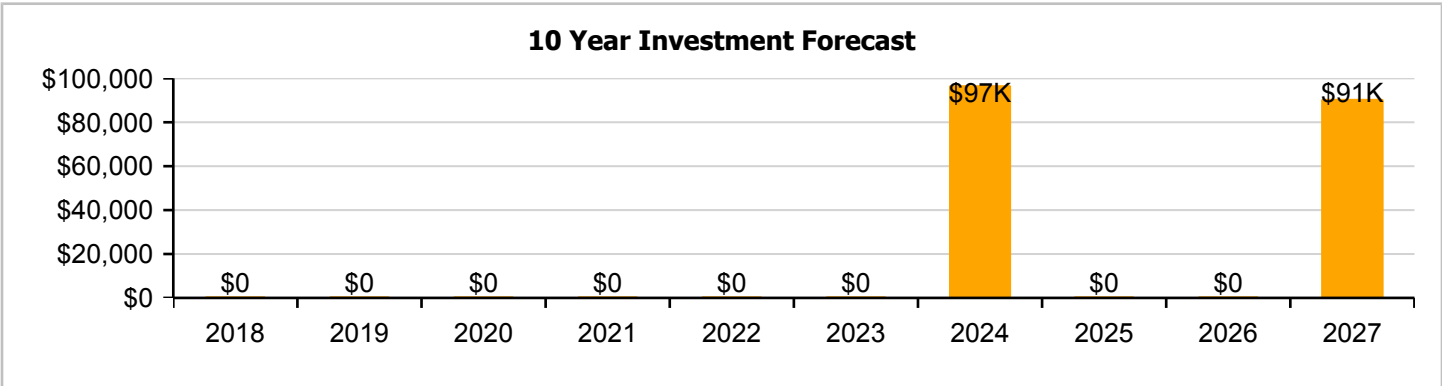
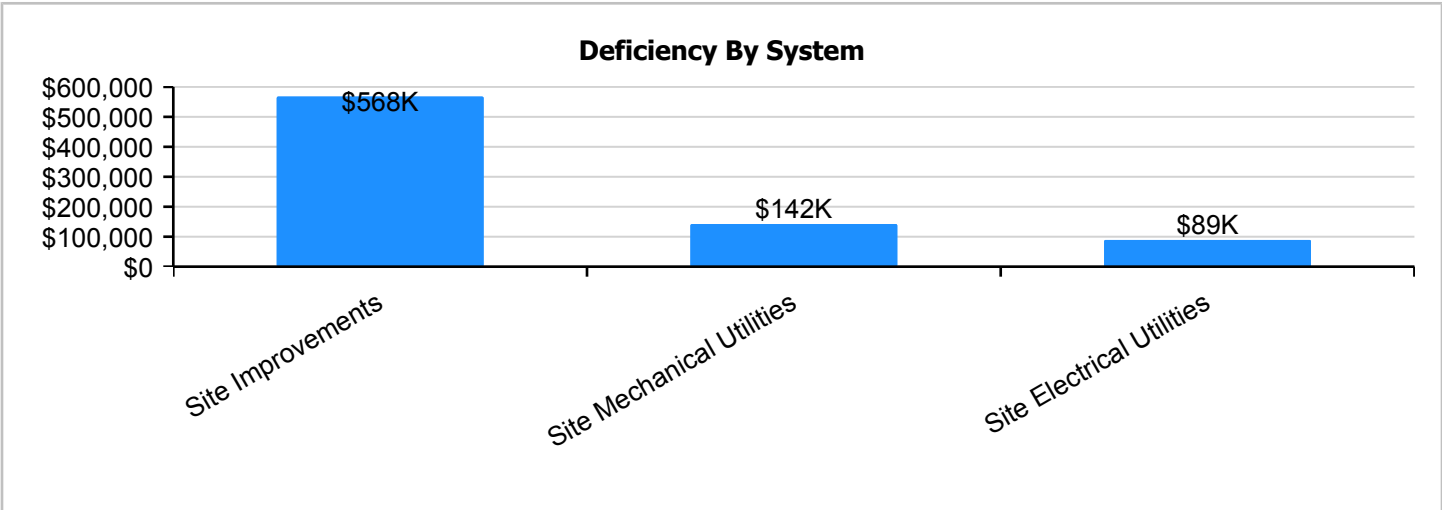
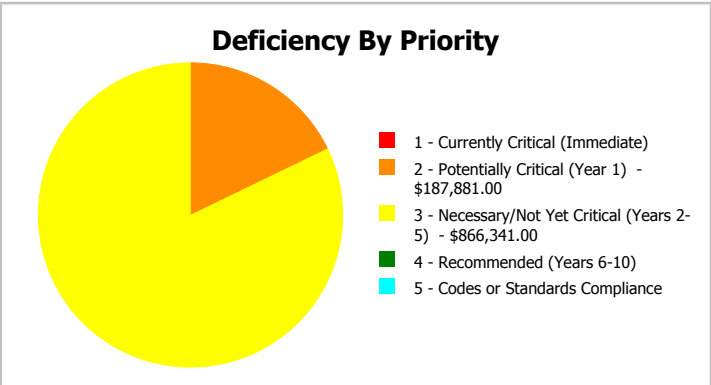
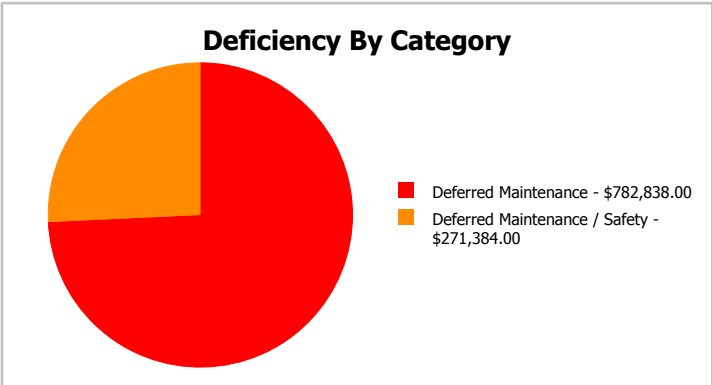
The narrative for this site is included in the Executive Summary Description at the front of this report.

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



**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	72,992
Year Built:	1984	Last Renovation:	
Repair Cost:	\$1,054,222	Replacement Value:	\$1,926,258
FCI:	54.73 %	RSLI%:	17.09 %



## 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
G20 - Site Improvements	7.59 %	82.54 %	\$748,313.00
G30 - Site Mechanical Utilities	23.72 %	27.65 %	\$187,881.00
G40 - Site Electrical Utilities	29.16 %	34.70 %	\$118,028.00
<b>Totals:</b>	<b>17.09 %</b>	<b>54.73 %</b>	<b>\$1,054,222.00</b>

## Photo Album

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

- 1). Aerial Image of Wadesboro Elementary School - Mar 03, 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.	72,992	25	1984	2009		0.00 %	110.00 %	-8		\$305,909.00	\$278,100
G2020	Parking Lots	\$1.33	S.F.	72,992	25	1984	2009		0.00 %	110.00 %	-8		\$106,787.00	\$97,079
G2030	Pedestrian Paving	\$1.91	S.F.	72,992	30	1984	2014		0.00 %	110.00 %	-3		\$153,356.00	\$139,415
G2040105	Fence & Guardrails	\$1.23	S.F.	72,992	30	2010	2040		76.67 %	0.00 %	23			\$89,780
G2040950	Covered Walkways	\$1.52	S.F.	72,992	25	1984	2009		0.00 %	110.00 %	-8		\$122,043.00	\$110,948
G2040950	Hard Surface Play Area	\$0.75	S.F.	72,992	20	1984	2004		0.00 %	110.00 %	-13		\$60,218.00	\$54,744
G2050	Landscaping	\$1.87	S.F.	72,992	15	1984	1999		0.00 %	0.00 %	-18			\$136,495
G3010	Water Supply	\$2.34	S.F.	72,992	50	1984	2034	2017	0.00 %	110.00 %	0		\$187,881.00	\$170,801
G3020	Sanitary Sewer	\$1.45	S.F.	72,992	50	1984	2034		34.00 %	0.00 %	17			\$105,838
G3030	Storm Sewer	\$4.54	S.F.	72,992	50	1984	2034		34.00 %	0.00 %	17			\$331,384
G3060	Fuel Distribution	\$0.98	S.F.	72,992	40	1984	2024		17.50 %	0.00 %	7			\$71,532
G4010	Electrical Distribution	\$2.35	S.F.	72,992	50	1984	2034		34.00 %	0.00 %	17			\$171,531
G4020	Site Lighting	\$1.47	S.F.	72,992	30	1984	2014		0.00 %	110.00 %	-3		\$118,028.00	\$107,298
G4030	Site Communications & Security	\$0.84	S.F.	72,992	15	2012	2027		66.67 %	0.00 %	10			\$61,313
<b>Total</b>									<b>17.09 %</b>	<b>54.73 %</b>			<b>\$1,054,222.00</b>	<b>\$1,926,258</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

This system contains no images

**Note:** Very little fencing/guardrails on site. Only guardrails noted at retaining wall/entrance to Anson Academy at side of gym building.

**System:** G2040950 - Covered Walkways



**Note:**

## Campus Assessment Report - Site

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**System:** G2040950 - Hard Surface Play Area



**Note:**

**System:** G2050 - Landscaping



**Note:**

**System:** G3010 - Water Supply



**Note:**



## Campus Assessment Report - Site

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**System:** G3020 - Sanitary Sewer



**Note:**

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**System:** G3030 - Storm Sewer



**Note:**

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**System:** G3060 - Fuel Distribution



**Note:**

## Campus Assessment Report - Site

**System:** G4010 - Electrical Distribution



**Note:**

**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.

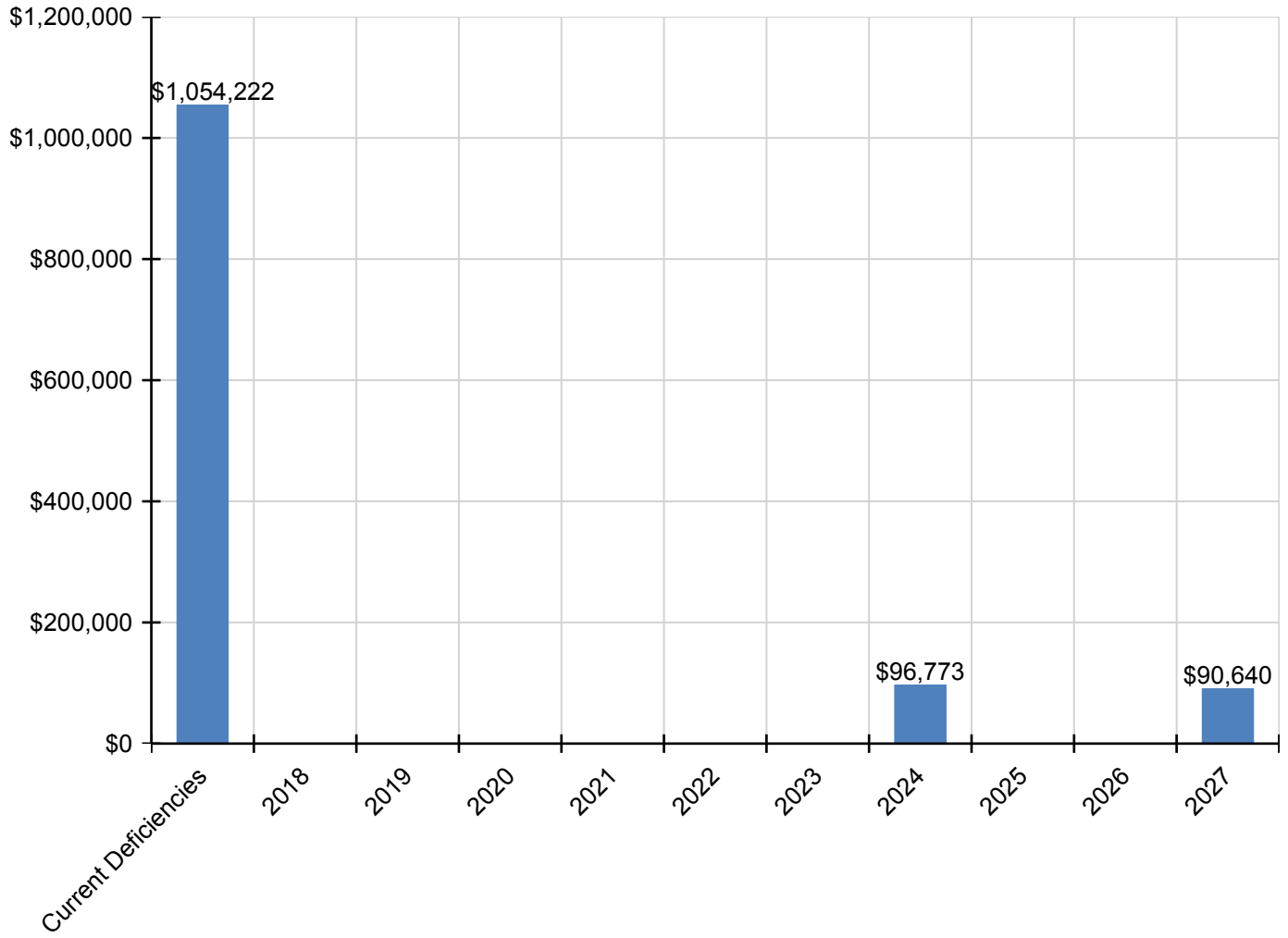
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$1,054,222</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$96,773</b>	<b>\$0</b>	<b>\$0</b>	<b>\$90,640</b>	<b>\$1,241,635</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>	\$305,909	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$305,909
<b>G2020 - Parking Lots</b>	\$106,787	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,787
<b>G2030 - Pedestrian Paving</b>	\$153,356	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,356
<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 - Covered Walkways</b>	\$122,043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,043
<b>G2040950 - Hard Surface Play Area</b>	\$60,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,218
<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>	\$187,881	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$187,881
<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	\$96,773	\$0	\$0	\$0	\$96,773
<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>	\$118,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,028
<b>G4030 - Site Communications &amp; Security</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,640	\$90,640

*\* Indicates non-renewable system*

## Forecasted Capital Renewal Requirement

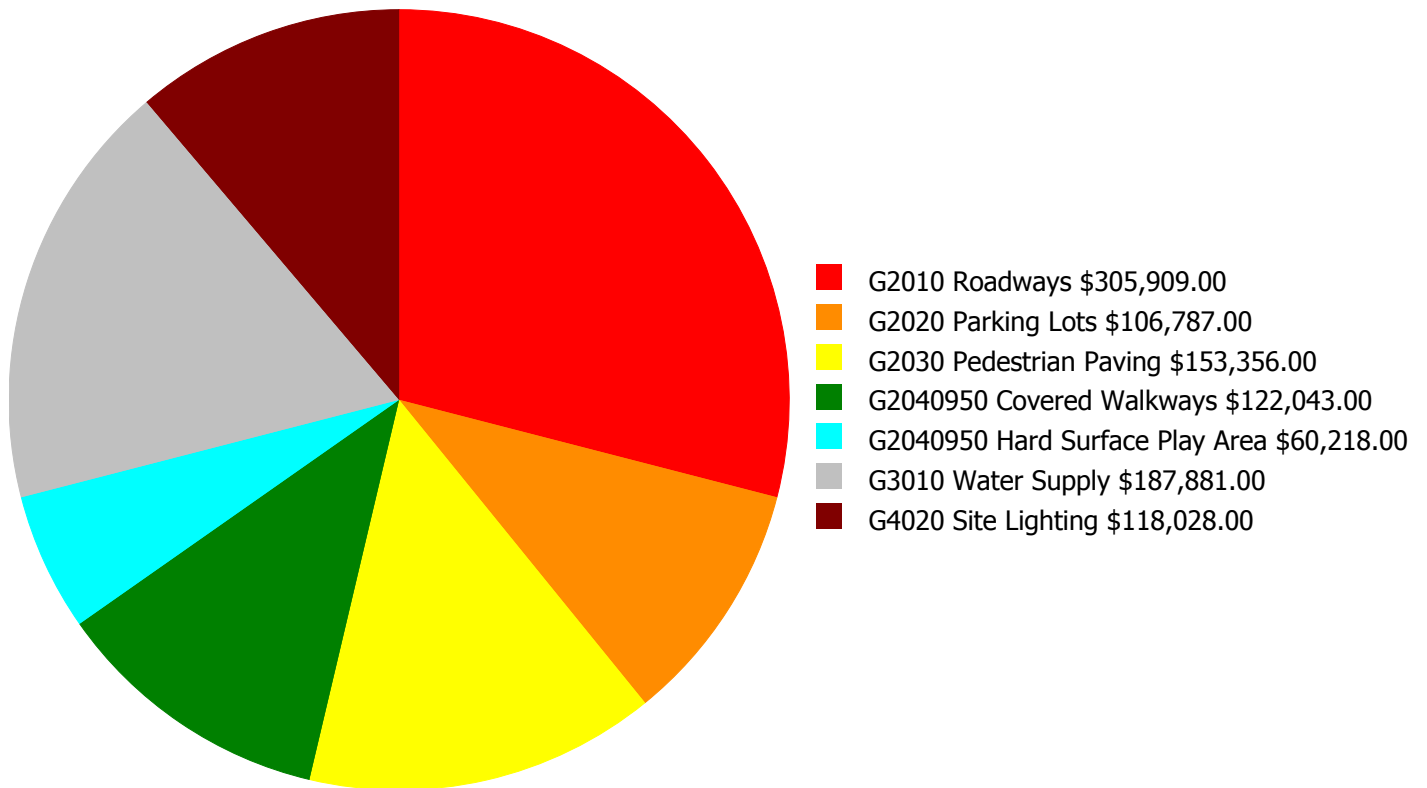
The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.





## Deficiency Summary by System

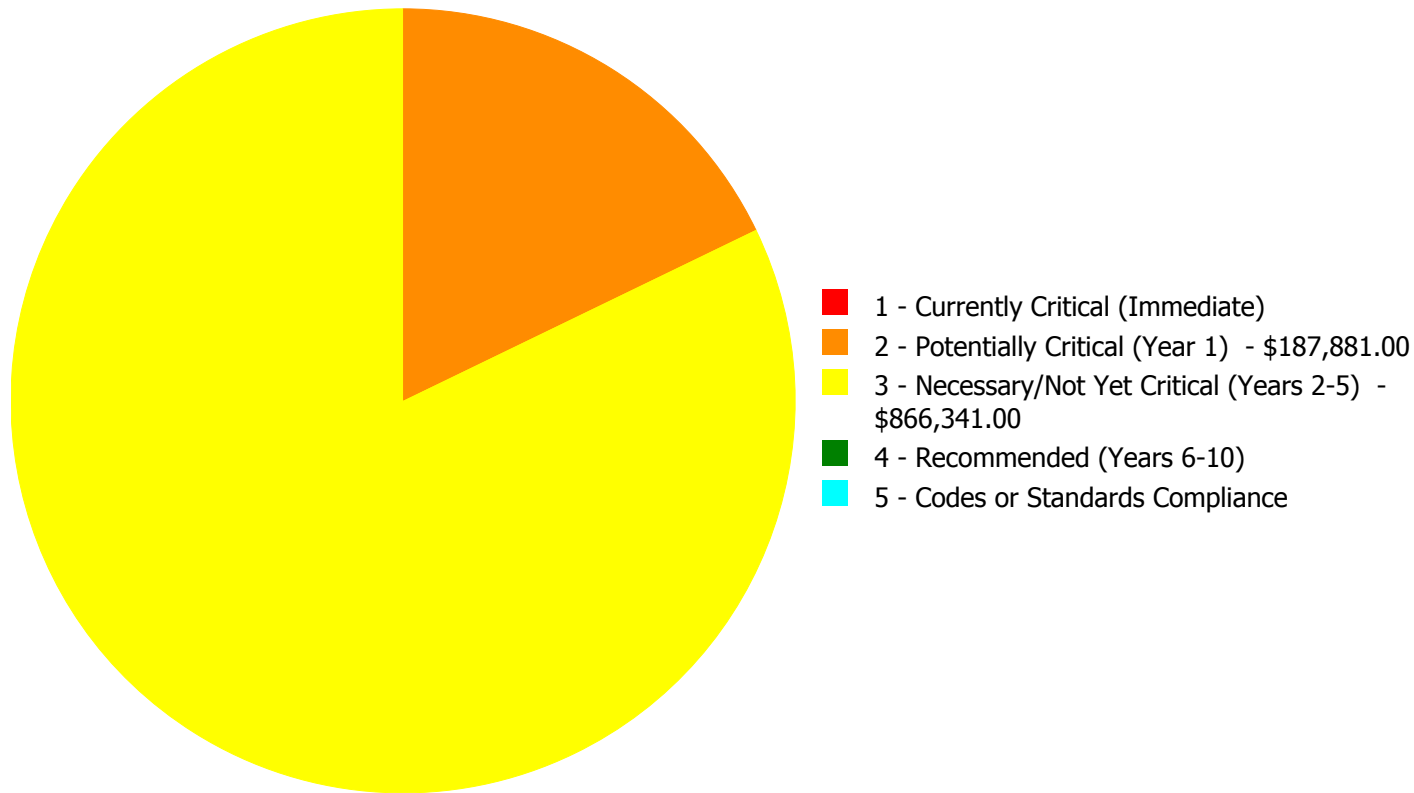
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$1,054,222.00**

### 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: \$1,054,222.00**

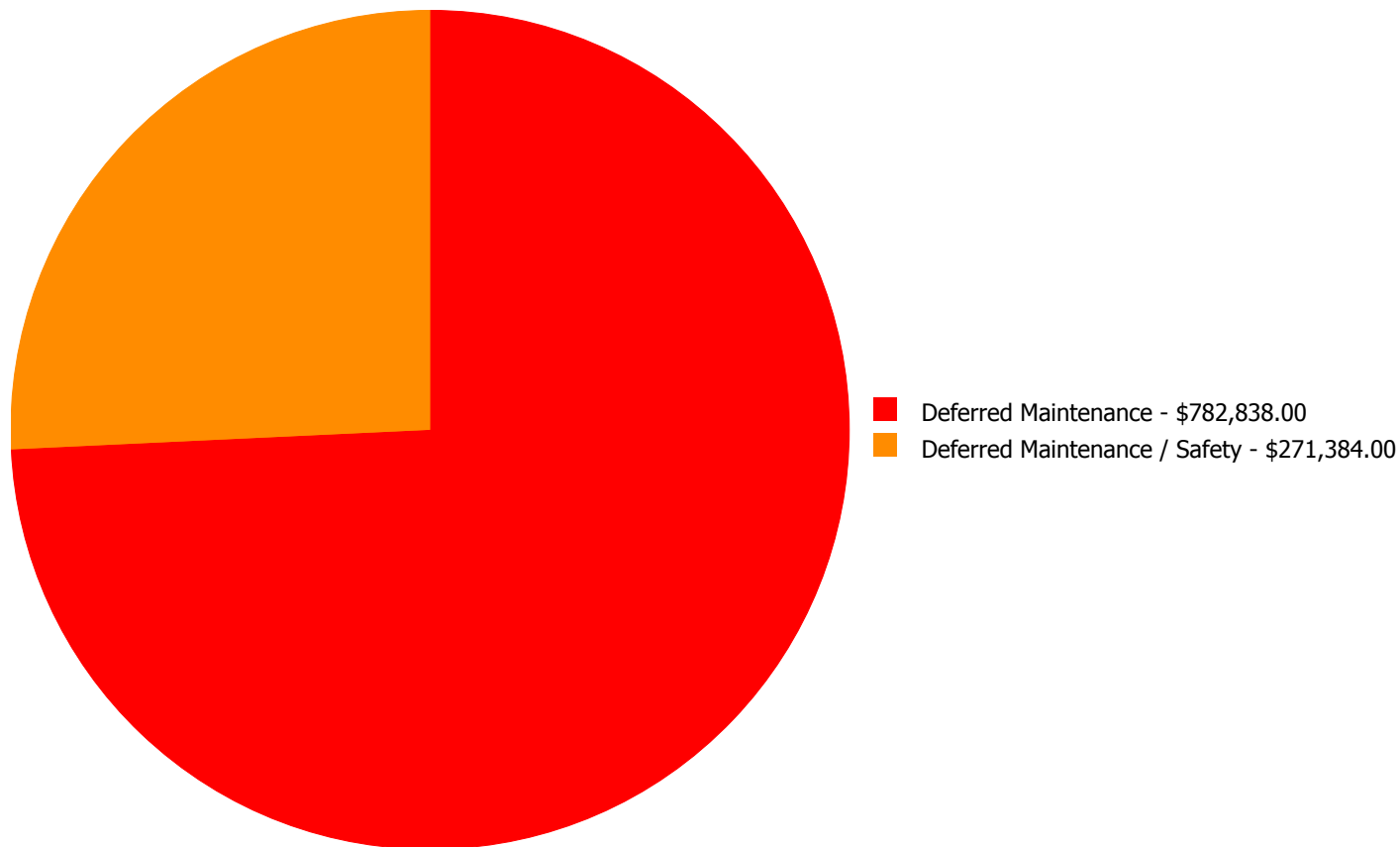
## Deficiency By Priority Investment Table

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	\$305,909.00	\$0.00	\$0.00	\$305,909.00
G2020	Parking Lots	\$0.00	\$0.00	\$106,787.00	\$0.00	\$0.00	\$106,787.00
G2030	Pedestrian Paving	\$0.00	\$0.00	\$153,356.00	\$0.00	\$0.00	\$153,356.00
G2040950	Covered Walkways	\$0.00	\$0.00	\$122,043.00	\$0.00	\$0.00	\$122,043.00
G2040950	Hard Surface Play Area	\$0.00	\$0.00	\$60,218.00	\$0.00	\$0.00	\$60,218.00
G3010	Water Supply	\$0.00	\$187,881.00	\$0.00	\$0.00	\$0.00	\$187,881.00
G4020	Site Lighting	\$0.00	\$0.00	\$118,028.00	\$0.00	\$0.00	\$118,028.00
	<b>Total:</b>	\$0.00	\$187,881.00	\$866,341.00	\$0.00	\$0.00	\$1,054,222.00

### 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: \$1,054,222.00**

## 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: G3010 - Water Supply



**Location:** Site  
**Distress:** Inadequate  
**Category:** Deferred Maintenance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 72,992.00  
**Unit of Measure:** S.F.  
**Estimate:** \$187,881.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/10/2017

**Notes:** The City water supply does not provide sufficient water flow at all times for the campus. There is no backflow preventer on the supply. System renewal is recommended.

---

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

**System: G2010 - Roadways**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 72,992.00  
**Unit of Measure:** S.F.  
**Estimate:** \$305,909.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/09/2017

**Notes:** Entrance drives are cracked and the surface is grainy, it is beyond its scheduled life expectancy. System renewal is recommended.

---

**System: G2020 - Parking Lots**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 72,992.00  
**Unit of Measure:** S.F.  
**Estimate:** \$106,787.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/09/2017

**Notes:** The upper parking lot has cracks and the surface is grainy. It is past its expected life. The lower lot serving Anson Academy is unpaved. System renewal is recommended.

---



**System: G2030 - Pedestrian Paving**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 72,992.00  
**Unit of Measure:** S.F.  
**Estimate:** \$153,356.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/09/2017

**Notes:** Site sidewalks are in fair condition with some cracking. The city sidewalk used to access the gym building is adjacent to a high traffic street and a path closer to the building should be built. Exterior stairs behind the gym do not have handrails. System renewal is recommended.

---

**System: G2040950 - Covered Walkways**



**Location:** Main to Gym and Main to Cafeteria  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 72,992.00  
**Unit of Measure:** S.F.  
**Estimate:** \$122,043.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/09/2017

**Notes:** Covered walkways are beyond their expected life. Lighting is not present on the walkway to the gym building. Lighting between the building and the cafeteria is yellowed and expired.

---

**System: G2040950 - Hard Surface Play Area**



**Location:** On site east of building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 72,992.00  
**Unit of Measure:** S.F.  
**Estimate:** \$60,218.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/09/2017

**Notes:** The hard surfaced play area is in decrepit condition. Backstops are not functional. System renewal is recommended.

---

**System: G4020 - Site Lighting**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 72,992.00  
**Unit of Measure:** S.F.  
**Estimate:** \$118,028.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/09/2017

**Notes:** Site lighting is beyond its expected life where it exists. There is insufficient lighting at the front of the building, at the rear of the building, and at the lower parking lot. System renewal is recommended.

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NC School District/040 Anson County/Elementary School

# Wadesboro Primary

Draft

## Campus Assessment Report

March 8, 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):	67,442
Year Built:	2001
Last Renovation:	
Replacement Value:	\$15,301,619
Repair Cost:	\$2,028,095.01
Total FCI:	13.25 %
Total RSLI:	45.66 %
FCA Score:	86.75



**Description:**

GENERAL

Wadesboro Primary School is located at 1542 Highway 52 S in Wadesboro, North Carolina. The 1 story (plus mechanical mezzanines), 66,866 square foot building was originally constructed in 2001. There have been no additions and no major renovations. The campus also contains a storage building.

This report contains condition and adequacy data collected during the 2016 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 no basement.



## Campus Assessment Report - Wadesboro Primary

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### B. SUPERSTRUCTURE

Floor construction at mezzanines is concrete filled metal pans on steel framing. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are painted aluminum frame with fixed and operable dual panes of tinted glass. Exterior doors are typically aluminum framed mostly with glazing. Doors to utilitarian spaces are hollow metal. There is a louvered door at the receiving area. Roofing is steep standing seam metal. Most building entrances appear to comply with ADA requirements.

### C. INTERIORS

Interior partitions are typically CMU. There is a folding partition in the multi-purpose room and some interior walls are gypsum board on metal studs. Interior doors are generally solid core wood with hollow metal frames and mostly with glazing. Interior fittings include: white boards; graphics and identifying devices; toilet accessories and toilet partitions; and storage shelving. Stairs to mezzanine construction are open risers and steel treads with steel handrails. Interior wall finishes are typically paint. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in classrooms are typically VCT. Other floor finishes include carpet in the media center, ceramic tile in toilet rooms, and quarry tile in the kitchen. Ceiling finishes throughout the building are typically suspended acoustical tile.

### D. SERVICES

**CONVEYING:** The building does not include conveying equipment.

#### PLUMBING:

Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with natural gas water heating. The sanitary waste system is PVC plastic. Other plumbing is natural gas piping.

#### HVAC:

Heating is provided by a gas fired boiler. Cooling is supplied by a Trane air cooled chiller. The heating/cooling distribution system is a two pipe system supplying air handling units located on mezzanines. Conditioned and fresh air is supplied by ductwork. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are pneumatic and are locally controlled.

**FIRE PROTECTION:** The building does not have a fire sprinkler system. The building does have a fire suppression system in the kitchen cooking hood, and there is a dry standpipe system. Fire extinguishers and cabinets are distributed near fire exits and in corridors.

#### ELECTRICAL:

The main electrical service is fed from a pad mounted transformer to the main 1600 amp 480/277V 3 phase, 4 wire switchboard/distribution panel located in the building. Lighting is typically lay-in type, fluorescent 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 throughout the building. The system is activated by manual pull stations and smoke detectors. The system is centrally monitored. The telephone and data systems are integrated and include equipment closets shared with other building functions. This building has 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 locally 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. There is an automatic transfer switch that can be utilized with a portable generator.

### E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment and furnishings: fixed food service; library equipment; athletic equipment; theater and stage; audio-visual; and fixed casework and display cases.

### G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, covered walkways, and fencing. Site mechanical and electrical features include county water and sewer, a storm water collection system that

## Campus Assessment Report - Wadesboro Primary

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discharges to surface waters; and natural gas. Site lighting is provided by the local utility company.

### Attributes:

#### General Attributes:

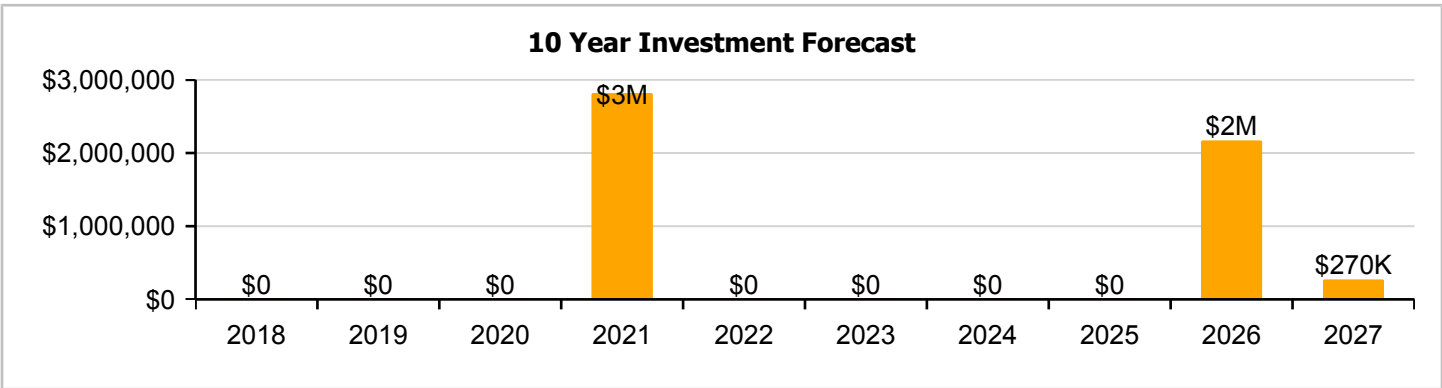
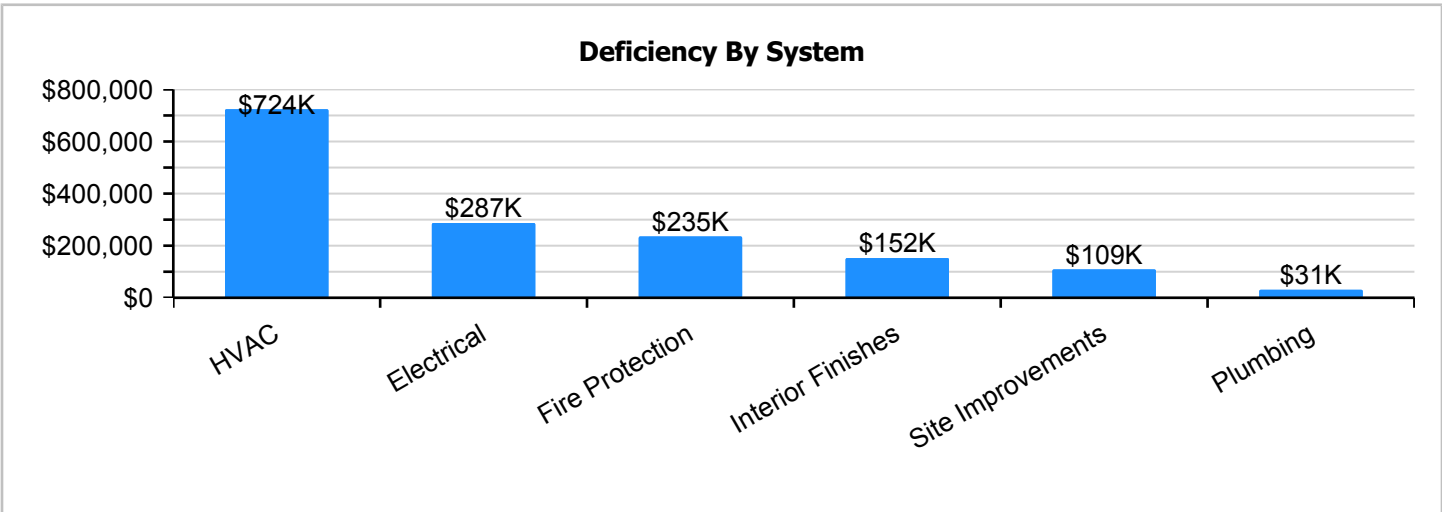
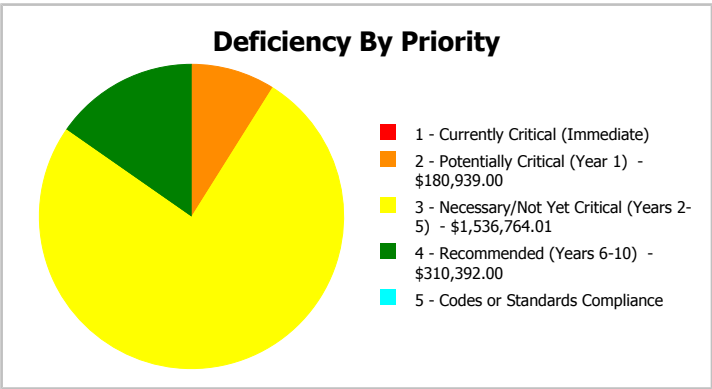
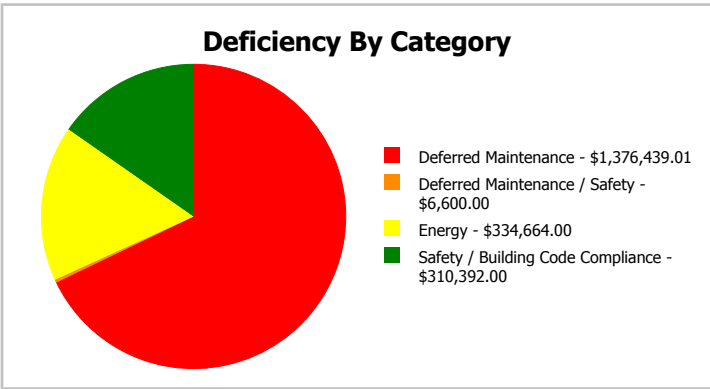
Condition Assessor:	Ann Buerger Linden	Assessment Date:	1/4/2017
Suitability Assessor:			

#### School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	47.09	Site Acreage:	47.09

**Campus Dashboard Summary**

Gross Area:	67,442	Last Renovation:	
Year Built:	2001	Replacement Value:	\$15,301,619
Repair Cost:	\$2,028,095	RSLI%:	45.66 %
FCI:	13.25 %		



## 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.

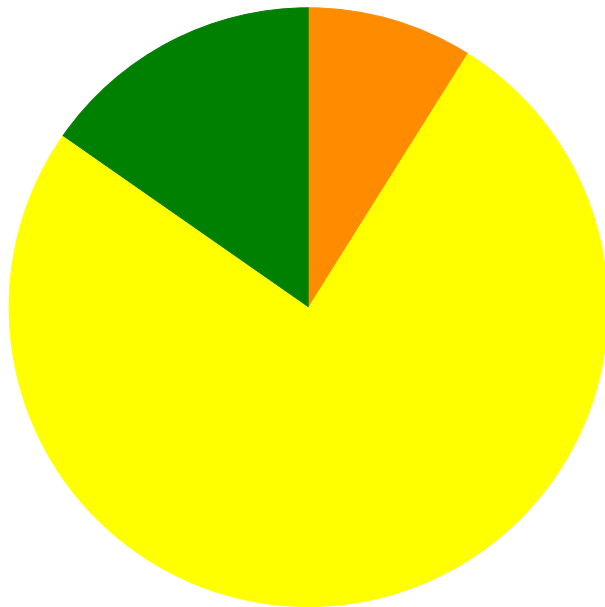
### Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	84.00 %	0.00 %	\$0.00
B10 - Superstructure	84.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	64.47 %	0.00 %	\$0.00
B30 - Roofing	46.67 %	0.00 %	\$0.00
C10 - Interior Construction	50.40 %	0.00 %	\$0.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	24.76 %	12.20 %	\$200,799.00
D20 - Plumbing	46.83 %	4.35 %	\$40,497.60
D30 - HVAC	30.37 %	38.40 %	\$954,712.00
D40 - Fire Protection	6.31 %	95.12 %	\$310,392.00
D50 - Electrical	40.79 %	20.31 %	\$378,060.00
E10 - Equipment	20.00 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
G20 - Site Improvements	29.01 %	12.56 %	\$143,634.41
G30 - Site Mechanical Utilities	67.16 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	65.89 %	0.00 %	\$0.00
<b>Totals:</b>	<b>45.66 %</b>	<b>13.25 %</b>	<b>\$2,028,095.01</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
2001 Main	66,866	14.18	\$0.00	\$180,939.00	\$1,393,129.60	\$310,392.00	\$0.00
2001 Utility Building	576	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	67,442	7.23	\$0.00	\$0.00	\$143,634.41	\$0.00	\$0.00
<b>Total:</b>		<b>13.25</b>	<b>\$0.00</b>	<b>\$180,939.00</b>	<b>\$1,536,764.01</b>	<b>\$310,392.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$180,939.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$1,536,764.01
- 4 - Recommended (Years 6-10) - \$310,392.00
- 5 - Codes or Standards Compliance

**Budget Estimate Total: \$2,028,095.01**

## 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):	66,866
Year Built:	2001
Last Renovation:	
Replacement Value:	\$13,286,944
Repair Cost:	\$1,884,460.60
Total FCI:	14.18 %
Total RSLI:	45.69 %
FCA Score:	85.82



### Description:

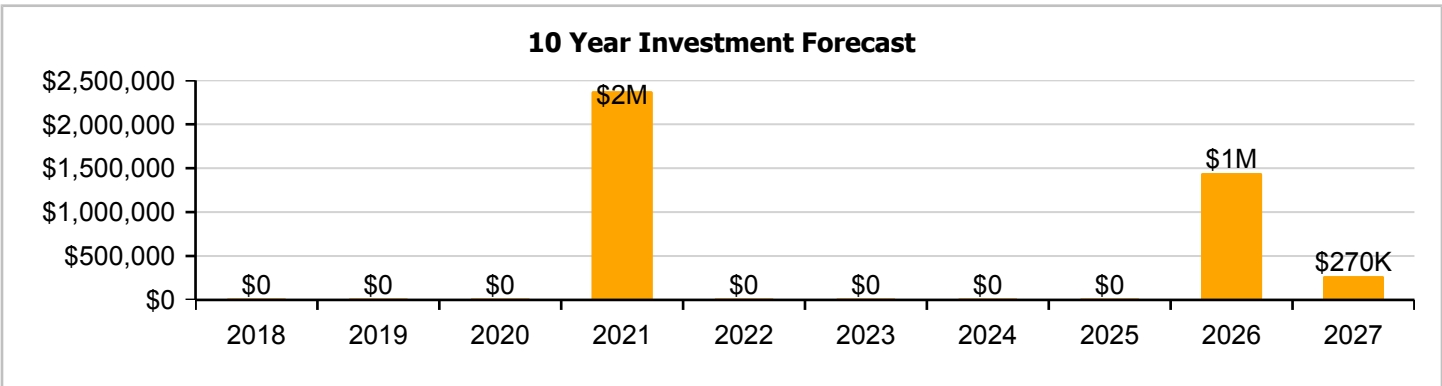
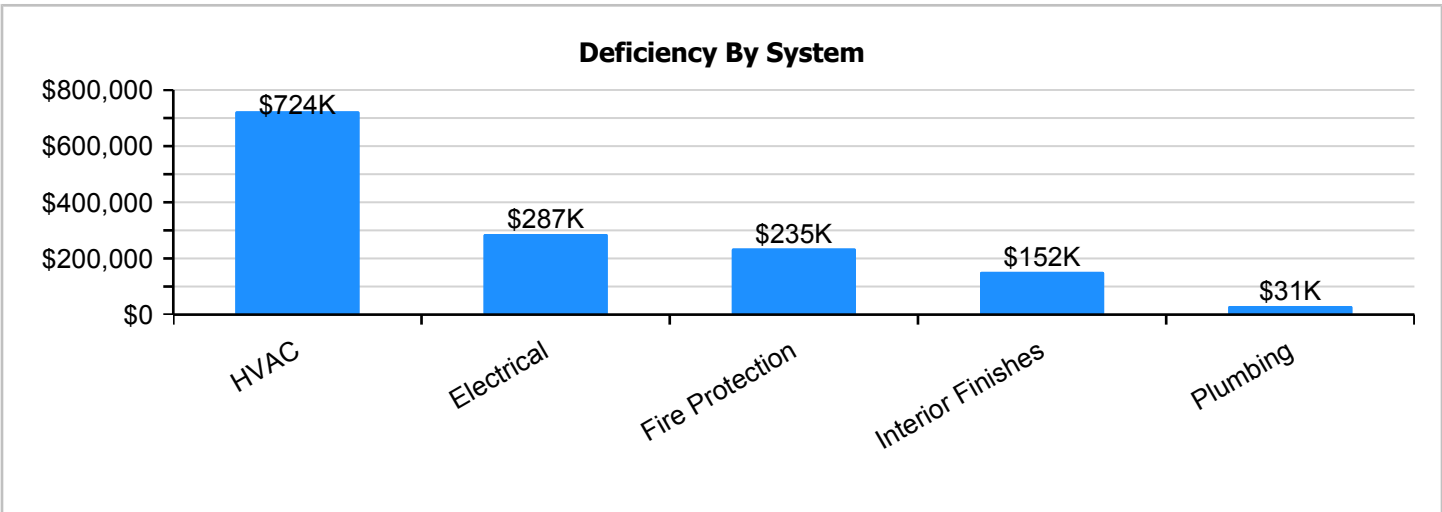
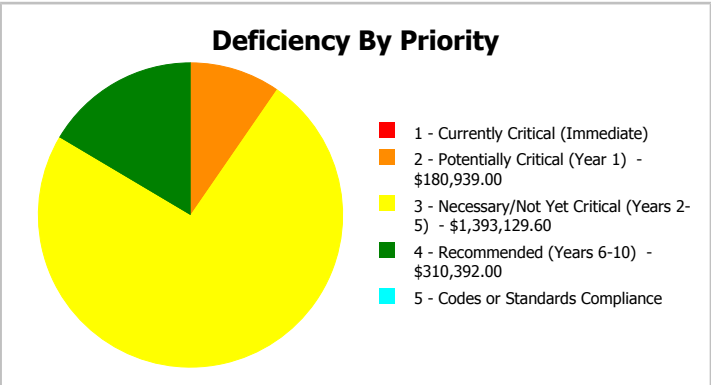
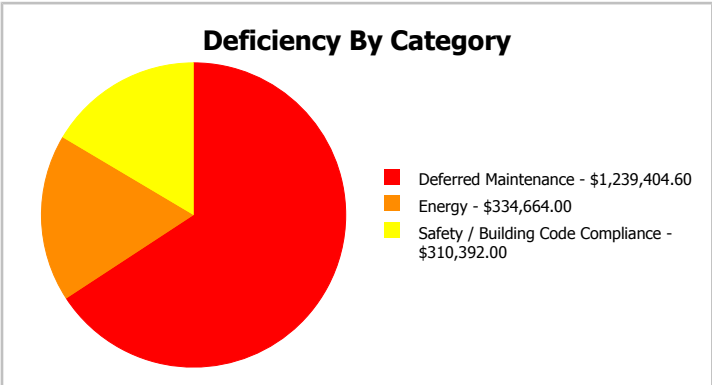
The narrative for this building is included in the Executive Summary Description at the front of this report.

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



**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	66,866
Year Built:	2001	Last Renovation:	
Repair Cost:	\$1,884,461	Replacement Value:	\$13,286,944
FCI:	14.18 %	RSLI%:	45.69 %



## 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	84.00 %	0.00 %	\$0.00
B10 - Superstructure	84.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	64.39 %	0.00 %	\$0.00
B30 - Roofing	46.67 %	0.00 %	\$0.00
C10 - Interior Construction	50.40 %	0.00 %	\$0.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	24.76 %	12.20 %	\$200,799.00
D20 - Plumbing	46.83 %	4.35 %	\$40,497.60
D30 - HVAC	30.37 %	38.40 %	\$954,712.00
D40 - Fire Protection	6.31 %	95.12 %	\$310,392.00
D50 - Electrical	40.79 %	20.31 %	\$378,060.00
E10 - Equipment	20.00 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>45.69 %</b>	<b>14.18 %</b>	<b>\$1,884,460.60</b>

## Photo Album

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

1). Northeast Elevation - Feb 08, 2017



2). Southeast Elevation - Feb 08, 2017



3). Southwest Elevation - Feb 08, 2017



4). Northwest Elevation - Feb 08, 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 - 2001 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.	66,866	100	2001	2101		84.00 %	0.00 %	84			\$314,270
A1030	Slab on Grade	\$8.26	S.F.	66,866	100	2001	2101		84.00 %	0.00 %	84			\$552,313
B1010	Floor Construction	\$1.61	S.F.	66,866	100	2001	2101		84.00 %	0.00 %	84			\$107,654
B1020	Roof Construction	\$15.44	S.F.	66,866	100	2001	2101		84.00 %	0.00 %	84			\$1,032,411
B2010	Exterior Walls	\$9.24	S.F.	66,866	100	2001	2101		84.00 %	0.00 %	84			\$617,842
B2020	Exterior Windows	\$9.20	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			\$615,167
B2030	Exterior Doors	\$1.02	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			\$68,203
B3010130	Preformed Metal Roofing	\$9.66	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			\$645,926
C1010	Partitions	\$10.59	S.F.	66,866	75	2001	2076		78.67 %	0.00 %	59			\$708,111
C1020	Interior Doors	\$2.48	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			\$165,828
C1030	Fittings	\$9.54	S.F.	66,866	20	2001	2021		20.00 %	0.00 %	4			\$637,902
C20	Stairs	\$0.66	S.F.	66,866	0	2001			0.00 %	0.00 %				\$44,132
C3010	Wall Finishes	\$2.73	S.F.	66,866	10	2001	2011		0.00 %	110.00 %	-6		\$200,799.00	\$182,544
C3020	Floor Finishes	\$11.15	S.F.	66,866	20	2001	2021		20.00 %	0.00 %	4			\$745,556
C3030	Ceiling Finishes	\$10.74	S.F.	66,866	25	2001	2026		36.00 %	0.00 %	9			\$718,141
D2010	Plumbing Fixtures	\$11.26	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			\$752,911
D2020	Domestic Water Distribution	\$0.96	S.F.	66,866	30	2001	2031		46.67 %	63.09 %	14		\$40,497.60	\$64,191
D2030	Sanitary Waste	\$1.52	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			\$101,636
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	66,866	40	2001	2041		60.00 %	0.00 %	24			\$11,367
D3020	Heat Generating Systems	\$10.26	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			\$686,045
D3030	Cooling Generating Systems	\$7.80	S.F.	66,866	25	2013	2038	2017	0.00 %	110.00 %	0		\$573,710.00	\$521,555
D3040	Distribution Systems	\$13.94	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			\$932,112
D3050	Terminal & Package Units	\$0.63	S.F.	66,866	15	2001	2016		0.00 %	110.00 %	-1		\$46,338.00	\$42,126
D3060	Controls & Instrumentation	\$4.55	S.F.	66,866	20	2001	2021	2017	0.00 %	110.00 %	0		\$334,664.00	\$304,240
D4010	Sprinklers	\$4.22	S.F.	66,866	30			2017	0.00 %	110.00 %	0		\$310,392.00	\$282,175
D4020	Standpipes	\$0.66	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			\$44,132
D5010	Electrical Service/Distribution	\$1.65	S.F.	66,866	40	2001	2041		60.00 %	0.00 %	24			\$110,329
D5020	Branch Wiring	\$4.99	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			\$333,661
D5020	Lighting	\$11.64	S.F.	66,866	30	2001	2031		46.67 %	0.00 %	14			\$778,320
D5030810	Security & Detection Systems	\$1.83	S.F.	66,866	15	2001	2016		0.00 %	110.00 %	-1		\$134,601.00	\$122,365
D5030910	Fire Alarm Systems	\$3.31	S.F.	66,866	15	2001	2016		0.00 %	110.00 %	-1		\$243,459.00	\$221,326
D5030920	Data Communication	\$4.30	S.F.	66,866	15	2011	2026		60.00 %	0.00 %	9			\$287,524
D5090	Other Electrical Systems	\$0.12	S.F.	66,866	20	2001	2021		20.00 %	0.00 %	4			\$8,024
E1020	Institutional Equipment	\$0.30	S.F.	66,866	20	2001	2021		20.00 %	0.00 %	4			\$20,060
E1090	Other Equipment	\$1.86	S.F.	66,866	20	2001	2021		20.00 %	0.00 %	4			\$124,371
E2010	Fixed Furnishings	\$5.72	S.F.	66,866	20	2001	2021		20.00 %	0.00 %	4			\$382,474
<b>Total</b>									<b>45.69 %</b>	<b>14.18 %</b>			<b>\$1,884,460.60</b>	<b>\$13,286,944</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



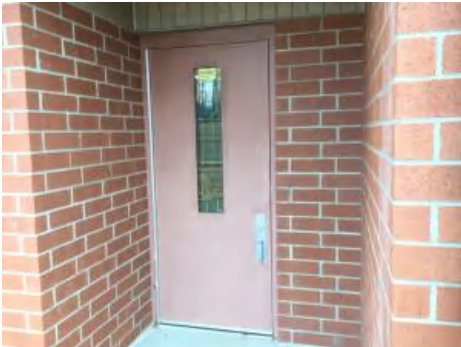
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 2001 Main

**System:** B3010130 - Preformed Metal Roofing



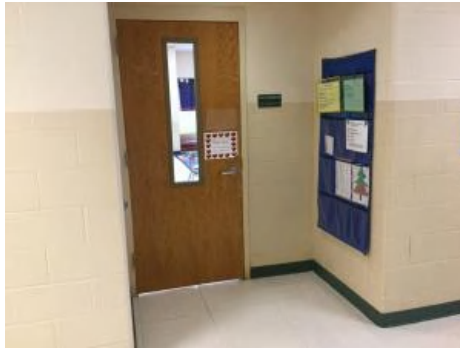
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**



## Campus Assessment Report - 2001 Main

**System:** C1030 - Fittings



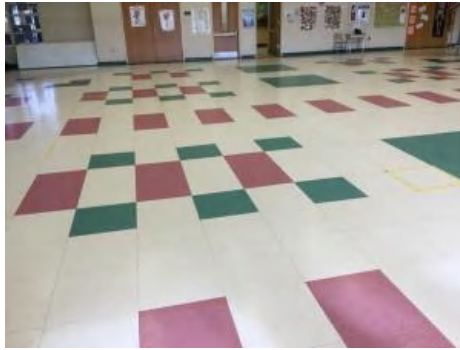
**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

## Campus Assessment Report - 2001 Main

**System:** C3030 - Ceiling Finishes



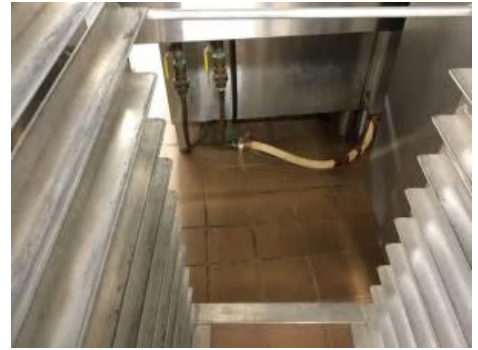
**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution

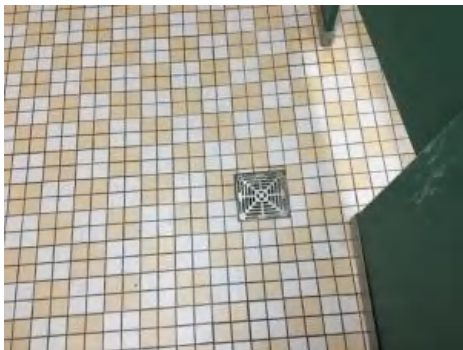


**Note:**



## Campus Assessment Report - 2001 Main

**System:** D2030 - Sanitary Waste



**Note:**

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



**Note:**

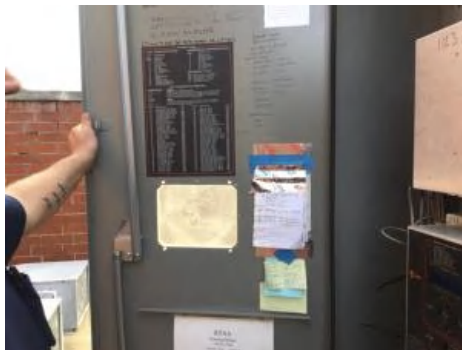
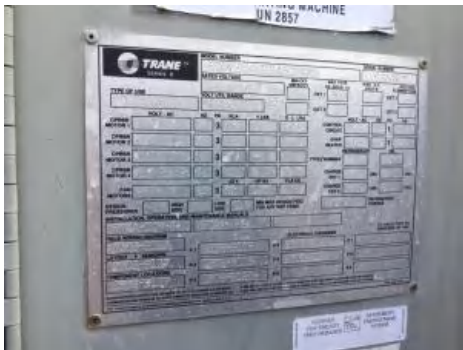
**System:** D3020 - Heat Generating Systems



**Note:**

## Campus Assessment Report - 2001 Main

**System:** D3030 - Cooling Generating Systems



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**



# Campus Assessment Report - 2001 Main

**System:** D3060 - Controls & Instrumentation



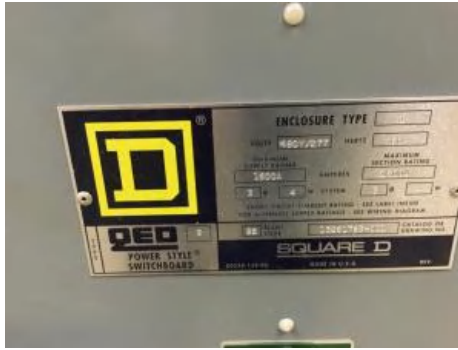
**Note:**

**System:** D4020 - Standpipes



**Note:**

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



**Note:**

## Campus Assessment Report - 2001 Main

**System:** D5020 - Branch Wiring



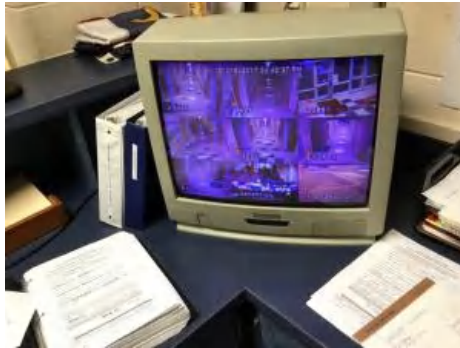
**Note:**

**System:** D5020 - Lighting



**Note:**

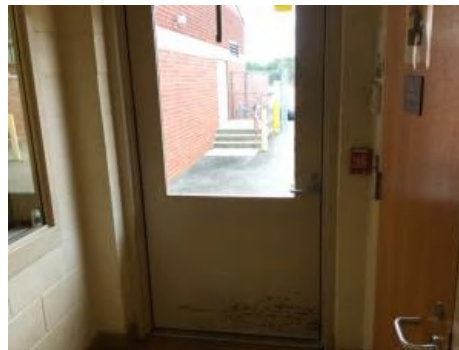
**System:** D5030810 - Security & Detection Systems



**Note:**

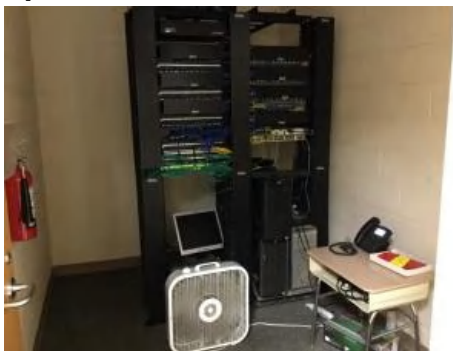
## Campus Assessment Report - 2001 Main

### System: D5030910 - Fire Alarm Systems



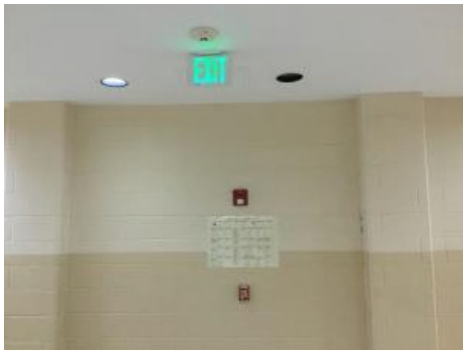
### Note:

### System: D5030920 - Data Communication



### Note:

### System: D5090 - Other Electrical Systems



**Note:** School has transfer switch for emergency generator. Portable generator supplied by local emergency response team as needed. School was previously a designated emergency shelter site.



## Campus Assessment Report - 2001 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>\$1,884,461</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,375,076</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,443,381</b>	<b>\$269,857</b>	<b>\$5,972,774</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>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>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$789,761	\$0	\$0	\$0	\$0	\$0	\$0	\$789,761
<b>C20 - Stairs</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>	\$200,799	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$269,857	\$470,656
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$923,042	\$0	\$0	\$0	\$0	\$0	\$0	\$923,042
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,030,712	\$0	\$1,030,712

## Campus Assessment Report - 2001 Main

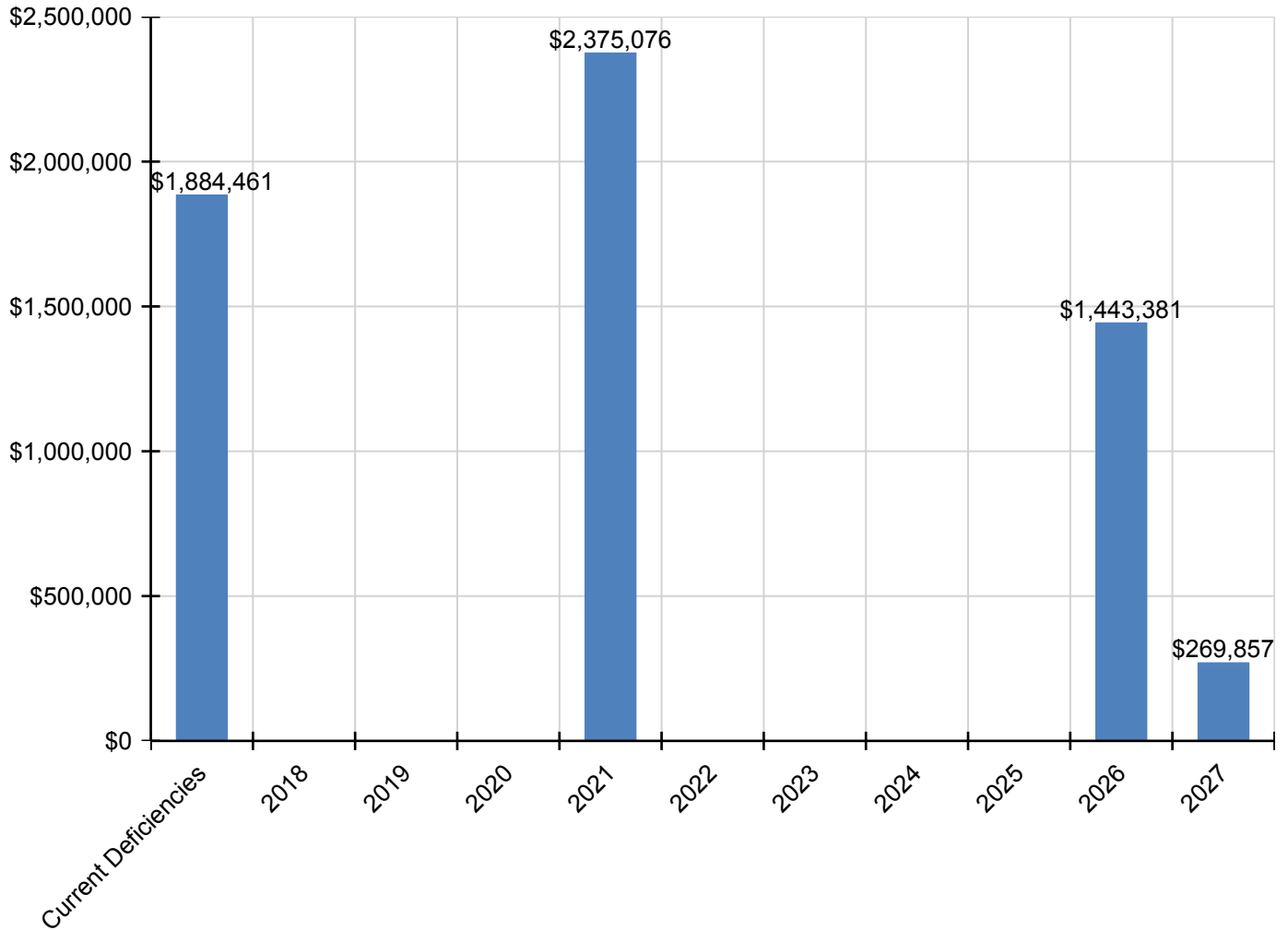
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$40,498	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,498
D2030 - Sanitary Waste	\$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	\$573,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$573,710
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$46,338	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,338
D3060 - Controls & Instrumentation	\$334,664	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$334,664
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$310,392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$310,392
D4020 - Standpipes	\$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	\$134,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,601
D5030910 - Fire Alarm Systems	\$243,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$243,459
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$412,668	\$0	\$0	\$412,668
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$9,934	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,934
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	\$24,835	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,835
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$153,979	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,979
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$473,525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$473,525

\* Indicates non-renewable system



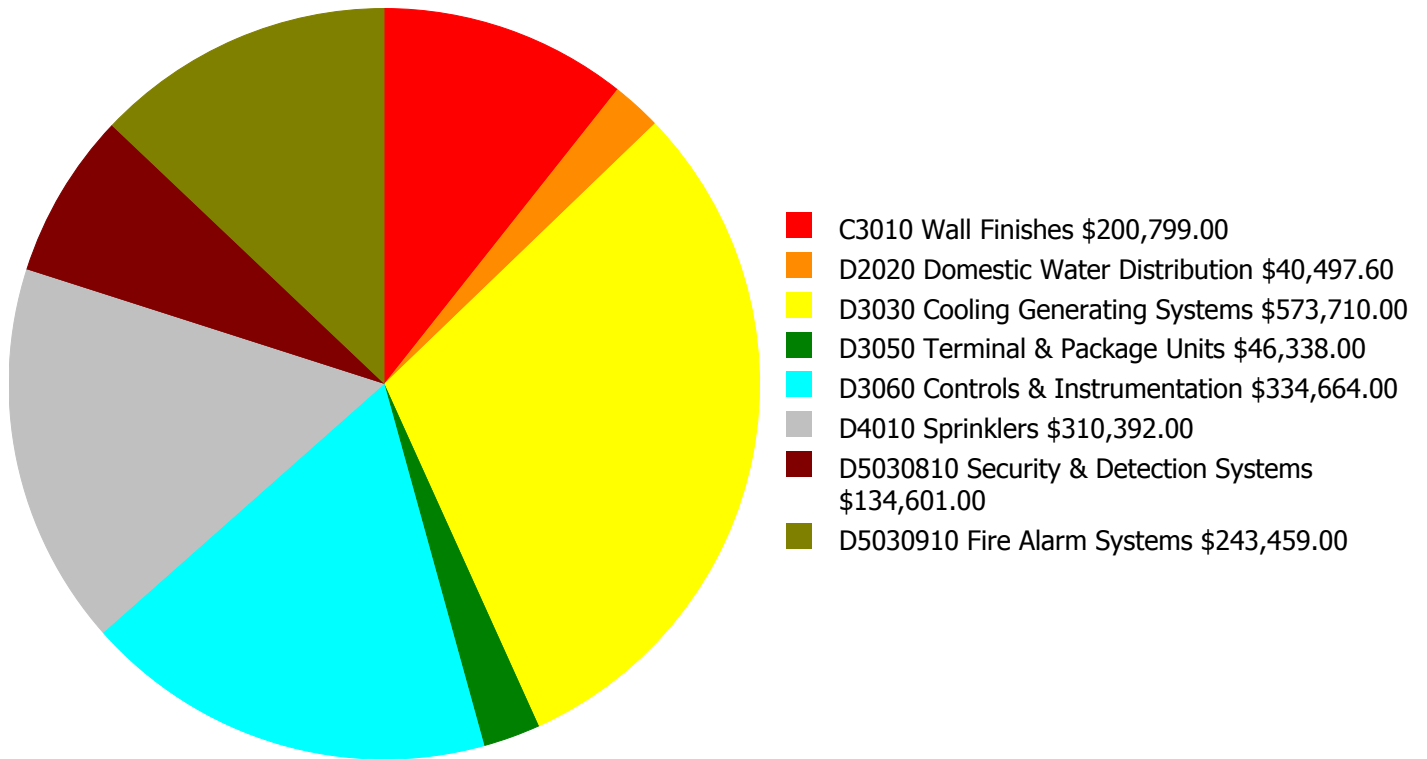
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

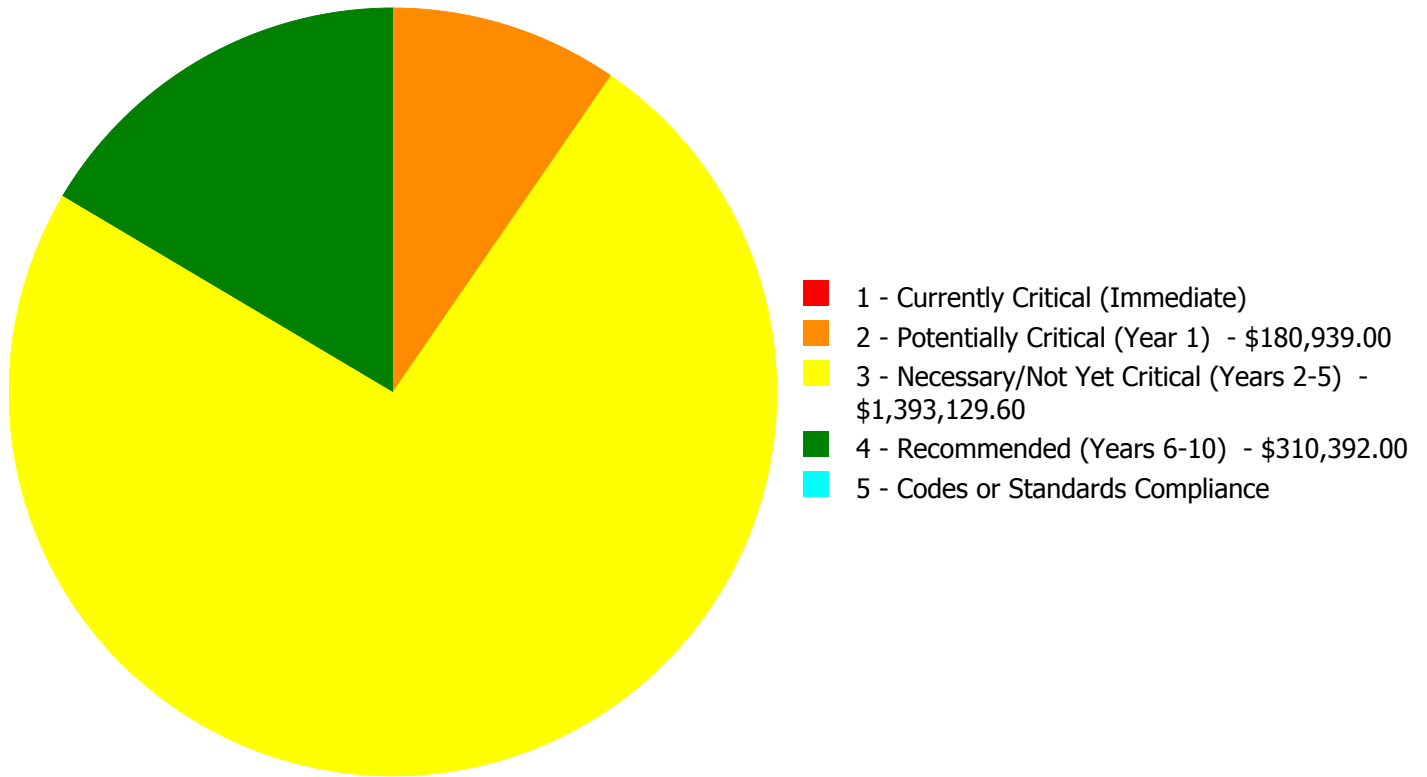
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$1,884,460.60**

## 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: \$1,884,460.60**

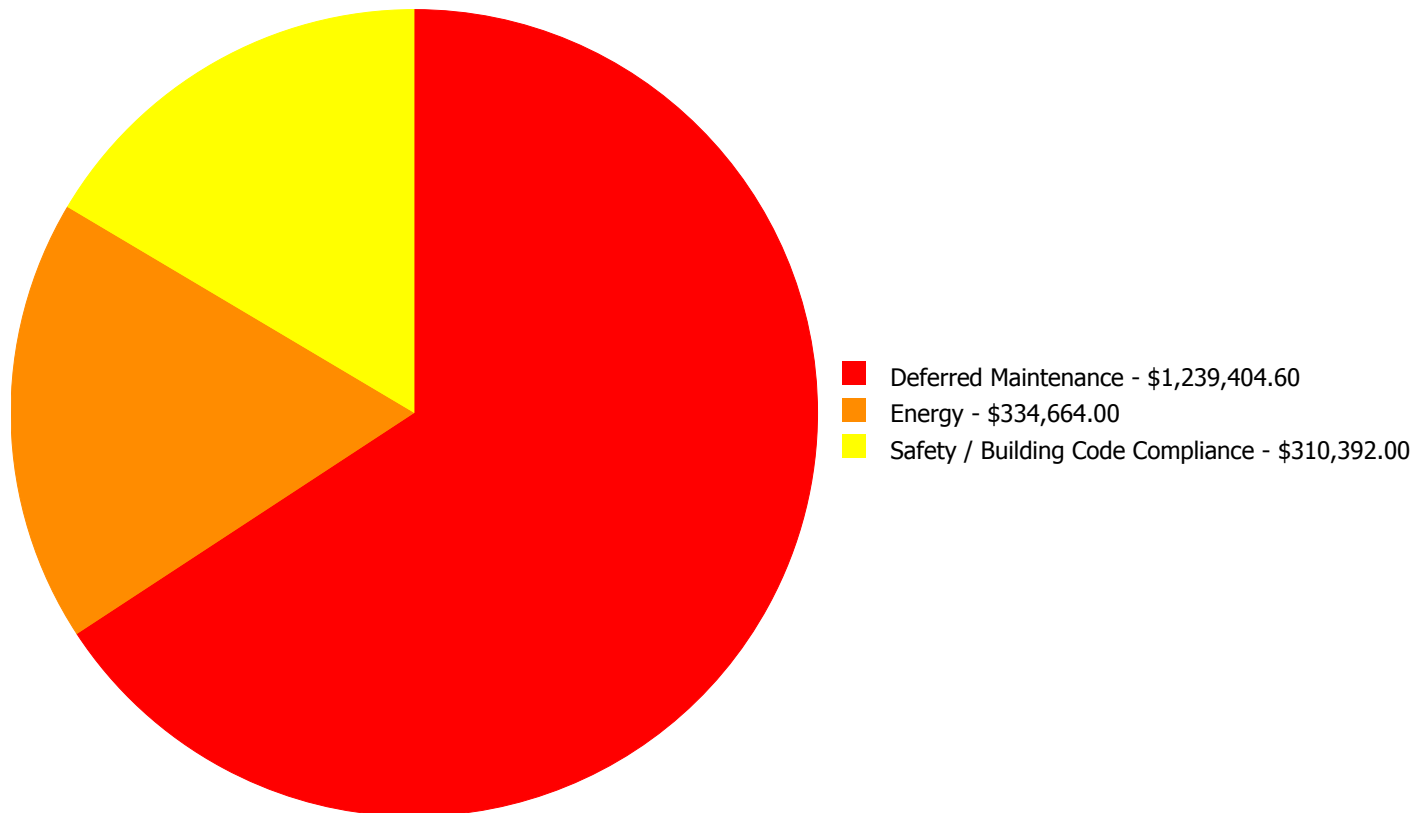
## Deficiency By Priority Investment Table

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	\$200,799.00	\$0.00	\$0.00	\$200,799.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$40,497.60	\$0.00	\$0.00	\$40,497.60
D3030	Cooling Generating Systems	\$0.00	\$0.00	\$573,710.00	\$0.00	\$0.00	\$573,710.00
D3050	Terminal & Package Units	\$0.00	\$46,338.00	\$0.00	\$0.00	\$0.00	\$46,338.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$334,664.00	\$0.00	\$0.00	\$334,664.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$310,392.00	\$0.00	\$310,392.00
D5030810	Security & Detection Systems	\$0.00	\$134,601.00	\$0.00	\$0.00	\$0.00	\$134,601.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$243,459.00	\$0.00	\$0.00	\$243,459.00
	<b>Total:</b>	\$0.00	\$180,939.00	\$1,393,129.60	\$310,392.00	\$0.00	\$1,884,460.60

## 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: \$1,884,460.60**

## Deficiency Details by Priority

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

### Priority :

#### **System: E2010 - Fixed Furnishings**



**Location:** Classrooms and offices

**Distress:** Missing

**Category:** Energy

**Priority:**

**Correction:**

**Qty:**

**Unit of Measure:** Ea.

**Estimate:**

**Assessor Name:** Ann Buerger Linden

**Date Created:** 02/09/2017

**Notes:** Exterior windows do not have blinds to control light and glare. Blinds will allow flexibility in classrooms for various lighting levels as well as provide some protection from heat gain.

---



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

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



**Location:** Data rooms  
**Distress:** Inadequate  
**Category:** Deferred Maintenance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 66,866.00  
**Unit of Measure:** S.F.  
**Estimate:** \$46,338.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/16/2016

**Notes:** Data rooms do not have independent cooling. The building system is inadequate for these spaces. Provide mini-split systems.

---

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



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 66,866.00  
**Unit of Measure:** S.F.  
**Estimate:** \$134,601.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/16/2016

**Notes:** The original security system is obsolete and does not function well. A digital system is requested. Additional cameras needed at bus lot and front of building.

---

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

**System: C3010 - Wall Finishes**



**Location:** Throughout the building.  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 66,866.00  
**Unit of Measure:** S.F.  
**Estimate:** \$200,799.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/16/2016

**Notes:** Painted walls are maintained on an ad hoc basis with no regularly scheduled repainting. Many areas of the building are in need of re-painting. System renewal is recommended

---

**System: D2020 - Domestic Water Distribution**



**Location:** Mechanical room  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace water heater, gas / oil, 70 gallon  
**Qty:** 2.00  
**Unit of Measure:** Ea.  
**Estimate:** \$40,497.60  
**Assessor Name:** Somnath Das  
**Date Created:** 02/08/2017

**Notes:** Water heaters are beyond their expected service life. Replacement is recommended.

---

**System: D3030 - Cooling Generating Systems**



**Location:** Air cooled chiller  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 66,866.00  
**Unit of Measure:** S.F.  
**Estimate:** \$573,710.00  
**Assessor Name:** Somnath Das  
**Date Created:** 02/08/2017

**Notes:** The original chiller has had 2 major failures. System renewal for reliability is recommended.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout the building  
**Distress:** Inadequate  
**Category:** Energy  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 66,866.00  
**Unit of Measure:** S.F.  
**Estimate:** \$334,664.00  
**Assessor Name:** Somnath Das  
**Date Created:** 02/08/2017

**Notes:** The original pneumatic controls system was obsolete at the time of construction. Replacement with a digital controls system that allows remote monitoring and control is recommended for system efficiency and reliability.

---

**System: D5030910 - Fire Alarm Systems**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 66,866.00  
**Unit of Measure:** S.F.  
**Estimate:** \$243,459.00  
**Assessor Name:** Somnath Das  
**Date Created:** 12/16/2016

**Notes:** The fire alarm system is original and beyond its expected life. Replacement parts are difficult to obtain. System renewal is recommended to ensure reliability of this life safety system.

---

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

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout the building  
**Distress:** Missing  
**Category:** Safety / Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 66,866.00  
**Unit of Measure:** S.F.  
**Estimate:** \$310,392.00  
**Assessor Name:** Somnath Das  
**Date Created:** 01/12/2017

**Notes:** A wet fire sprinkler system is not installed in this building. Installation of a wet fire protection system is recommended.

---

## 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):	576
Year Built:	2001
Last Renovation:	
Replacement Value:	\$27,832
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	75.75 %
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

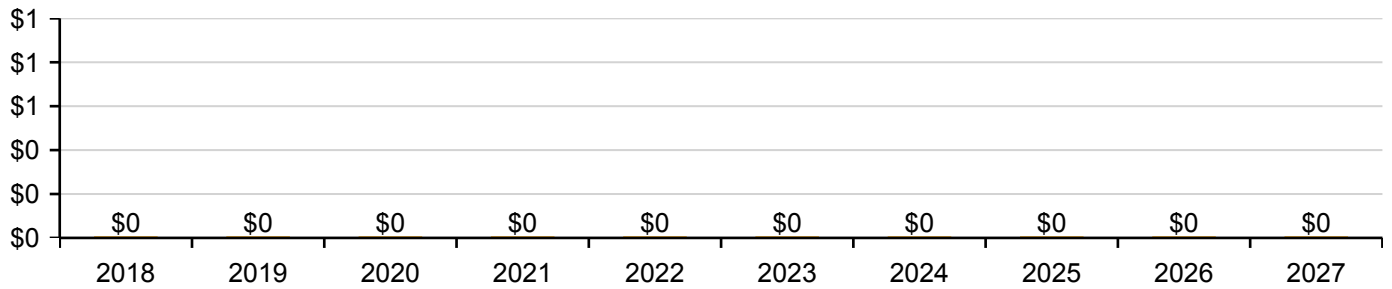
Function:	ES -Elementary School	Gross Area:	576
Year Built:	2001	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$27,832
FCI:	0.00 %	RSLI%:	75.75 %

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	84.00 %	0.00 %	\$0.00
B10 - Superstructure	84.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	80.29 %	0.00 %	\$0.00
B30 - Roofing	46.67 %	0.00 %	\$0.00
<b>Totals:</b>	<b>75.75 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). North Elevation - Jan 12, 2017



2). East Elevation - Jan 12, 2017



3). South Elevation - Jan 12, 2017



4). West Elevation - Jan 12, 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	\$4.70	S.F.	576	100	2001	2101		84.00 %	0.00 %	84			\$2,707
A1030	Slab on Grade	\$8.26	S.F.	576	100	2001	2101		84.00 %	0.00 %	84			\$4,758
B1020	Roof Construction	\$15.44	S.F.	576	100	2001	2101		84.00 %	0.00 %	84			\$8,893
B2010	Exterior Walls	\$9.24	S.F.	576	100	2001	2101		84.00 %	0.00 %	84			\$5,322
B2030	Exterior Doors	\$1.02	S.F.	576	30	2001	2031		46.67 %	0.00 %	14			\$588
B3010130	Preformed Metal Roofing	\$9.66	S.F.	576	30	2001	2031		46.67 %	0.00 %	14			\$5,564
<b>Total</b>									<b>75.75 %</b>					<b>\$27,832</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 - 2001 Utility Building

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**System:** B3010130 - Preformed Metal Roofing



**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.

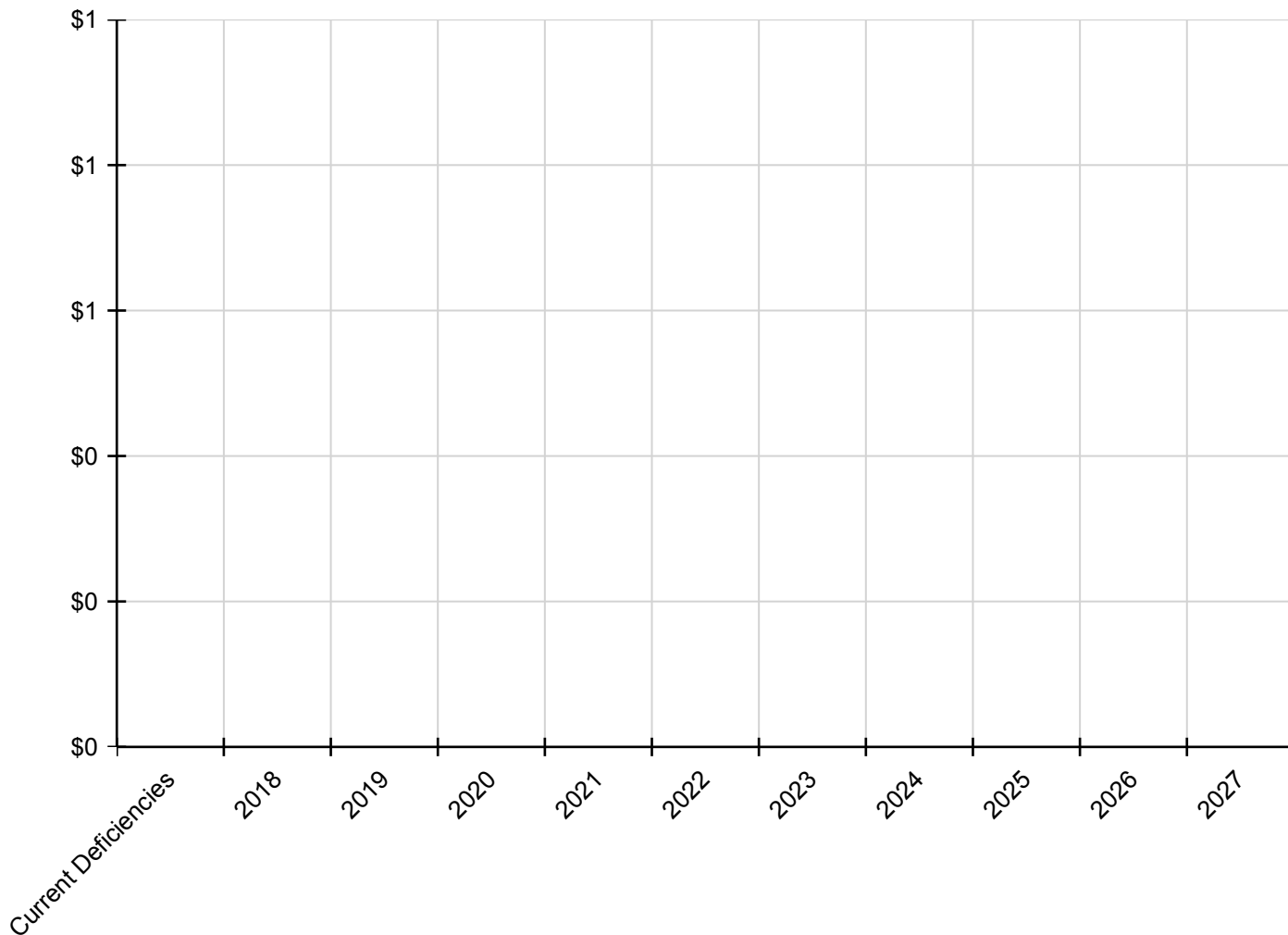
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* 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

\* 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:	ES -Elementary School
Gross Area (SF):	67,442
Year Built:	2001
Last Renovation:	
Replacement Value:	\$1,986,843
Repair Cost:	\$143,634.41
Total FCI:	7.23 %
Total RSLI:	45.06 %
FCA Score:	92.77



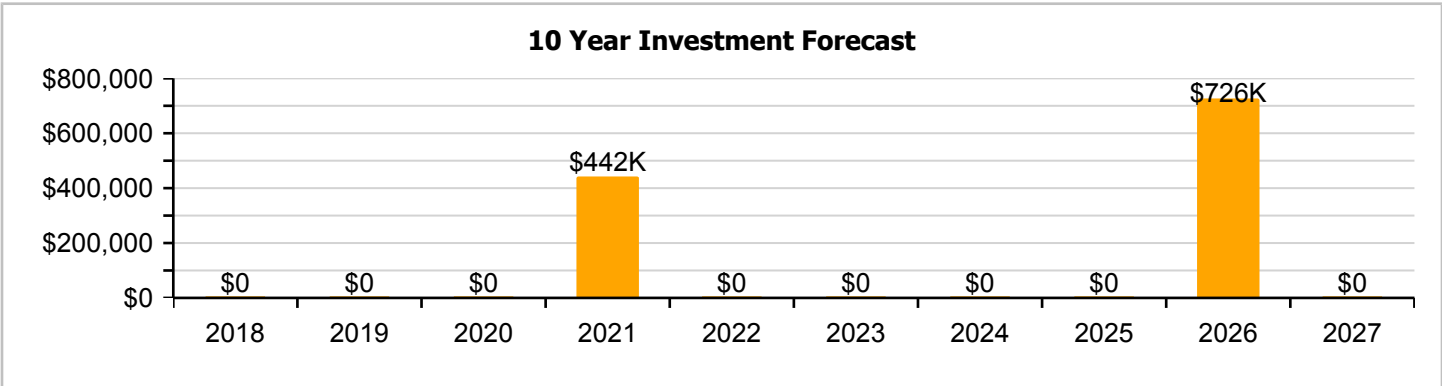
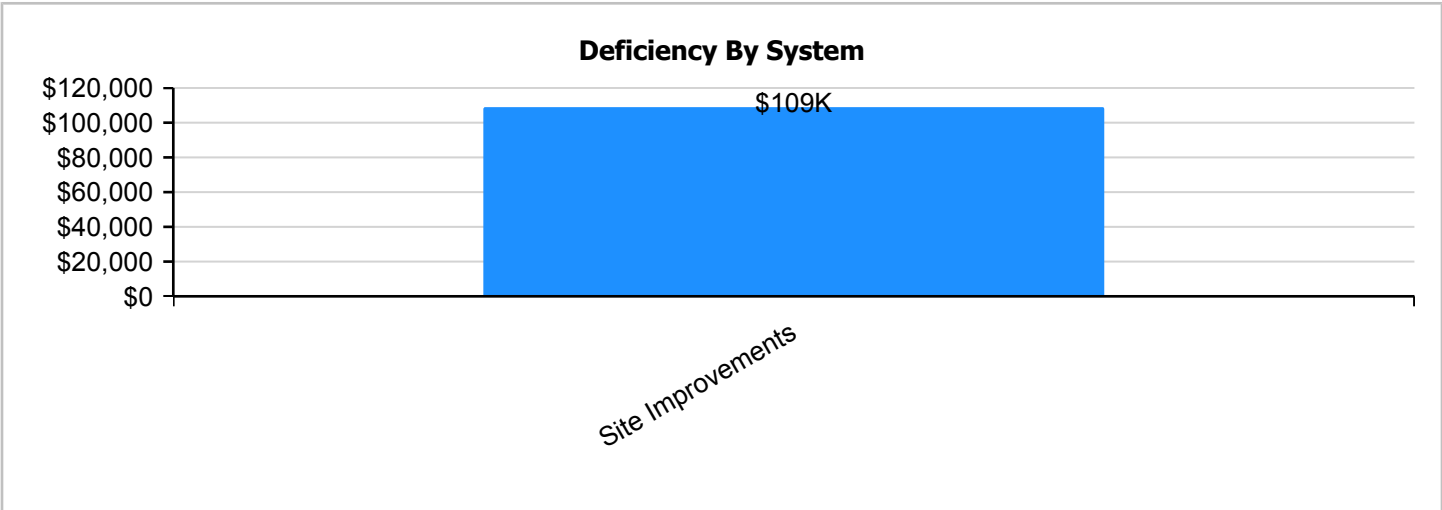
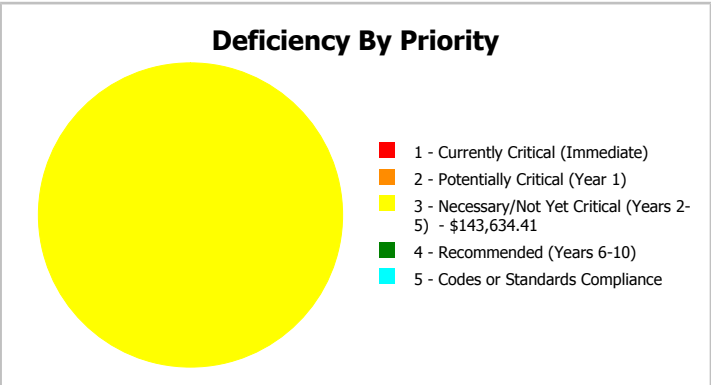
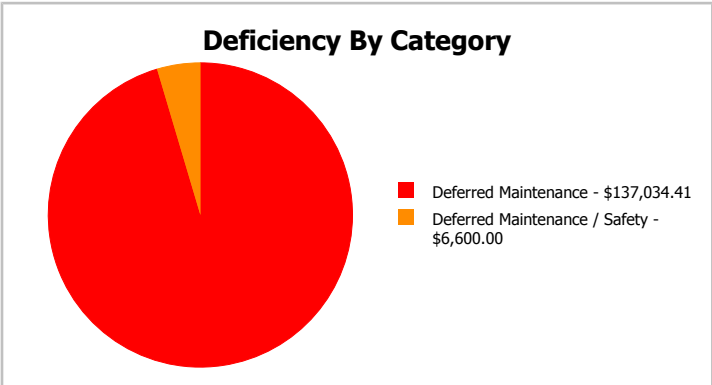
**Description:**

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:	67,442
Year Built:	2001	Last Renovation:	
Repair Cost:	\$143,634	Replacement Value:	\$1,986,843
FCI:	7.23 %	RSLI%:	45.06 %



## 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	29.01 %	12.56 %	\$143,634.41
G30 - Site Mechanical Utilities	67.16 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	65.89 %	0.00 %	\$0.00
<b>Totals:</b>	<b>45.06 %</b>	<b>7.23 %</b>	<b>\$143,634.41</b>

## Photo Album

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

- 1). Aerial Image of Wadesboro Primary School - Mar 03, 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:

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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.	67,442	25	2001	2026		36.00 %	41.30 %	9		\$106,128.00	\$256,954
G2020	Parking Lots	\$1.33	S.F.	67,442	25	2001	2026		36.00 %	34.46 %	9		\$30,906.41	\$89,698
G2030	Pedestrian Paving	\$1.91	S.F.	67,442	30	2001	2031		46.67 %	0.00 %	14			\$128,814
G2040105	Fence & Guardrails	\$1.23	S.F.	67,442	30	2001	2031		46.67 %	0.00 %	14			\$82,954
G2040950	Covered Walkways	\$1.52	S.F.	67,442	25	2001	2026		36.00 %	0.00 %	9			\$102,512
G2040950	Hard Surface Play Area	\$0.75	S.F.	67,442	20	2001	2021		20.00 %	0.00 %	4			\$50,582
G2040950	Playing Field	\$4.54	S.F.	67,442	20	2001	2021		20.00 %	0.00 %	4			\$306,187
G2050	Landscaping	\$1.87	S.F.	67,442	15	2001	2016		0.00 %	5.23 %	-1		\$6,600.00	\$126,117
G3010	Water Supply	\$2.34	S.F.	67,442	50	2001	2051		68.00 %	0.00 %	34			\$157,814
G3020	Sanitary Sewer	\$1.45	S.F.	67,442	50	2001	2051		68.00 %	0.00 %	34			\$97,791
G3030	Storm Sewer	\$4.54	S.F.	67,442	50	2001	2051		68.00 %	0.00 %	34			\$306,187
G3060	Fuel Distribution	\$0.98	S.F.	67,442	40	2001	2041		60.00 %	0.00 %	24			\$66,093
G4010	Electrical Distribution	\$2.35	S.F.	67,442	50	2001	2051		68.00 %	0.00 %	34			\$158,489
G4030	Site Communications & Security	\$0.84	S.F.	67,442	15	2011	2026		60.00 %	0.00 %	9			\$56,651
<b>Total</b>									<b>45.06 %</b>	<b>7.23 %</b>			<b>\$143,634.41</b>	<b>\$1,986,843</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 - Covered Walkways



**Note:**

**System:** G2040950 - Hard Surface Play Area



**Note:**

## Campus Assessment Report - Site

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**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:** G3060 - Fuel Distribution



**Note:**



## Campus Assessment Report - Site

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**System:** G4010 - Electrical Distribution



**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.

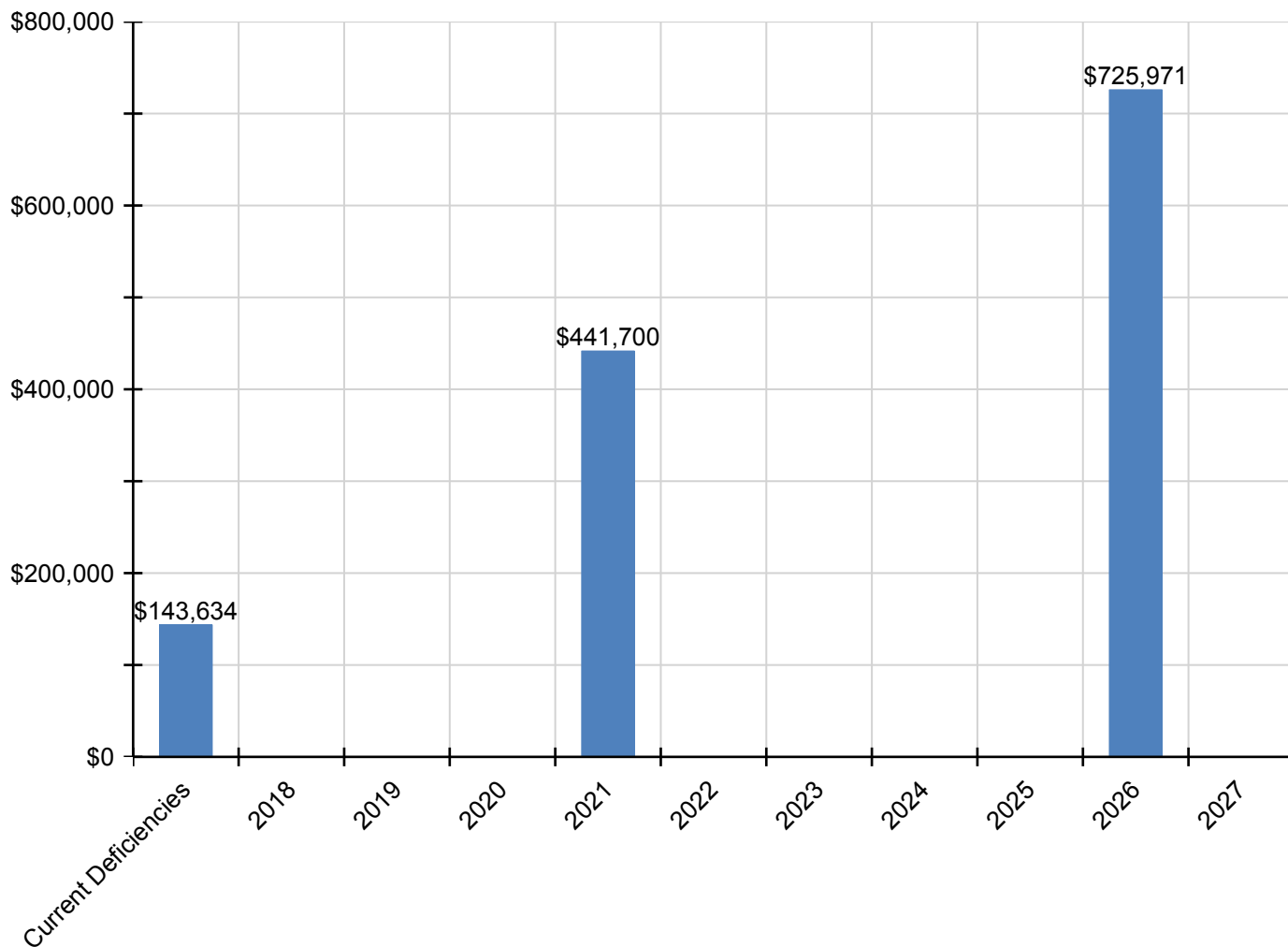
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$143,634</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$441,700</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$725,971</b>	<b>\$0</b>	<b>\$1,311,305</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>	\$106,128	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$368,793	\$0	<b>\$474,921</b>
<b>G2020 - Parking Lots</b>	\$30,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,739	\$0	<b>\$159,646</b>
<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 - Covered Walkways</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$147,130	\$0	<b>\$147,130</b>
<b>G2040950 - Hard Surface Play Area</b>	\$0	\$0	\$0	\$0	\$62,623	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$62,623</b>
<b>G2040950 - Playing Field</b>	\$0	\$0	\$0	\$0	\$379,077	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$379,077</b>
<b>* G2050 - Landscaping</b>	\$6,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$6,600</b>
<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>G4030 - Site Communications &amp; Security</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,308	\$0	<b>\$81,308</b>

*\* Indicates non-renewable system*

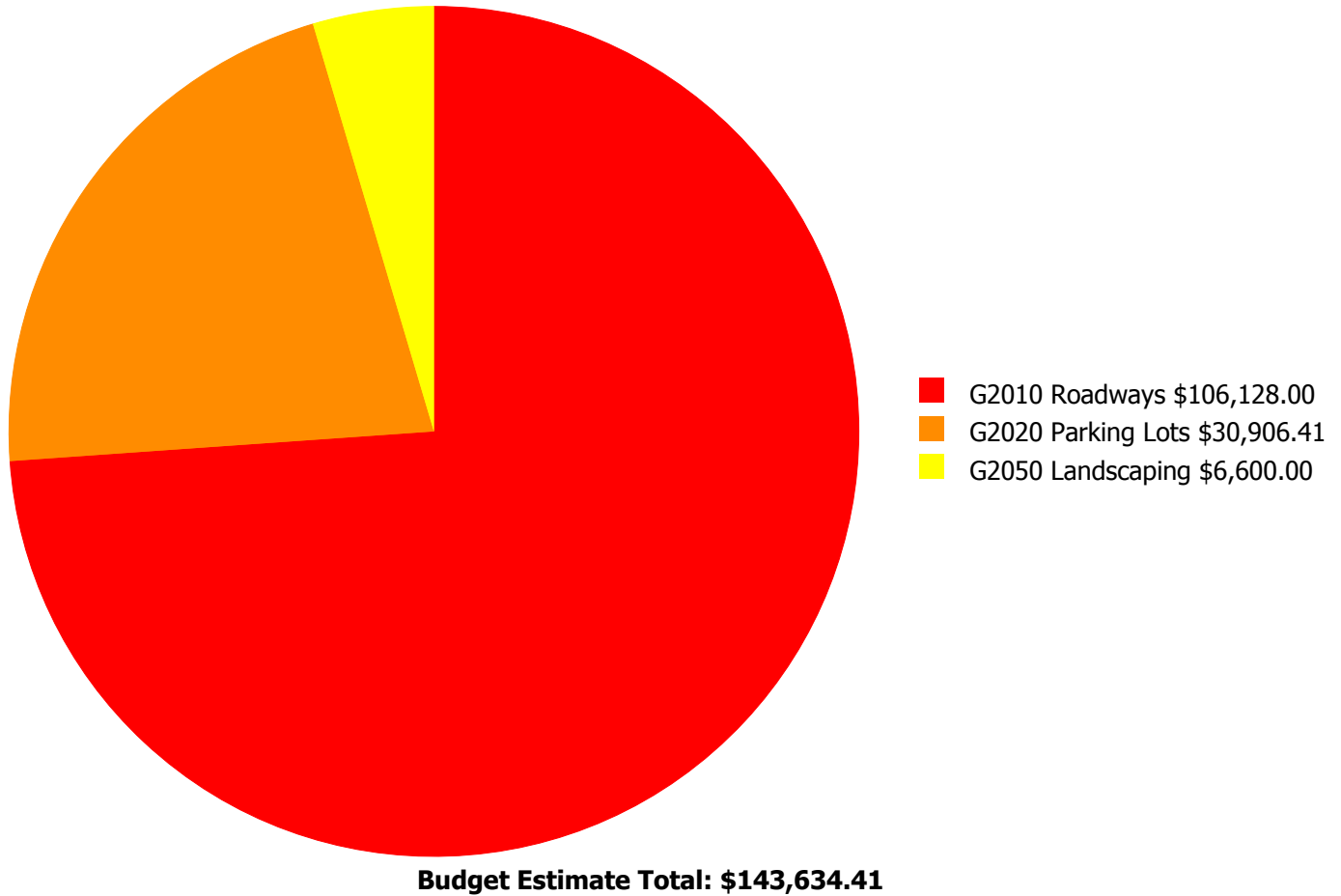
## Forecasted Capital Renewal Requirement

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



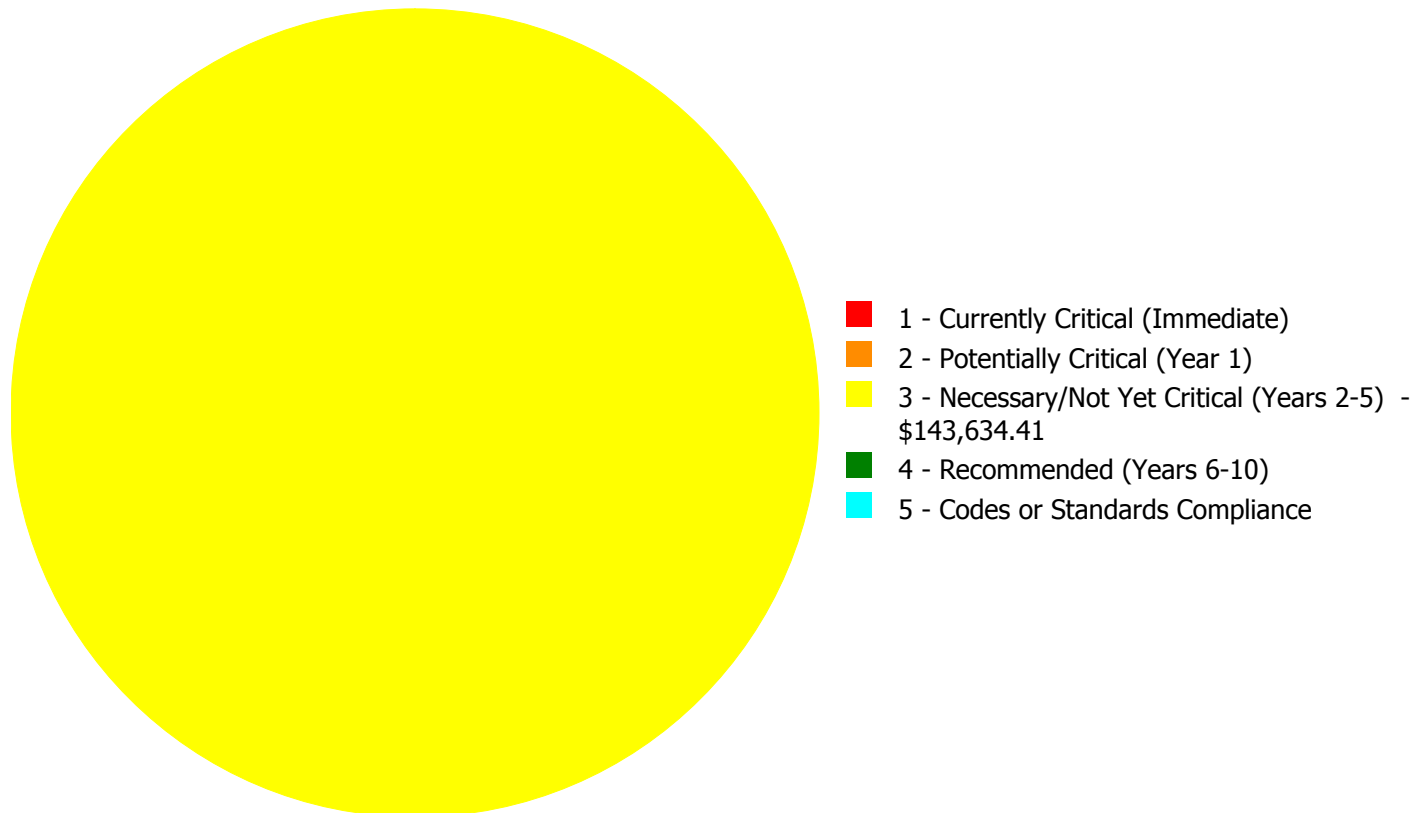
## Deficiency Summary by System

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.



## 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: \$143,634.41**

## Deficiency By Priority Investment Table

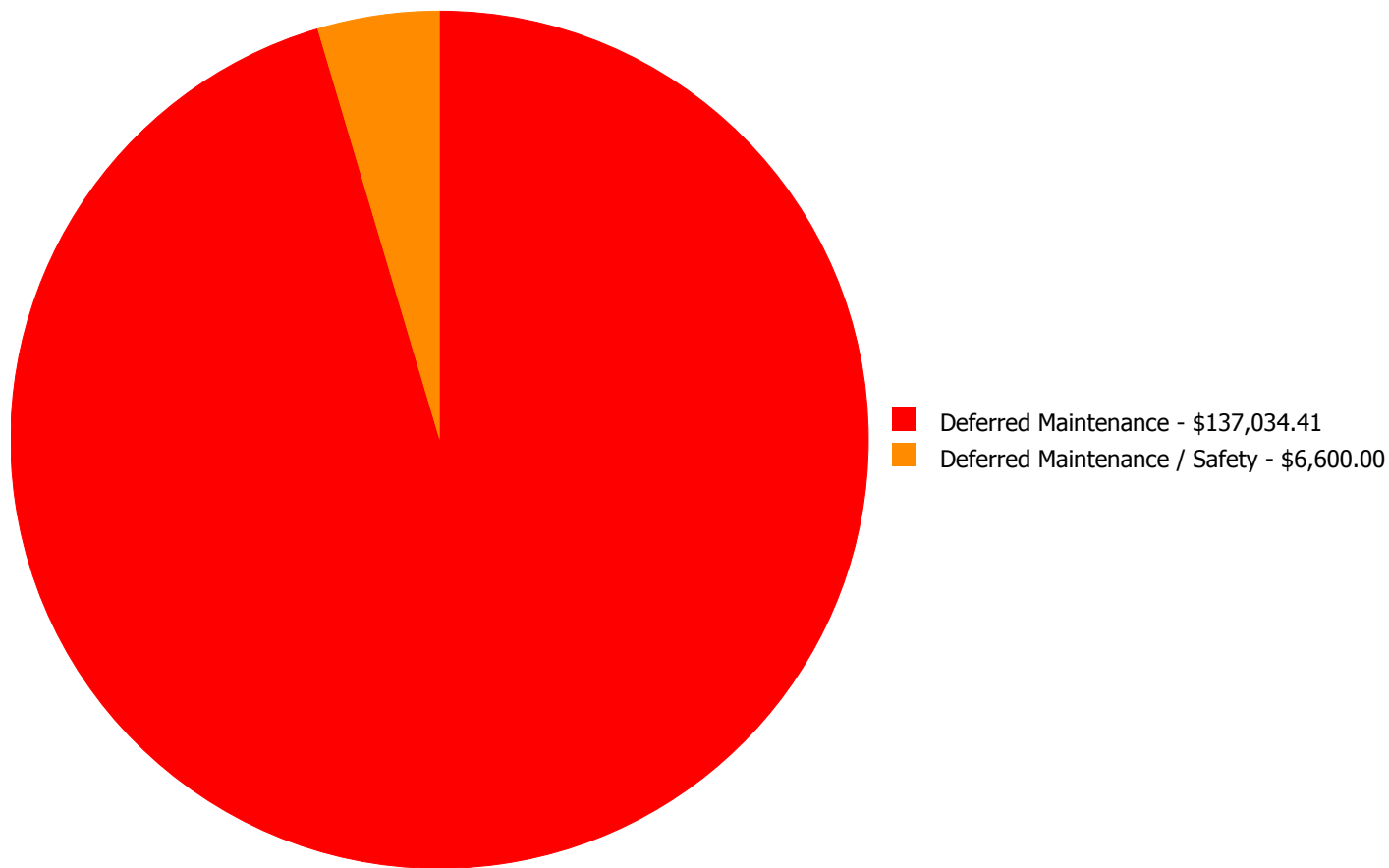
The table below shows the current investment cost grouped by deficiency priority and building system.

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	\$106,128.00	\$0.00	\$0.00	\$106,128.00
G2020	Parking Lots	\$0.00	\$0.00	\$30,906.41	\$0.00	\$0.00	\$30,906.41
G2050	Landscaping	\$0.00	\$0.00	\$6,600.00	\$0.00	\$0.00	\$6,600.00
	<b>Total:</b>	\$0.00	\$0.00	\$143,634.41	\$0.00	\$0.00	\$143,634.41



## 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: \$143,634.41**

## 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:** Site roadways  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Resurface the roadway  
**Qty:** 2,500.00  
**Unit of Measure:** L.F.  
**Estimate:** \$106,128.00  
**Assessor Name:** Somnath Das  
**Date Created:** 02/08/2017

**Notes:** Roads are alligatored and grainy. Crack sealing and sealing is recommended to prolong system life.

#### System: G2020 - Parking Lots



**Location:** Parking lots  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Parking lot repair and sealcoating  
**Qty:** 35.00  
**Unit of Measure:** M.S.F.  
**Estimate:** \$30,906.41  
**Assessor Name:** Somnath Das  
**Date Created:** 02/08/2017

**Notes:** Parking lots show some alligatored and asphalt is grainy. Striping and pavement markings are faded. Crack fill and seal pavements. Re-stripe lots.

**System: G2050 - Landscaping**



**Location:** Near bus driveway  
**Distress:** Inadequate  
**Category:** Deferred Maintenance / Safety  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Grading study  
**Qty:** 1.00  
**Unit of Measure:** Ea.  
**Estimate:** \$6,600.00  
**Assessor Name:** Somnath Das  
**Date Created:** 02/09/2017

**Notes:** The steep slope north of the bus drive area spills runoff and debris onto the pavement, creating icy conditions in winter. Regrading is recommended.

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NC School District/040 Anson County/High School

# Anson County Early College High

Draft

## Campus Assessment Report

March 8, 2017



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## Campus Assessment Report

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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):	5,642
Year Built:	2008
Last Renovation:	
Replacement Value:	\$1,180,305
Repair Cost:	\$47,109.03
Total FCI:	3.99 %
Total RSLI:	63.49 %
FCA Score:	96.01



**Description:**

**GENERAL:**

Anson County Early College is located at 177 Ledbetter Street in Polkton, North Carolina. The 1 story, 5,642 square foot building was originally constructed in 2008. There have been no additions or no renovations. In addition to the main building, the campus does not contain ancillary buildings.

This report contains condition and adequacy data collected during the 2016 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 concrete piers and is assumed to have special foundations. The building does not have a basement.

## Campus Assessment Report - Anson County Early College High

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### B. SUPERSTRUCTURE

Floor construction is wood. Roof construction is wood. The exterior envelope is composed of walls of prefab metal panels. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up. There are no roof openings for the building. Most building entrances appear to comply with ADA requirements.

### C. INTERIORS

Interior partitions are typically demountable partitions. Interior doors are generally hollow core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, toilet accessories, and fabricated toilet partitions. The interior wall finishes are typically painted drywall. Floor finishes in all areas are typically vinyl composition tile. Ceiling finishes in all common areas are typically painted drywall.

#### CONVEYING:

The building does not include conveying equipment.

### D. SERVICES

**PLUMBING:** Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is plastic with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains.

#### HVAC:

Heating and cooling is supplied by 10 through wall heat pump system. The heating/cooling distribution system is a ductwork system utilizing VAV boxes. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

#### FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does not have additional fire suppression systems. 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 type, fluorescent 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 all common spaces. The system is activated by manual pull stations 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: optical devices. The building has controlled entry doors access provided by magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

#### OTHER ELECTRICAL SYSTEMS:

This building does not have a separately derived emergency power system. There are no natural gas emergency generator.

### E. EQUIPMENT & FURNISHINGS:

This building includes only audio-visual equipment.

### G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, and landscaping. Site mechanical and electrical features include water, sewer, and site lighting.

## Campus Assessment Report - Anson County Early College High

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### Attributes:

#### General Attributes:

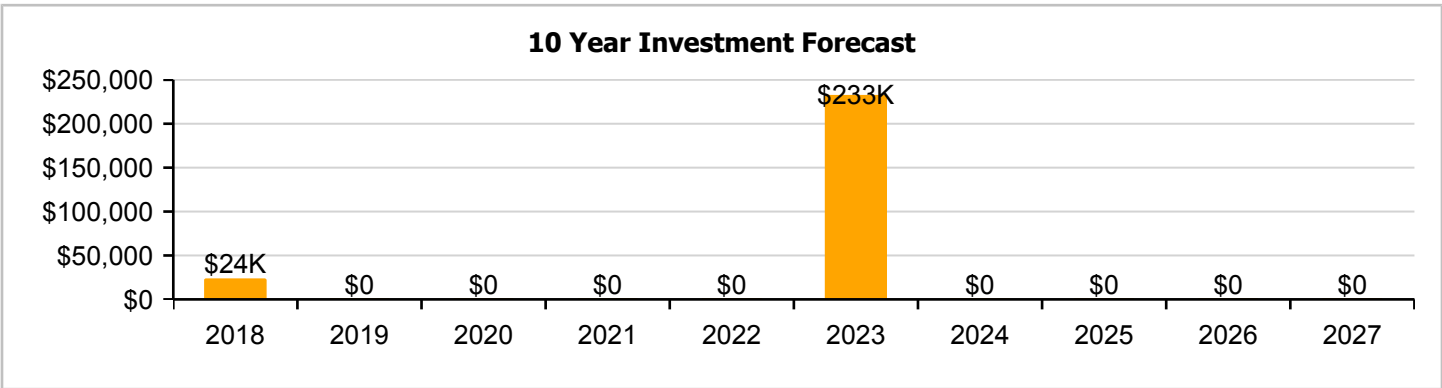
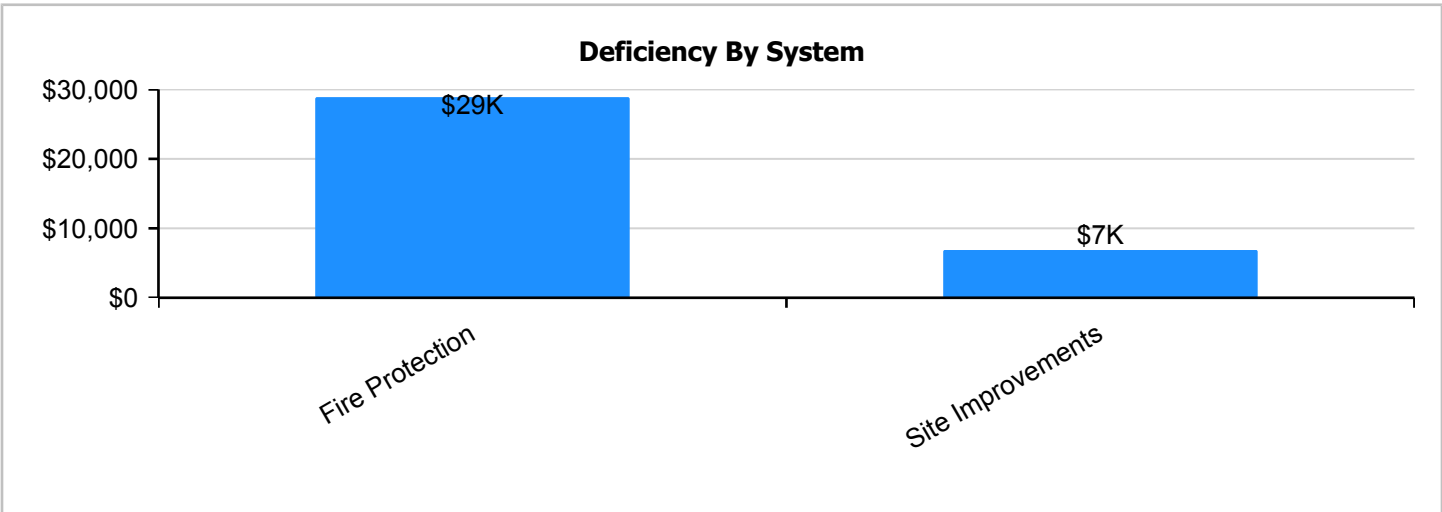
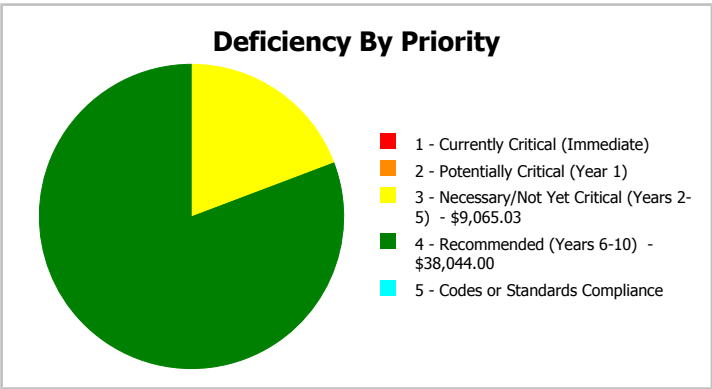
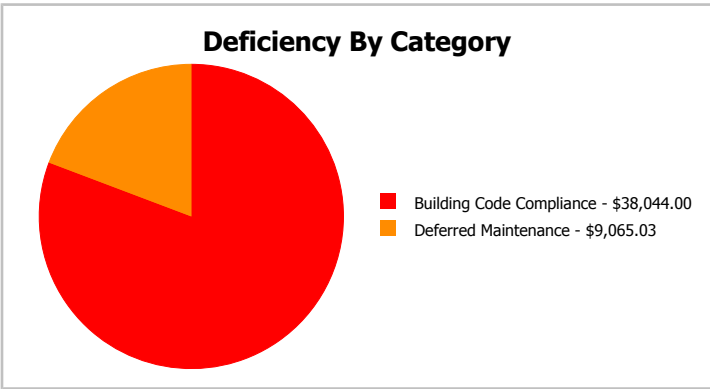
Condition Assessor:	Somnath Das	Assessment Date:	1/17/2017
Suitability Assessor:			

#### School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:		Site Acreage:	

**Campus Dashboard Summary**

Gross Area:	5,642	Last Renovation:	
Year Built:	2008	Replacement Value:	\$1,180,305
Repair Cost:	\$47,109	RSLI%:	63.49 %
FCI:	3.99 %		



## 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.

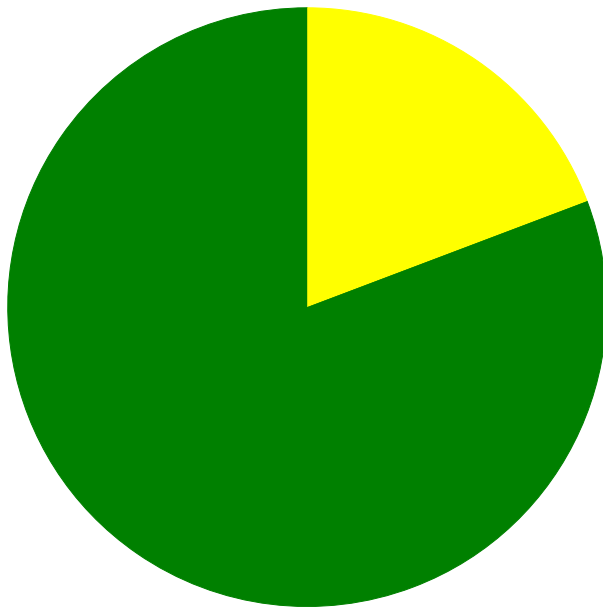
### Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	91.00 %	0.00 %	\$0.00
B10 - Superstructure	91.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	79.96 %	0.00 %	\$0.00
B30 - Roofing	55.00 %	0.00 %	\$0.00
C10 - Interior Construction	77.27 %	0.00 %	\$0.00
C30 - Interior Finishes	54.07 %	0.00 %	\$0.00
D20 - Plumbing	70.00 %	0.00 %	\$0.00
D30 - HVAC	49.94 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$38,044.00
D50 - Electrical	59.84 %	0.00 %	\$0.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
G20 - Site Improvements	57.83 %	29.21 %	\$9,065.03
G30 - Site Mechanical Utilities	82.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	77.30 %	0.00 %	\$0.00
<b>Totals:</b>	<b>63.49 %</b>	<b>3.99 %</b>	<b>\$47,109.03</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
2008 Main Building	5,642	3.53	\$0.00	\$0.00	\$0.00	\$38,044.00	\$0.00
Site	5,642	8.87	\$0.00	\$0.00	\$9,065.03	\$0.00	\$0.00
<b>Total:</b>		<b>3.99</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$9,065.03</b>	<b>\$38,044.00</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) - \$9,065.03
- 4 - Recommended (Years 6-10) - \$38,044.00
- 5 - Codes or Standards Compliance

**Budget Estimate Total: \$47,109.03**



**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):	5,642
Year Built:	2008
Last Renovation:	
Replacement Value:	\$1,078,072
Repair Cost:	\$38,044.00
Total FCI:	3.53 %
Total RSLI:	62.53 %
FCA Score:	96.47



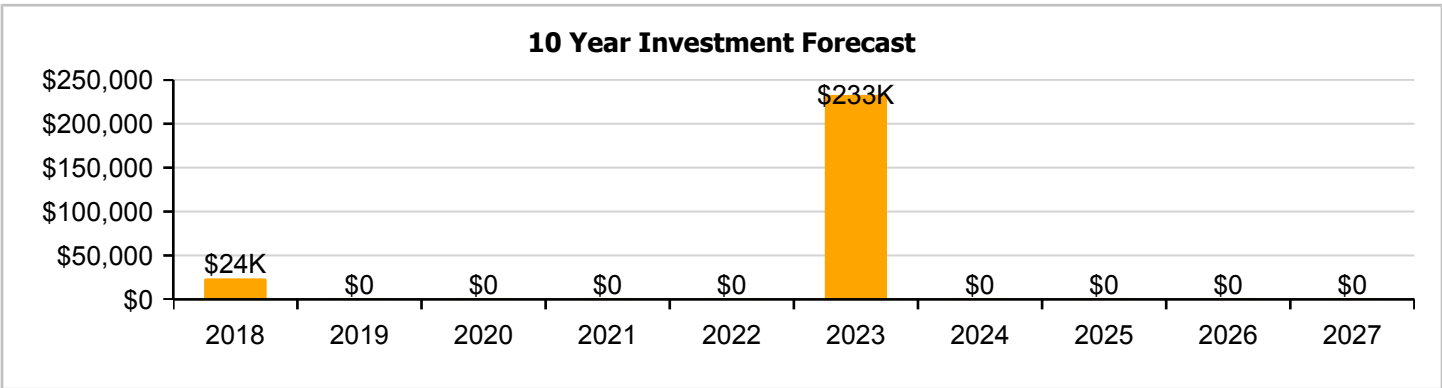
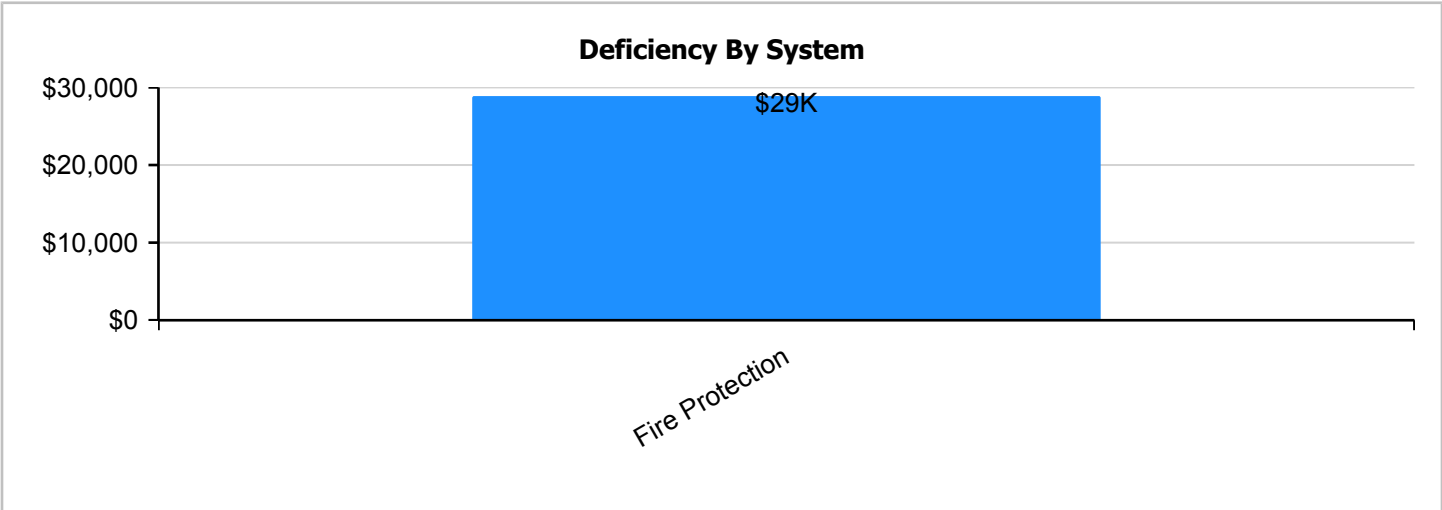
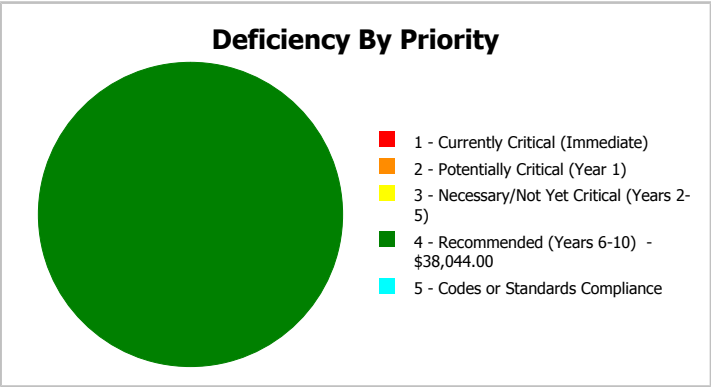
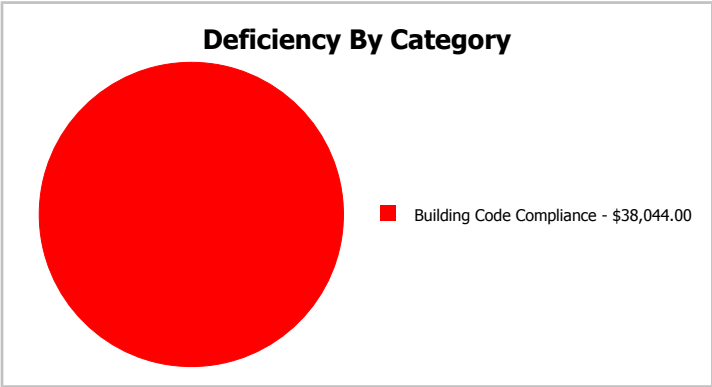
**Description:**

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:	5,642
Year Built:	2008	Last Renovation:	
Repair Cost:	\$38,044	Replacement Value:	\$1,078,072
FCI:	3.53 %	RSLI%:	62.53 %



## 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	91.00 %	0.00 %	\$0.00
B10 - Superstructure	91.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	79.96 %	0.00 %	\$0.00
B30 - Roofing	55.00 %	0.00 %	\$0.00
C10 - Interior Construction	77.27 %	0.00 %	\$0.00
C30 - Interior Finishes	54.07 %	0.00 %	\$0.00
D20 - Plumbing	70.00 %	0.00 %	\$0.00
D30 - HVAC	49.94 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$38,044.00
D50 - Electrical	59.84 %	0.00 %	\$0.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>62.53 %</b>	<b>3.53 %</b>	<b>\$38,044.00</b>

## Photo Album

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

1). North Elevation - Jan 19, 2017



2). Northwest Elevation - Jan 19, 2017



3). South Elevation - Jan 19, 2017



4). Southeast Elevation - Jan 19, 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 - 2008 Main Building

## 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 \$
A1020	Special Foundations	\$3.10	S.F.	5,642	100	2008	2108		91.00 %	0.00 %	91			\$17,490
B1010	Floor Construction	\$2.20	S.F.	5,642	100	2008	2108		91.00 %	0.00 %	91			\$12,412
B1020	Roof Construction	\$10.89	S.F.	5,642	100	2008	2108		91.00 %	0.00 %	91			\$61,441
B2010	Exterior Walls	\$12.84	S.F.	5,642	100	2008	2108		91.00 %	0.00 %	91			\$72,443
B2020	Exterior Windows	\$12.80	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$72,218
B2030	Exterior Doors	\$1.44	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$8,124
B3010120	Single Ply Membrane	\$9.35	S.F.	5,642	20	2008	2028		55.00 %	0.00 %	11			\$52,753
C1010	Partitions	\$6.73	S.F.	5,642	75	2008	2083		88.00 %	0.00 %	66			\$37,971
C1020	Interior Doors	\$3.47	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$19,578
C1030	Fittings	\$2.11	S.F.	5,642	20	2008	2028		55.00 %	0.00 %	11			\$11,905
C3010	Wall Finishes	\$3.70	S.F.	5,642	10	2008	2018		10.00 %	0.00 %	1			\$20,875
C3020	Floor Finishes	\$15.51	S.F.	5,642	20	2008	2028		55.00 %	0.00 %	11			\$87,507
C3030	Ceiling Finishes	\$14.98	S.F.	5,642	25	2008	2033		64.00 %	0.00 %	16			\$84,517
D2010	Plumbing Fixtures	\$12.66	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$71,428
D2020	Domestic Water Distribution	\$1.33	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$7,504
D2030	Sanitary Waste	\$2.10	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$11,848
D3040	Distribution Systems	\$8.38	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$47,280
D3050	Terminal & Package Units	\$18.26	S.F.	5,642	15	2008	2023		40.00 %	0.00 %	6			\$103,023
D3060	Controls & Instrumentation	\$2.65	S.F.	5,642	20	2008	2028		55.00 %	0.00 %	11			\$14,951
D4010	Sprinklers	\$5.21	S.F.	5,642	30			2016	0.00 %	110.00 %	-1		\$32,334.00	\$29,395
D4020	Standpipes	\$0.92	S.F.	5,642	30			2016	0.00 %	110.00 %	-1		\$5,710.00	\$5,191
D5010	Electrical Service/Distribution	\$2.32	S.F.	5,642	40	2008	2048		77.50 %	0.00 %	31			\$13,089
D5020	Branch Wiring	\$6.51	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$36,729
D5020	Lighting	\$15.21	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$85,815
D5030810	Security & Detection Systems	\$2.55	S.F.	5,642	15	2008	2023		40.00 %	0.00 %	6			\$14,387
D5030910	Fire Alarm Systems	\$4.62	S.F.	5,642	15	2008	2023		40.00 %	0.00 %	6			\$26,066
D5030920	Data Communication	\$5.98	S.F.	5,642	15	2008	2023		40.00 %	0.00 %	6			\$33,739
D5090	Other Electrical Systems	\$0.16	S.F.	5,642	20	2008	2028		55.00 %	0.00 %	11			\$903
E1020	Institutional Equipment	\$3.10	S.F.	5,642	20	2008	2028		55.00 %	0.00 %	11			\$17,490
<b>Total</b>									<b>62.53 %</b>	<b>3.53 %</b>			<b>\$38,044.00</b>	<b>\$1,078,072</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



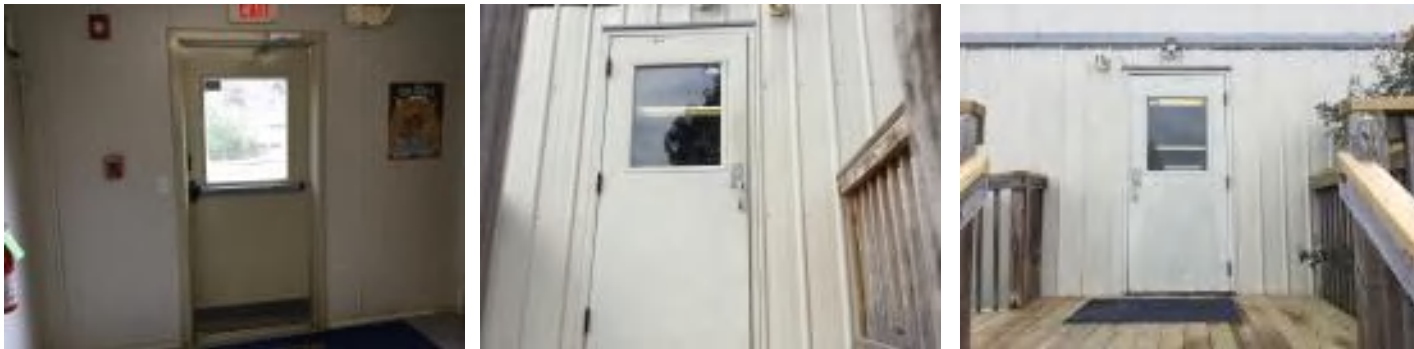
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 2008 Main Building

**System:** B3010120 - Single Ply Membrane



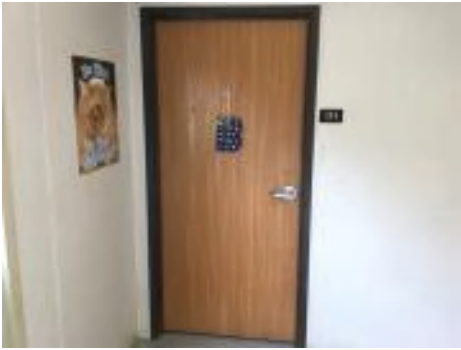
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors

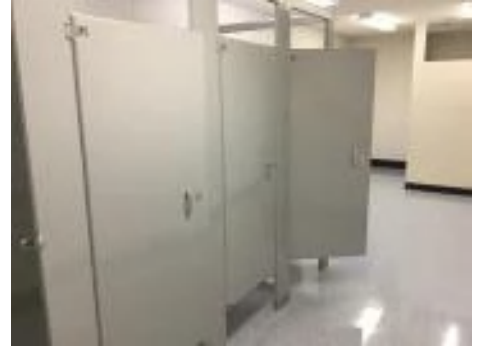


**Note:**

## Campus Assessment Report - 2008 Main Building

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**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

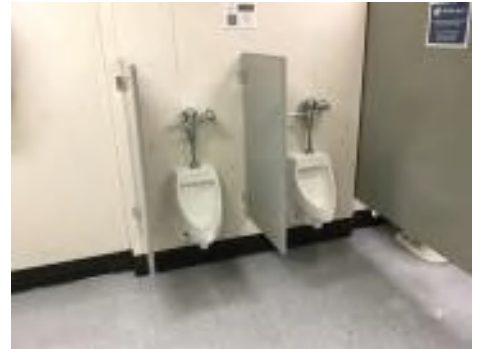
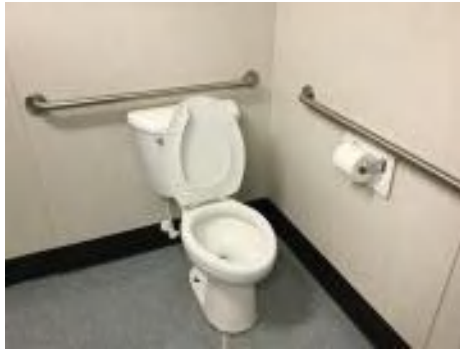
## Campus Assessment Report - 2008 Main Building

**System:** C3030 - Ceiling Finishes



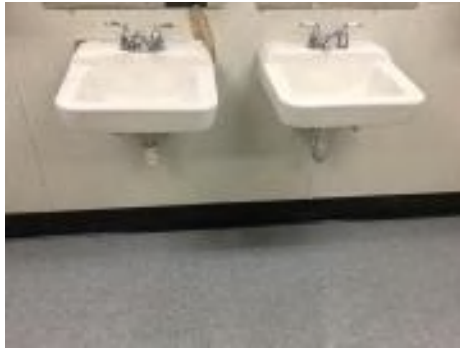
**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution

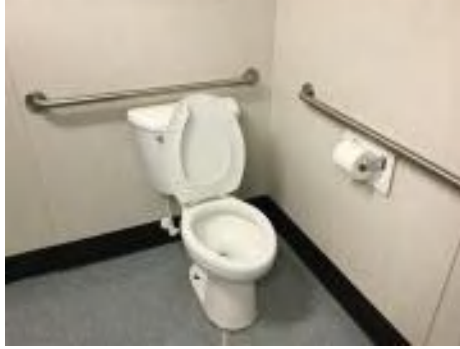


**Note:**



## Campus Assessment Report - 2008 Main Building

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

## Campus Assessment Report - 2008 Main Building

**System:** D3060 - Controls & Instrumentation



**Note:**

**System:** D4010 - Sprinklers

This system contains no images

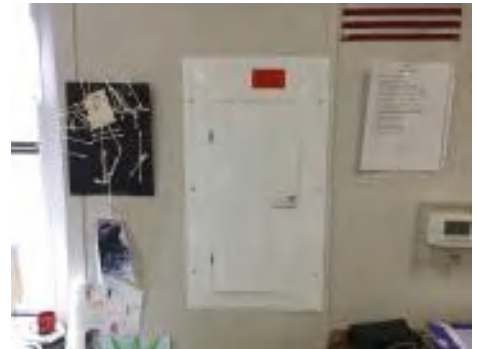
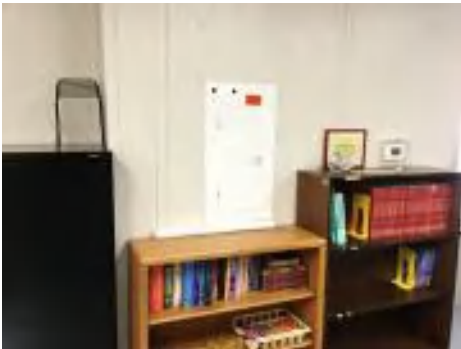
**Note:** The building does not have a fire protection system and it should be installed.

**System:** D4020 - Standpipes

This system contains no images

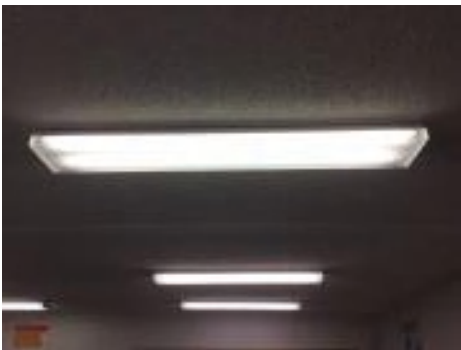
**Note:** The building does not have a fire protection system and it should be installed.

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**



## Campus Assessment Report - 2008 Main Building

**System:** D5020 - Lighting



**Note:**

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



**Note:**

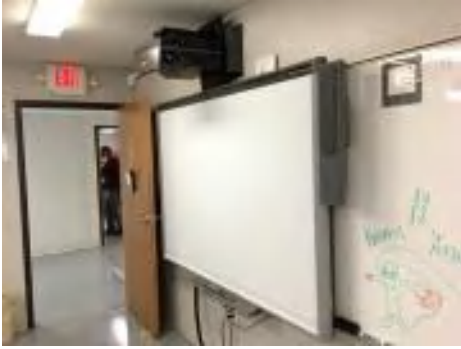
**System:** D5030910 - Fire Alarm Systems



**Note:**

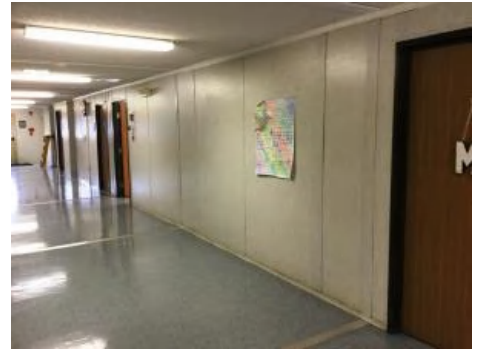
## Campus Assessment Report - 2008 Main Building

**System:** D5030920 - Data Communication



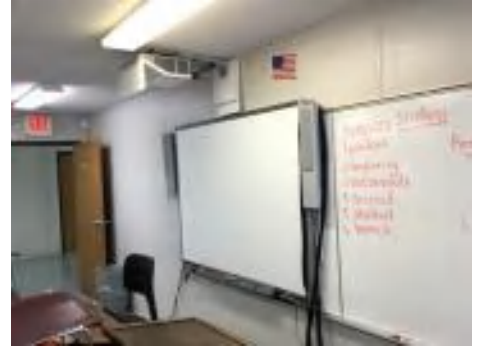
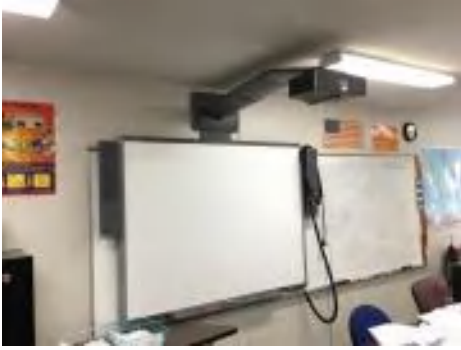
**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**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>\$38,044</b>	<b>\$23,652</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$232,765</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$294,461</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
* A1020 - Special Foundations	\$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
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
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	\$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
B3010120 - Single Ply Membrane	\$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
C10 - Interior Construction	\$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	\$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	\$23,652	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,652
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
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

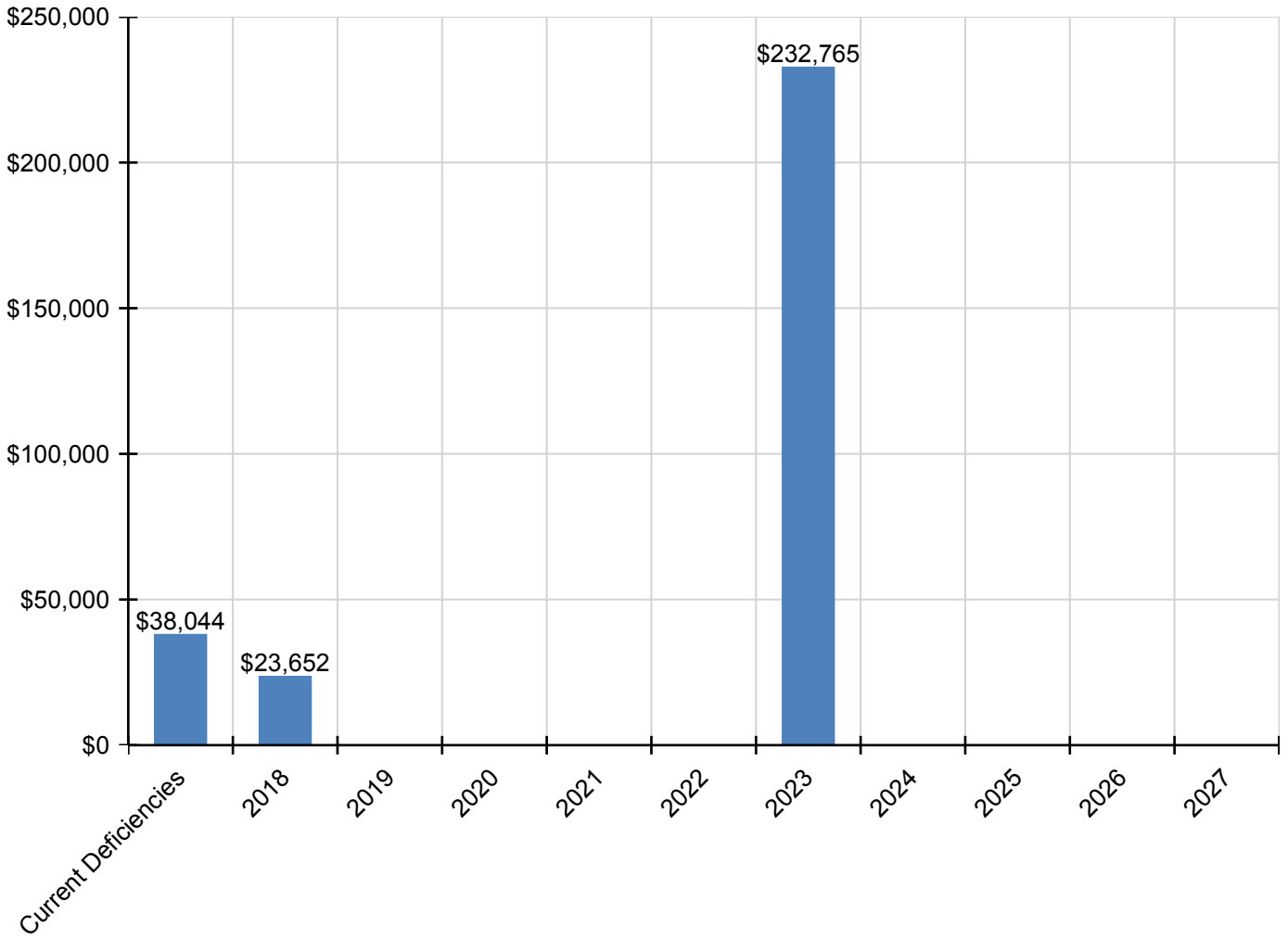
## Campus Assessment Report - 2008 Main Building

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
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$135,316	\$0	\$0	\$0	\$0	\$0	\$135,316
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	\$32,334	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,334
D4020 - Standpipes	\$5,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,710
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	\$18,897	\$0	\$0	\$0	\$0	\$0	\$18,897
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$34,237	\$0	\$0	\$0	\$0	\$0	\$34,237
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$44,315	\$0	\$0	\$0	\$0	\$0	\$44,315
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

\* Indicates non-renewable system

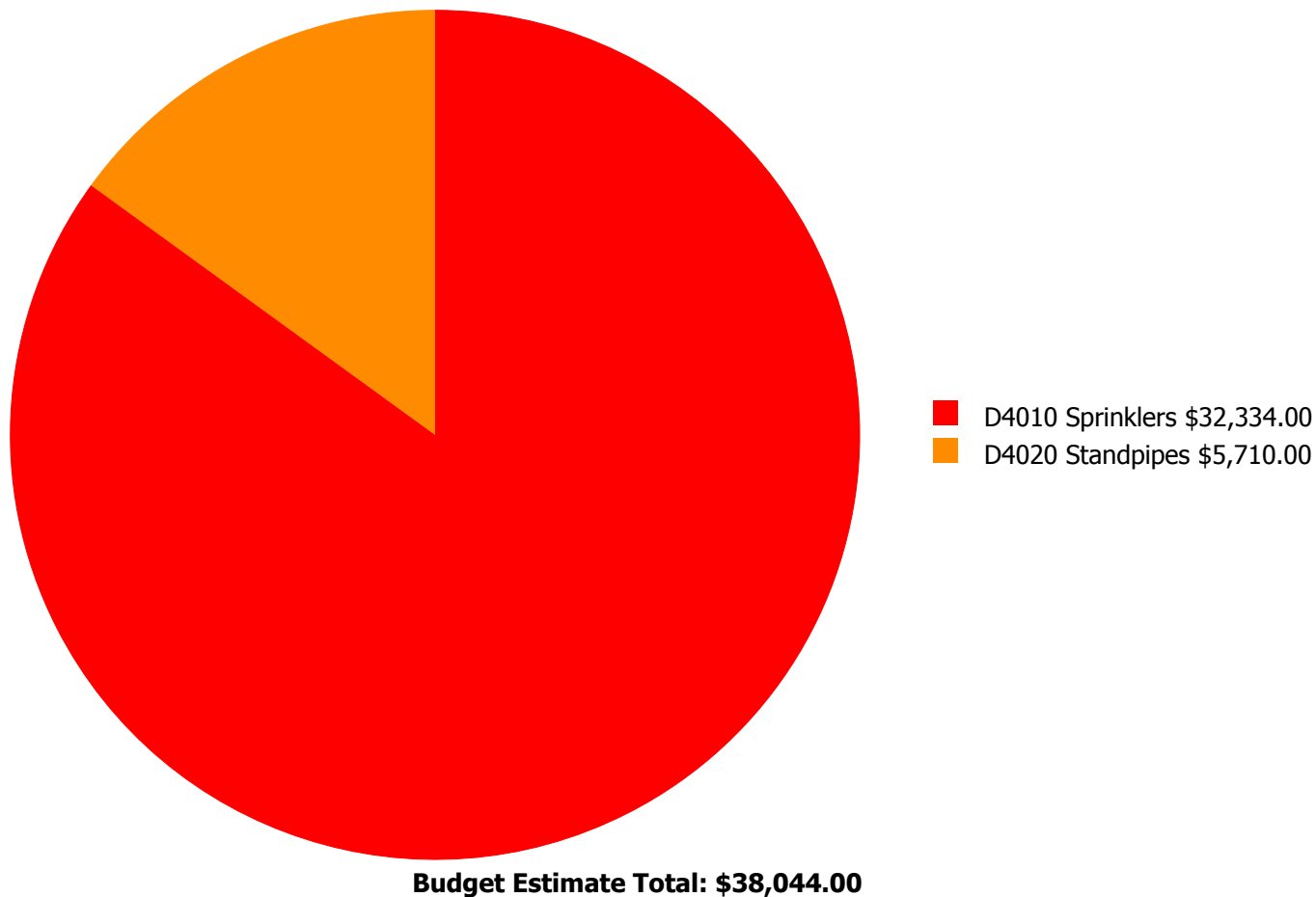
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

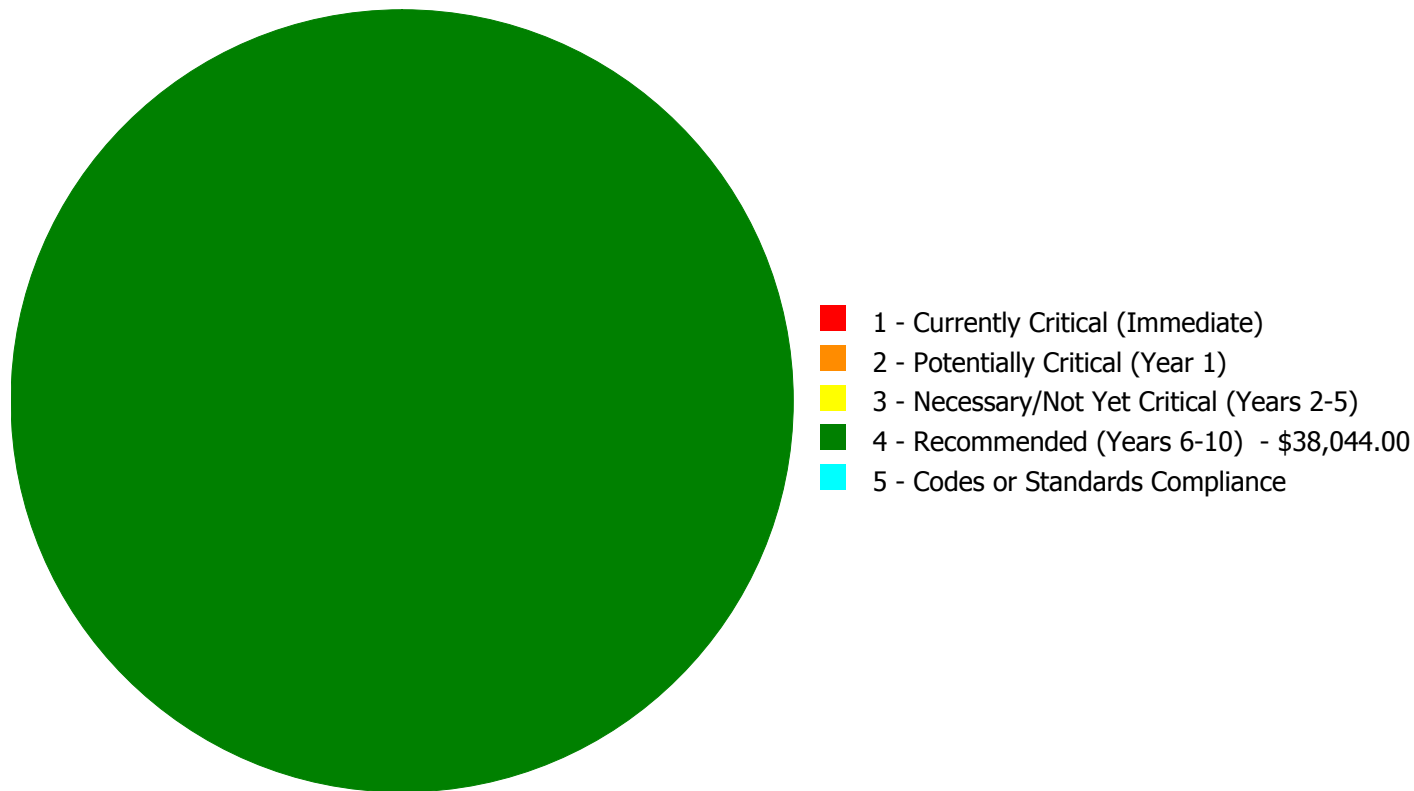
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart 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: \$38,044.00**

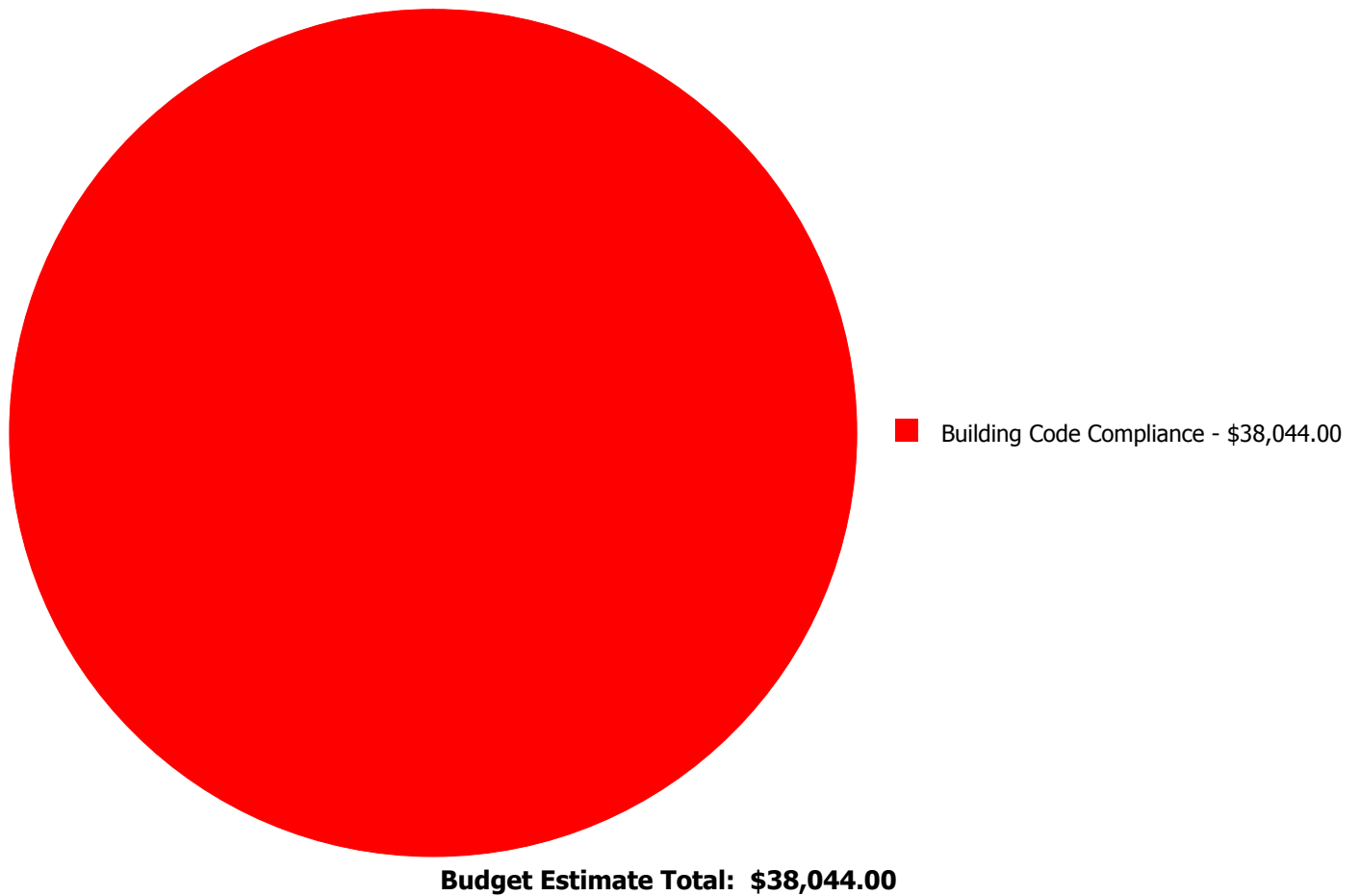
## Deficiency By Priority Investment Table

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	\$32,334.00	\$0.00	\$32,334.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$5,710.00	\$0.00	\$5,710.00
	<b>Total:</b>	\$0.00	\$0.00	\$0.00	\$38,044.00	\$0.00	\$38,044.00

## 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 Building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 5,642.00  
**Unit of Measure:** S.F.  
**Estimate:** \$32,334.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

**Notes:** The building does not have a fire protection system and it should be installed.

---

#### System: D4020 - Standpipes

This deficiency has no image.

**Location:** Throughout Building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 5,642.00  
**Unit of Measure:** S.F.  
**Estimate:** \$5,710.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/19/2017

**Notes:** The building does not have a fire protection system and it should be installed.

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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):	5,642
Year Built:	2008
Last Renovation:	
Replacement Value:	\$102,233
Repair Cost:	\$9,065.03
Total FCI:	8.87 %
Total RSLI:	73.62 %
FCA Score:	91.13



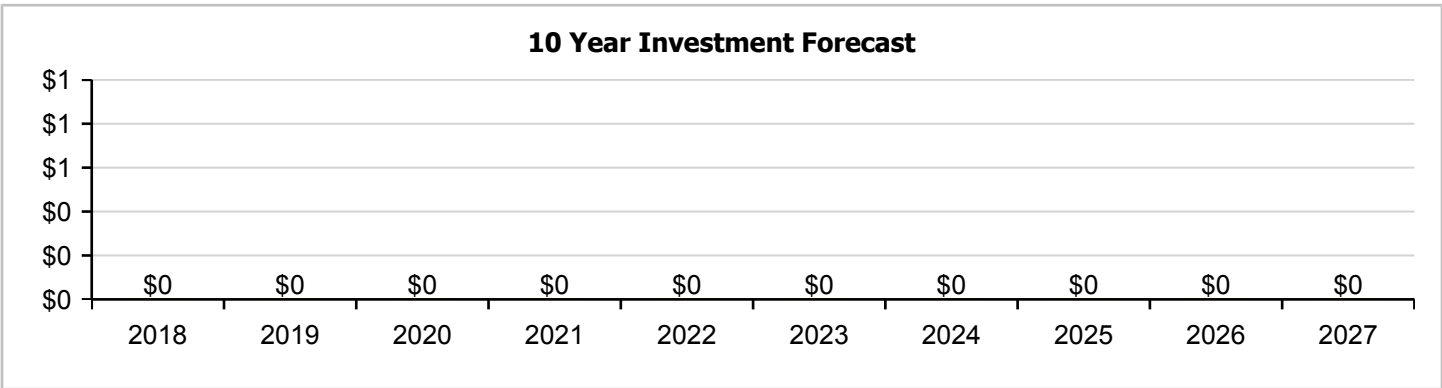
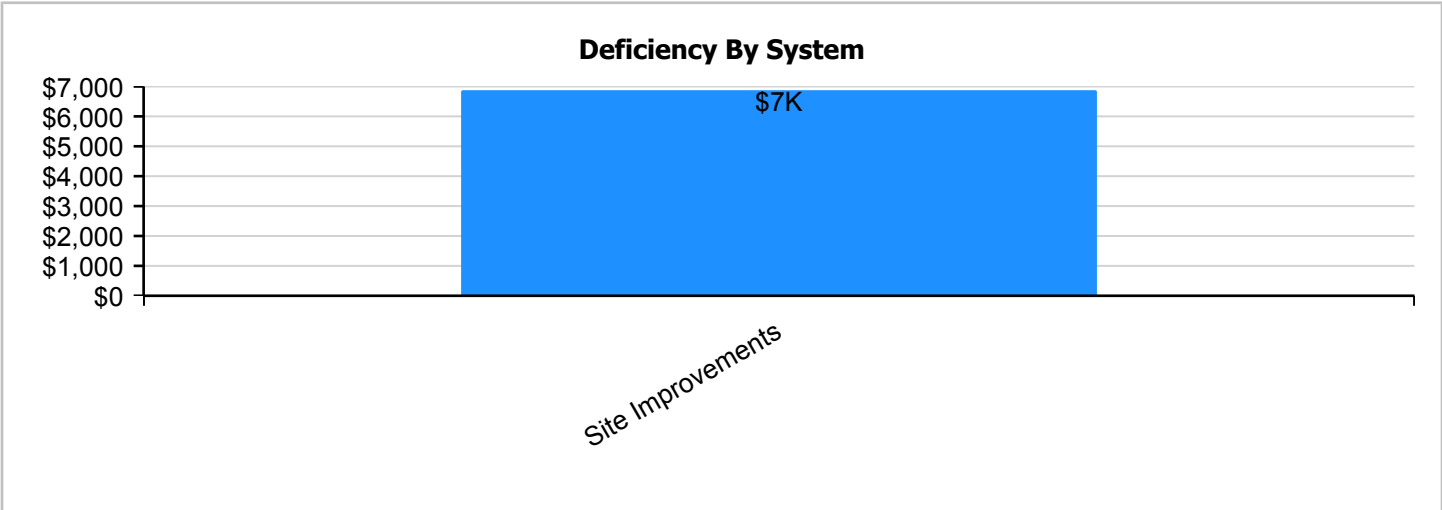
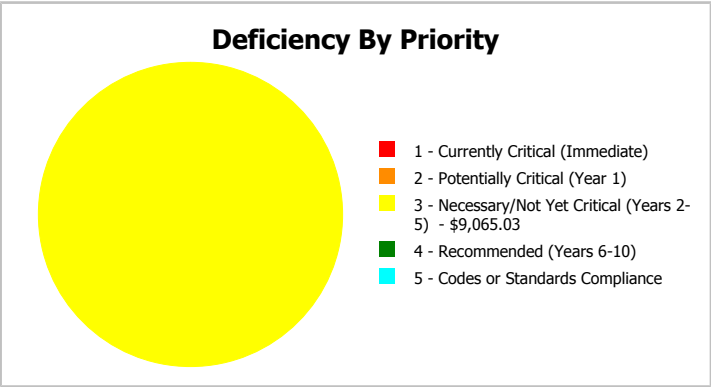
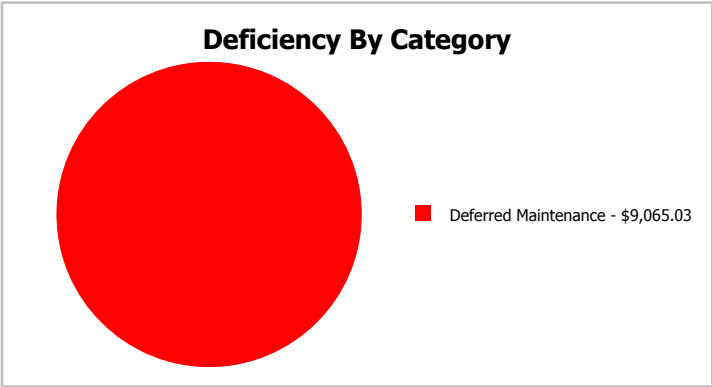
**Description:**

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:	5,642
Year Built:	2008	Last Renovation:	
Repair Cost:	\$9,065	Replacement Value:	\$102,233
FCI:	8.87 %	RSLI%:	73.62 %





## 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
G20 - Site Improvements	57.83 %	29.21 %	\$9,065.03
G30 - Site Mechanical Utilities	82.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	77.30 %	0.00 %	\$0.00
<b>Totals:</b>	<b>73.62 %</b>	<b>8.87 %</b>	<b>\$9,065.03</b>

## Photo Album

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

- 1). Aerial Image of Anson Co. Early College High School - Jan 19, 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

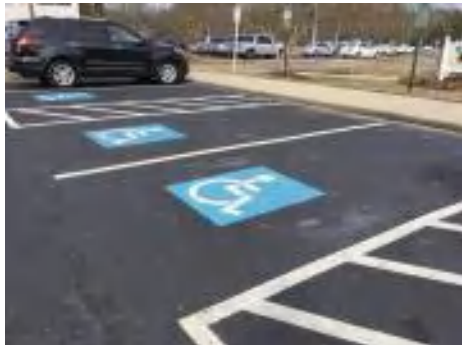
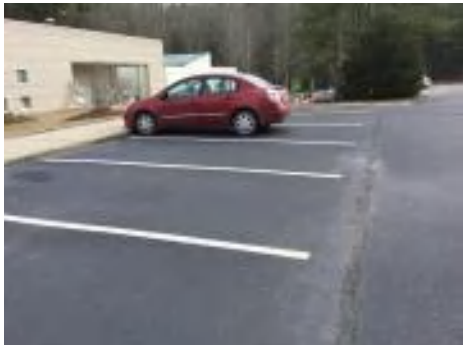
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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 \$
G2020	Parking Lots	\$1.61	S.F.	5,642	25	2008	2033		64.00 %	0.00 %	16			\$9,084
G2030	Pedestrian Paving	\$1.98	S.F.	5,642	30	2008	2038		70.00 %	81.15 %	21		\$9,065.03	\$11,171
G2050	Landscaping	\$1.91	S.F.	5,642	15	2008	2023		40.00 %	0.00 %	6			\$10,776
G3010	Water Supply	\$2.42	S.F.	5,642	50	2008	2058		82.00 %	0.00 %	41			\$13,654
G3020	Sanitary Sewer	\$1.52	S.F.	5,642	50	2008	2058		82.00 %	0.00 %	41			\$8,576
G3030	Storm Sewer	\$4.67	S.F.	5,642	50	2008	2058		82.00 %	0.00 %	41			\$26,348
G4010	Electrical Distribution	\$2.44	S.F.	5,642	50	2008	2058		82.00 %	0.00 %	41			\$13,766
G4020	Site Lighting	\$1.57	S.F.	5,642	30	2008	2038		70.00 %	0.00 %	21			\$8,858
<b>Total</b>									<b>73.62 %</b>	<b>8.87 %</b>			<b>\$9,065.03</b>	<b>\$102,233</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:** G2020 - Parking Lots



**Note:**

**System:** G2030 - Pedestrian Paving



**Note:**

**System:** G2050 - Landscaping



**Note:**



## Campus Assessment Report - Site

---

**System:** G3010 - Water Supply



**Note:**

---

**System:** G3020 - Sanitary Sewer



**Note:**

---

**System:** G3030 - Storm Sewer



**Note:**



## Campus Assessment Report - Site

**System:** G4010 - Electrical Distribution



**Note:**

**System:** G4020 - Site 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.

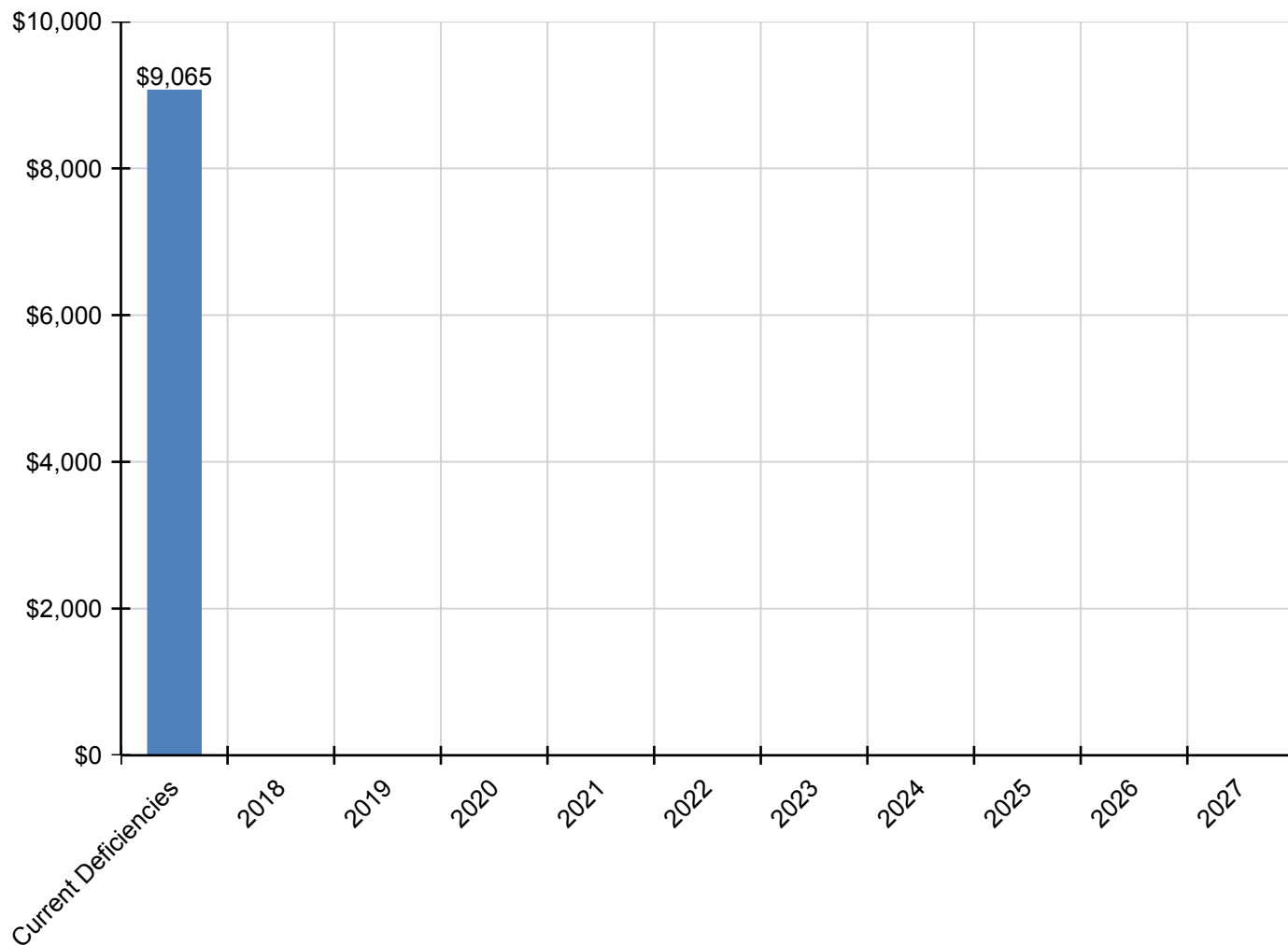
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$9,065</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>\$0</b>	<b>\$9,065</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
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$9,065	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,065
* 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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

*\* Indicates non-renewable system*

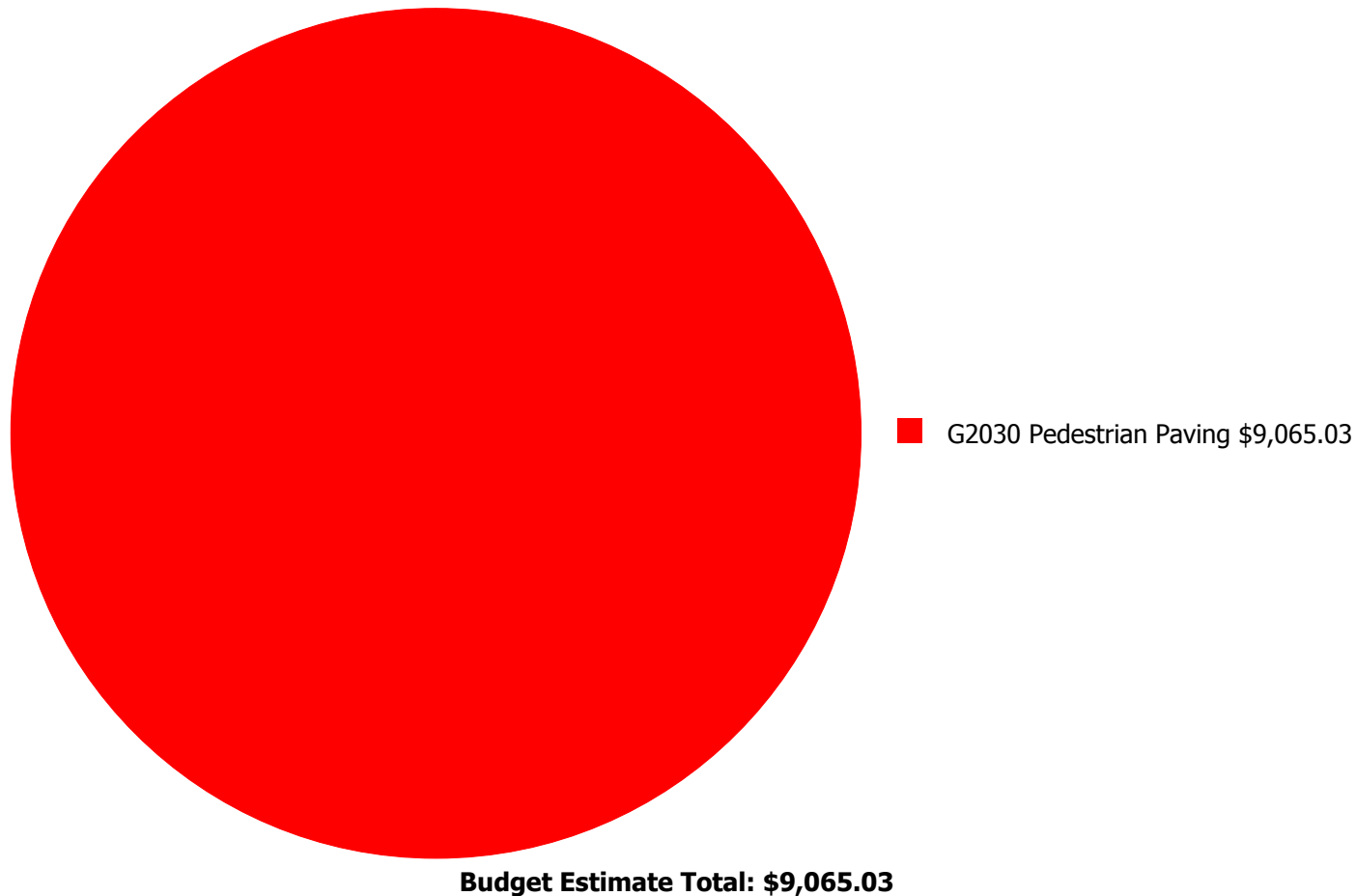
## Forecasted Capital Renewal Requirement

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



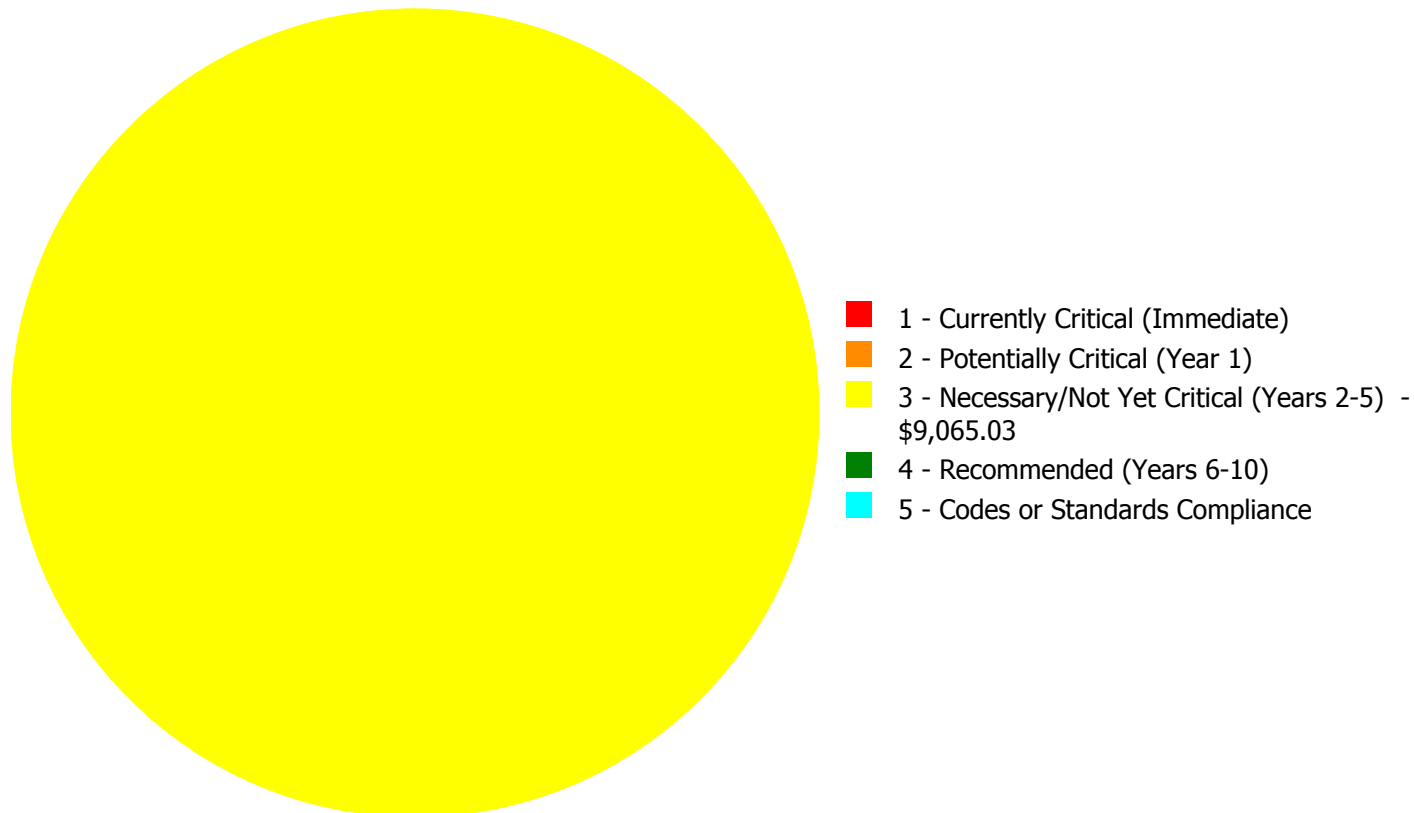
## Deficiency Summary by System

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.



## 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: \$9,065.03**

## Deficiency By Priority Investment Table

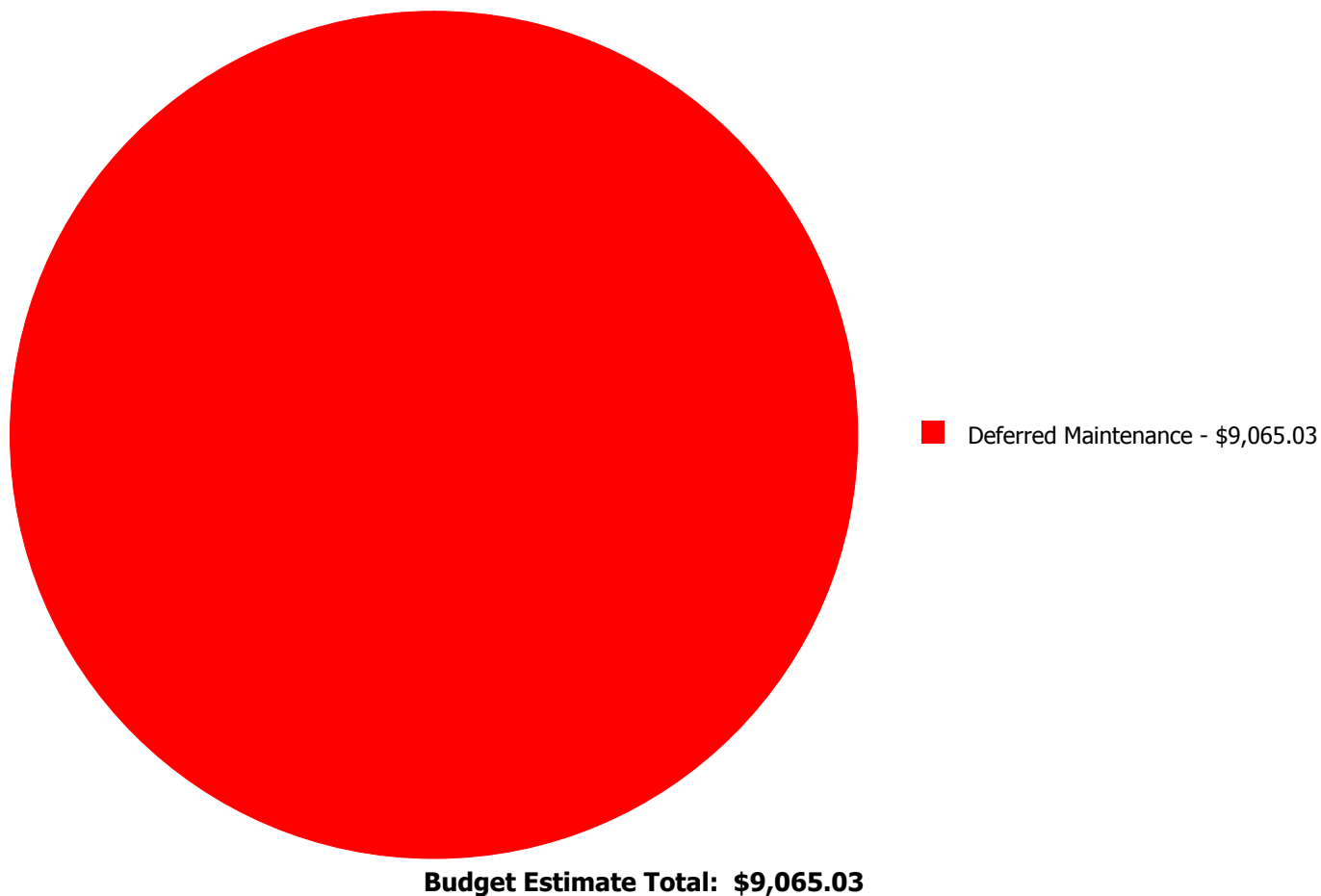
The table below shows the current investment cost grouped by deficiency priority and building system.

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	\$9,065.03	\$0.00	\$0.00	\$9,065.03
	<b>Total:</b>	\$0.00	\$0.00	\$9,065.03	\$0.00	\$0.00	\$9,065.03



## 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: G2030 - Pedestrian Paving**



**Location:** Site  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Remove and replace asphalt sidewalk, 4' wide  
**Qty:** 400.00  
**Unit of Measure:** L.F.  
**Estimate:** \$9,065.03  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/18/2017

**Notes:** The pedestrian paving is in poor condition and it should be repaved.

---

NC School District/040 Anson County/High School

# Anson 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):	210,625
Year Built:	1960
Last Renovation:	
Replacement Value:	\$50,675,279
Repair Cost:	\$18,425,704.92
Total FCI:	36.36 %
Total RSLI:	28.99 %
FCA Score:	63.64



**Description:**

GENERAL:

Anson High School is located at 96 Anson High School Road, Wadesboro, NC. The Anson New Tech High program is housed in Anson High School. The campus consists of a total of 210,625 square foot of multiple one-story buildings constructed in 1960, 1976, 1988, 1997 and 2005, and two-story buildings in 1976 and 1997. There has been one addition, a 1997 Commons Area. In addition to the main building, the campus contains ancillary buildings; pressbox, concession/restrooms, fieldhouse, batting cage, storage and ticket booth building.

This report contains condition and adequacy data collected during the 2016 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

## Campus Assessment Report - Anson High

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basement.

### B. SUPERSTRUCTURE

Building "H" floor construction is concrete and Building "K" is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel and aluminum mostly with glazing. Roofing is typically pitched standing seam metal and low slope single ply membrane at designated areas.

### C. INTERIORS

Interior partitions are typically CMU and glazing. 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, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction in Building "K" includes steel risers with steel treads and in Building "H" include concrete risers and treads. The interior wall finishes are typically painted CMU. Floor finishes in common and assigned areas are typically vinyl composition tile. Ceiling finishes in common and assigned areas are typically suspended acoustical tile.

### CONVEYING:

Building "H" does not include conveying equipment and Building "K" does include conveying system. The conveying equipment includes 1 hydraulic elevator.

### D. SERVICES

#### PLUMBING:

Plumbing fixtures are typically 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 typically external with downspout and/or scuppers, some areas have internal roof drains. Other plumbing systems is supplied by natural gas piping.

#### HVAC:

Heating is provided by 2 gas fired boilers. Cooling is supplied by terminal and pad and wall mounted 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 hybrid.

#### FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical overhead protection. Standpipes are not provided. 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 typically surface mounted type and pendant type, fluorescent 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, 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 integrated 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 centrally monitored; this building has a public address and paging system combined with 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, laboratory, medical, vehicle equipment, commercial laundry equipment, fixed casework, window treatment, floor mats, and furnishings.

### G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flag pole, landscaping, play areas, football, baseball and softball fields, and fencing. Site mechanical and electrical features include water, sewer, and gas

## Campus Assessment Report - Anson High

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distribution.

### Attributes:

#### General Attributes:

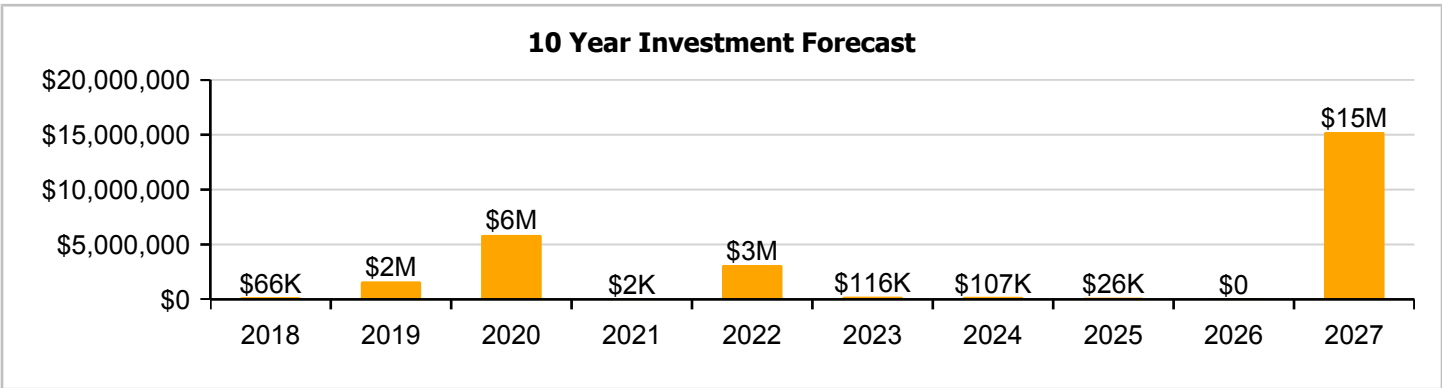
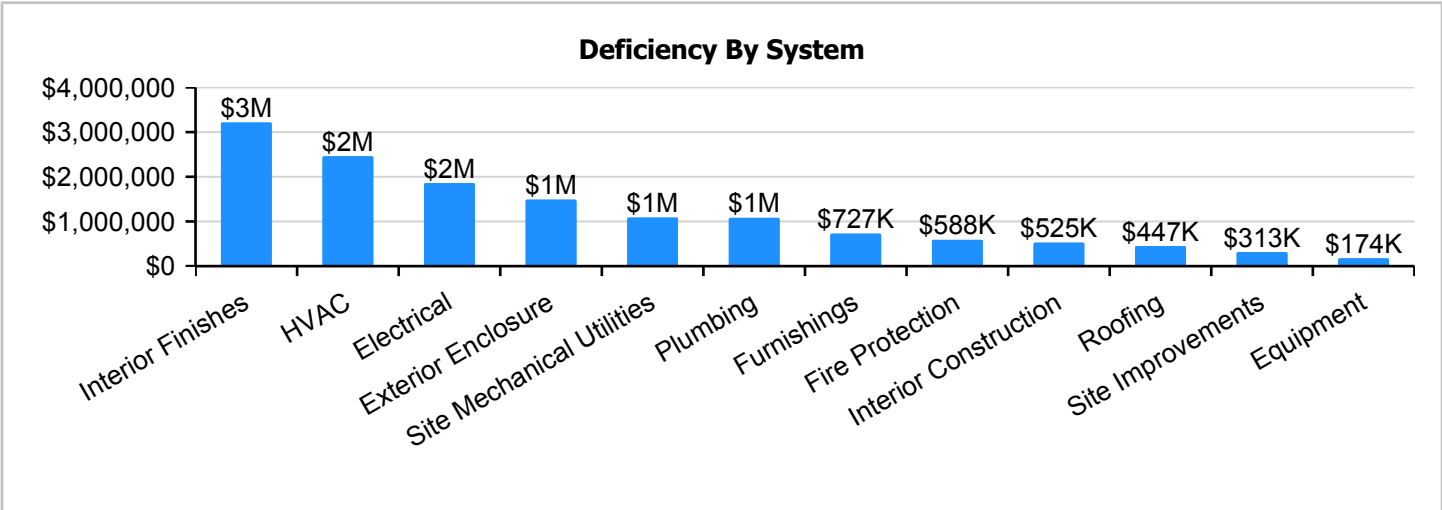
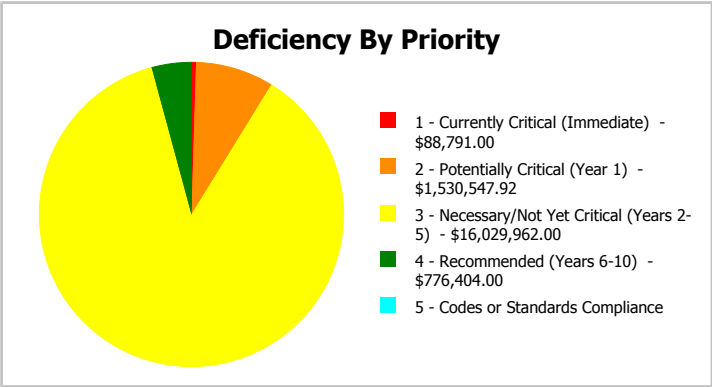
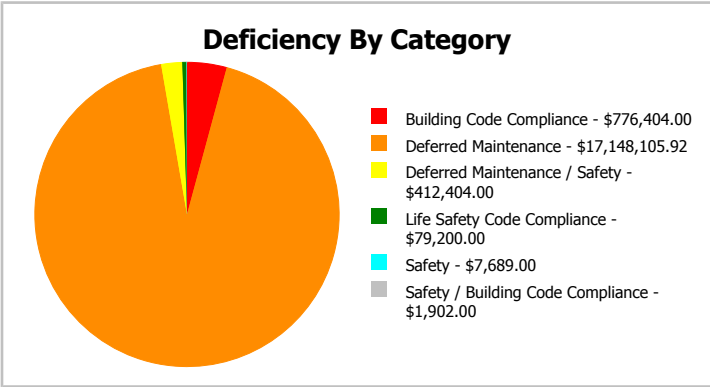
Condition Assessor:	Eduardo Lopez	Assessment Date:	
Suitability Assessor:			

#### School Information:

HS Attendance Area:	Ansons - Anson HS	LEA School No.:	040-306
No. of Mobile Units:	0	No. of Bldgs.:	18
SF of Mobile Units:	0	Status:	Active
School Grades:	9-12	Site Acreage:	97.65

**Campus Dashboard Summary**

Gross Area:	210,625	Last Renovation:	
Year Built:	1960	Replacement Value:	\$50,675,279
Repair Cost:	\$18,425,705	RSLI%:	28.99 %
FCI:	36.36 %		



## 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	61.64 %	0.00 %	\$0.00
A20 - Basement Construction	59.00 %	0.00 %	\$0.00
B10 - Superstructure	65.67 %	0.00 %	\$0.00
B20 - Exterior Enclosure	35.32 %	34.94 %	\$1,964,705.92
B30 - Roofing	32.49 %	27.49 %	\$590,310.00
C10 - Interior Construction	30.77 %	31.77 %	\$693,917.00
C20 - Stairs	65.86 %	0.00 %	\$0.00
C30 - Interior Finishes	8.71 %	68.98 %	\$4,242,649.00
D10 - Conveying	33.33 %	0.00 %	\$0.00
D20 - Plumbing	26.90 %	39.79 %	\$1,426,628.00
D30 - HVAC	21.05 %	46.26 %	\$3,244,992.00
D40 - Fire Protection	0.00 %	110.00 %	\$776,404.00
D50 - Electrical	30.78 %	35.55 %	\$2,451,189.00
E10 - Equipment	48.75 %	22.16 %	\$229,651.00
E20 - Furnishings	10.58 %	84.45 %	\$958,709.00
G20 - Site Improvements	16.37 %	7.50 %	\$412,404.00
G30 - Site Mechanical Utilities	18.82 %	74.42 %	\$1,434,146.00
G40 - Site Electrical Utilities	65.30 %	0.00 %	\$0.00
<b>Totals:</b>	<b>28.99 %</b>	<b>36.36 %</b>	<b>\$18,425,704.92</b>

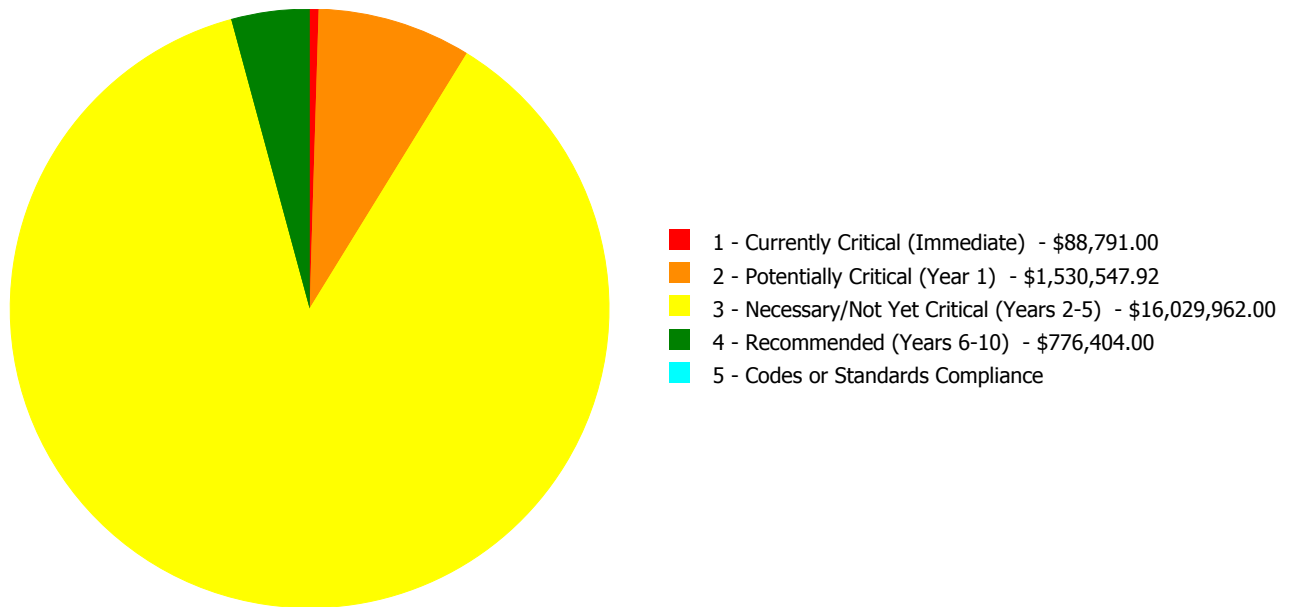
### Condition Deficiency Priority



# Campus Assessment Report - Anson High

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
1960 Building B	12,158	76.05	\$0.00	\$0.00	\$1,699,142.00	\$67,805.00	\$0.00
1960 Building C	11,293	74.61	\$0.00	\$0.00	\$1,548,316.00	\$61,739.00	\$0.00
1960 Building D	11,426	8.96	\$0.00	\$0.00	\$151,955.00	\$63,723.00	\$0.00
1960 Building E, Cafeteria	16,704	35.55	\$0.00	\$0.00	\$1,222,265.00	\$0.00	\$0.00
1960 Building F, Old Gym	21,722	42.08	\$0.00	\$0.00	\$2,019,298.00	\$0.00	\$0.00
1960 Main Building A	8,888	76.06	\$0.00	\$0.00	\$1,242,436.00	\$49,568.00	\$0.00
1975 Building I, Little Gym	7,537	65.14	\$0.00	\$0.00	\$1,078,206.00	\$0.00	\$0.00
1976 Building H	34,888	62.63	\$47,289.00	\$31,085.00	\$4,179,393.00	\$194,570.00	\$0.00
1976 Building PE	7,474	59.28	\$0.00	\$0.00	\$853,559.00	\$0.00	\$0.00
1988 Tractor Storage Bldg	400	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1997 Addition, Commons Area	5,946	13.81	\$0.00	\$0.00	\$165,608.00	\$0.00	\$0.00
1997 Building J, Media Center	9,921	16.17	\$0.00	\$0.00	\$276,211.00	\$55,330.00	\$0.00
1997 Building K	50,864	9.45	\$0.00	\$0.00	\$690,428.00	\$283,669.00	\$0.00
1997 Building W, Filedhouse	7,770	38.86	\$39,600.00	\$0.00	\$518,803.00	\$0.00	\$0.00
1997 Pressbox, Baseball	380	25.21	\$1,902.00	\$5,077.92	\$11,286.00	\$0.00	\$0.00
1997 Pressbox, Football	192	21.52	\$0.00	\$0.00	\$9,872.00	\$0.00	\$0.00
1997 Restrooms Bldg	912	10.02	\$0.00	\$0.00	\$10,704.00	\$0.00	\$0.00
1997 Ticket Booth	50	1.77	\$0.00	\$0.00	\$315.00	\$0.00	\$0.00
2005 Batting Cage Bldg	2,100	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	210,625	22.72	\$0.00	\$1,494,385.00	\$352,165.00	\$0.00	\$0.00
<b>Total:</b>		<b>36.36</b>	<b>\$88,791.00</b>	<b>\$1,530,547.92</b>	<b>\$16,029,962.00</b>	<b>\$776,404.00</b>	<b>\$0.00</b>

## Deficiencies By Priority



**Budget Estimate Total: \$18,425,704.92**

## 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):	12,158
Year Built:	1960
Last Renovation:	
Replacement Value:	\$2,323,274
Repair Cost:	\$1,766,947.00
Total FCI:	76.05 %
Total RSLI:	14.85 %
FCA Score:	23.95



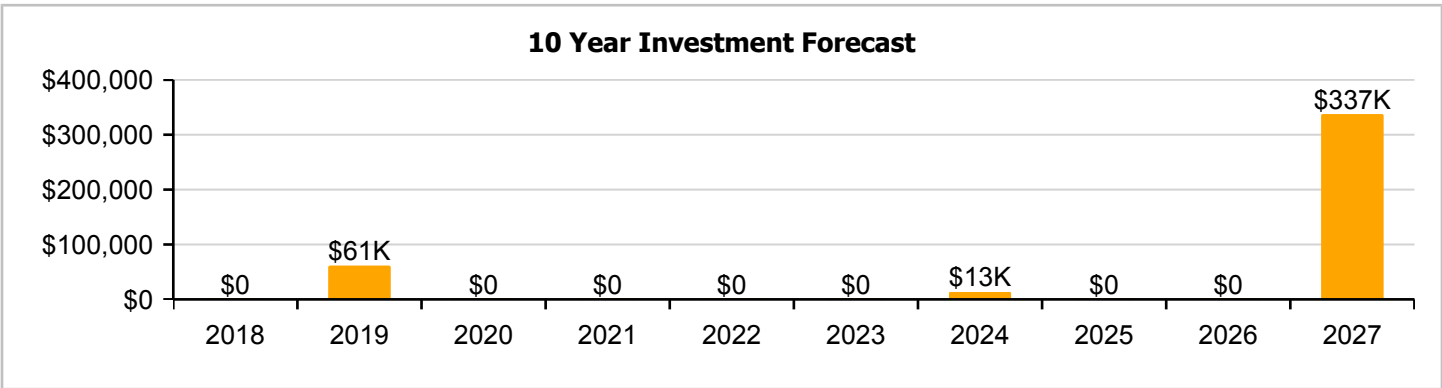
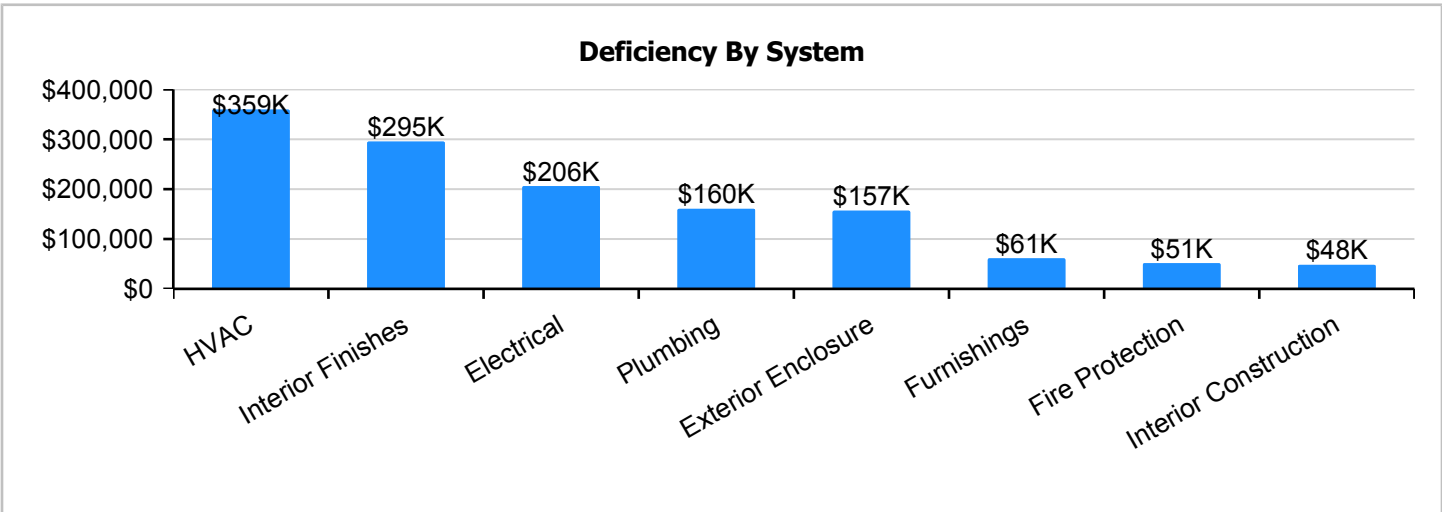
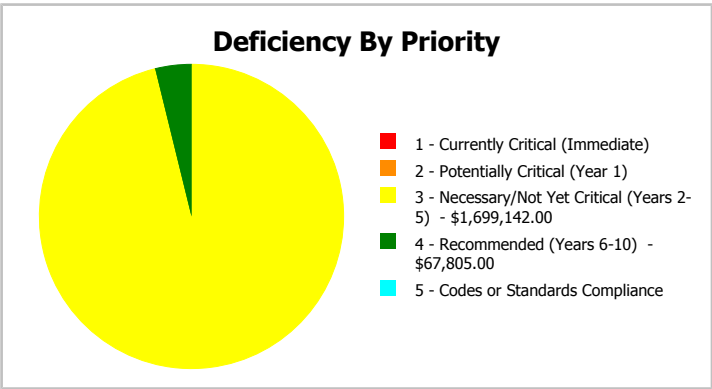
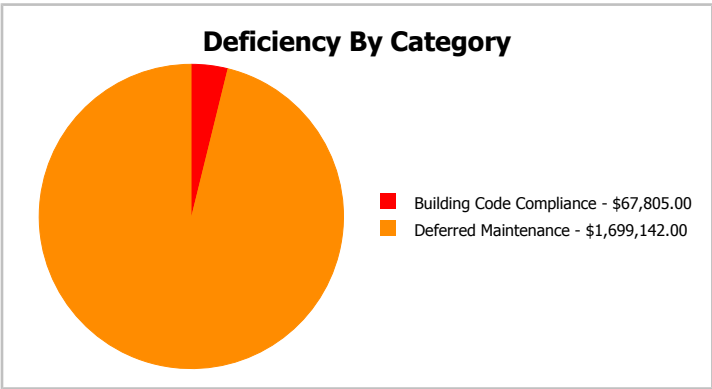
### Description:

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:	12,158
Year Built:	1960	Last Renovation:	
Repair Cost:	\$1,766,947	Replacement Value:	\$2,323,274
FCI:	76.05 %	RSLI%:	14.85 %



## 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	43.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	18.16 %	62.65 %	\$206,893.00
B30 - Roofing	33.33 %	0.00 %	\$0.00
C10 - Interior Construction	13.08 %	50.05 %	\$63,526.00
C30 - Interior Finishes	0.00 %	110.00 %	\$389,713.00
D20 - Plumbing	0.00 %	110.00 %	\$211,841.00
D30 - HVAC	0.00 %	110.00 %	\$474,636.00
D40 - Fire Protection	0.00 %	110.00 %	\$67,805.00
D50 - Electrical	22.60 %	66.89 %	\$271,889.00
E20 - Furnishings	0.00 %	110.00 %	\$80,644.00
<b>Totals:</b>	<b>14.85 %</b>	<b>76.05 %</b>	<b>\$1,766,947.00</b>

## Photo Album

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

1). East Elevation - Feb 12, 2017



2). North Elevation - Feb 12, 2017



3). West Elevation - Feb 12, 2017



4). South Elevation - Feb 12, 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	\$2.64	S.F.	12,158	100	1960	2060		43.00 %	0.00 %	43			\$32,097
A1030	Slab on Grade	\$4.94	S.F.	12,158	100	1960	2060		43.00 %	0.00 %	43			\$60,061
B1020	Roof Construction	\$9.20	S.F.	12,158	100	1997	2097		80.00 %	0.00 %	80			\$111,854
B2010	Exterior Walls	\$10.71	S.F.	12,158	100	1960	2060		43.00 %	0.00 %	43			\$130,212
B2020	Exterior Windows	\$15.47	S.F.	12,158	30	1960	1990		0.00 %	110.00 %	-27		\$206,893.00	\$188,084
B2030	Exterior Doors	\$0.98	S.F.	12,158	30	1997	2027		33.33 %	0.00 %	10			\$11,915
B3010130	Preformed Metal Roofing	\$11.71	S.F.	12,158	30	1997	2027		33.33 %	0.00 %	10			\$142,370
C1010	Partitions	\$5.69	S.F.	12,158	75	1960	2035		24.00 %	0.00 %	18			\$69,179
C1020	Interior Doors	\$2.94	S.F.	12,158	30	1960	1990		0.00 %	110.00 %	-27		\$39,319.00	\$35,745
C1030	Fittings	\$1.81	S.F.	12,158	20	1960	1980		0.00 %	110.00 %	-37		\$24,207.00	\$22,006
C3010	Wall Finishes	\$3.10	S.F.	12,158	10	1960	1970		0.00 %	110.00 %	-47		\$41,459.00	\$37,690
C3020	Floor Finishes	\$13.25	S.F.	12,158	20	1960	1980		0.00 %	110.00 %	-37		\$177,203.00	\$161,094
C3030	Ceiling Finishes	\$12.79	S.F.	12,158	25	1960	1985		0.00 %	110.00 %	-32		\$171,051.00	\$155,501
D2010	Plumbing Fixtures	\$10.71	S.F.	12,158	30	1960	1990		0.00 %	110.00 %	-27		\$143,233.00	\$130,212
D2020	Domestic Water Distribution	\$1.99	S.F.	12,158	30	1960	1990		0.00 %	110.00 %	-27		\$26,614.00	\$24,194
D2030	Sanitary Waste	\$3.14	S.F.	12,158	30	1960	1990		0.00 %	110.00 %	-27		\$41,994.00	\$38,176
D3040	Distribution Systems	\$10.14	S.F.	12,158	30	1960	1990		0.00 %	110.00 %	-27		\$135,610.00	\$123,282
D3050	Terminal & Package Units	\$22.14	S.F.	12,158	15	1997	2012		0.00 %	110.00 %	-5		\$296,096.00	\$269,178
D3060	Controls & Instrumentation	\$3.21	S.F.	12,158	20	1997	2017		0.00 %	110.00 %	0		\$42,930.00	\$39,027
D4010	Sprinklers	\$4.40	S.F.	12,158	30			2016	0.00 %	110.00 %	-1		\$58,845.00	\$53,495
D4020	Standpipes	\$0.67	S.F.	12,158	30			2016	0.00 %	109.99 %	-1		\$8,960.00	\$8,146
D5010	Electrical Service/Distribution	\$1.93	S.F.	12,158	40	1960	2000		0.00 %	110.00 %	-17		\$25,811.00	\$23,465
D5020	Branch Wiring	\$5.50	S.F.	12,158	30	1960	1990		0.00 %	110.00 %	-27		\$73,556.00	\$66,869
D5020	Lighting	\$12.90	S.F.	12,158	30	1960	1990		0.00 %	110.00 %	-27		\$172,522.00	\$156,838
D5030810	Security & Detection Systems	\$2.39	S.F.	12,158	15	2016	2031		93.33 %	0.00 %	14			\$29,058
D5030910	Fire Alarm Systems	\$4.32	S.F.	12,158	15	2004	2019		13.33 %	0.00 %	2			\$52,523
D5030920	Data Communication	\$5.58	S.F.	12,158	15	2014	2029		80.00 %	0.00 %	12			\$67,842
D5090	Other Electrical Systems	\$0.81	S.F.	12,158	20	2004	2024		35.00 %	0.00 %	7			\$9,848
E2010	Fixed Furnishings	\$6.03	S.F.	12,158	20	1960	1980		0.00 %	110.00 %	-37		\$80,644.00	\$73,313
<b>Total</b>									<b>14.85 %</b>	<b>76.05 %</b>			<b>\$1,766,947.00</b>	<b>\$2,323,274</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 - 1960 Building B

**System:** B3010130 - Preformed Metal Roofing



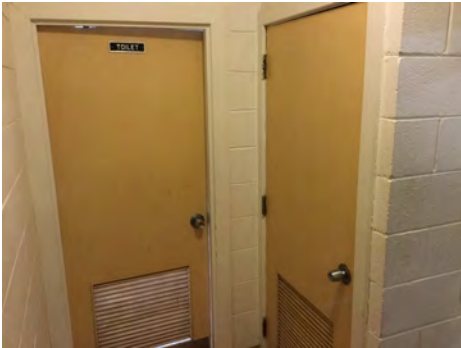
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**



# Campus Assessment Report - 1960 Building B

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

## Campus Assessment Report - 1960 Building B

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**



## Campus Assessment Report - 1960 Building B

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**



## Campus Assessment Report - 1960 Building B

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



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

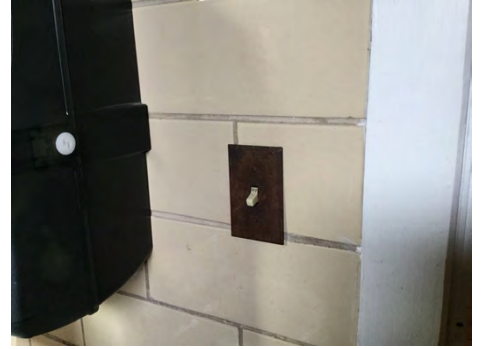
**System:** D5010 - Electrical Service/Distribution



**Note:**

## Campus Assessment Report - 1960 Building B

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

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



**Note:**

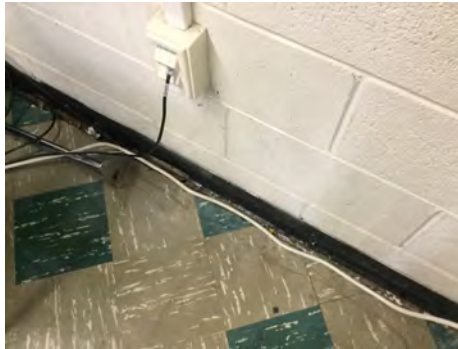
## Campus Assessment Report - 1960 Building B

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**



## Campus Assessment Report - 1960 Building B

**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>\$1,766,947</b>	<b>\$0</b>	<b>\$61,293</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,323</b>	<b>\$0</b>	<b>\$0</b>	<b>\$337,371</b>	<b>\$2,178,935</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	\$206,893	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$206,893
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,613	\$17,613
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	\$264,041	\$264,041
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$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	\$39,319	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,319
C1030 - Fittings	\$24,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,207
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$41,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,717	\$97,176
C3020 - Floor Finishes	\$177,203	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$177,203
C3030 - Ceiling Finishes	\$171,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,051
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

## Campus Assessment Report - 1960 Building B

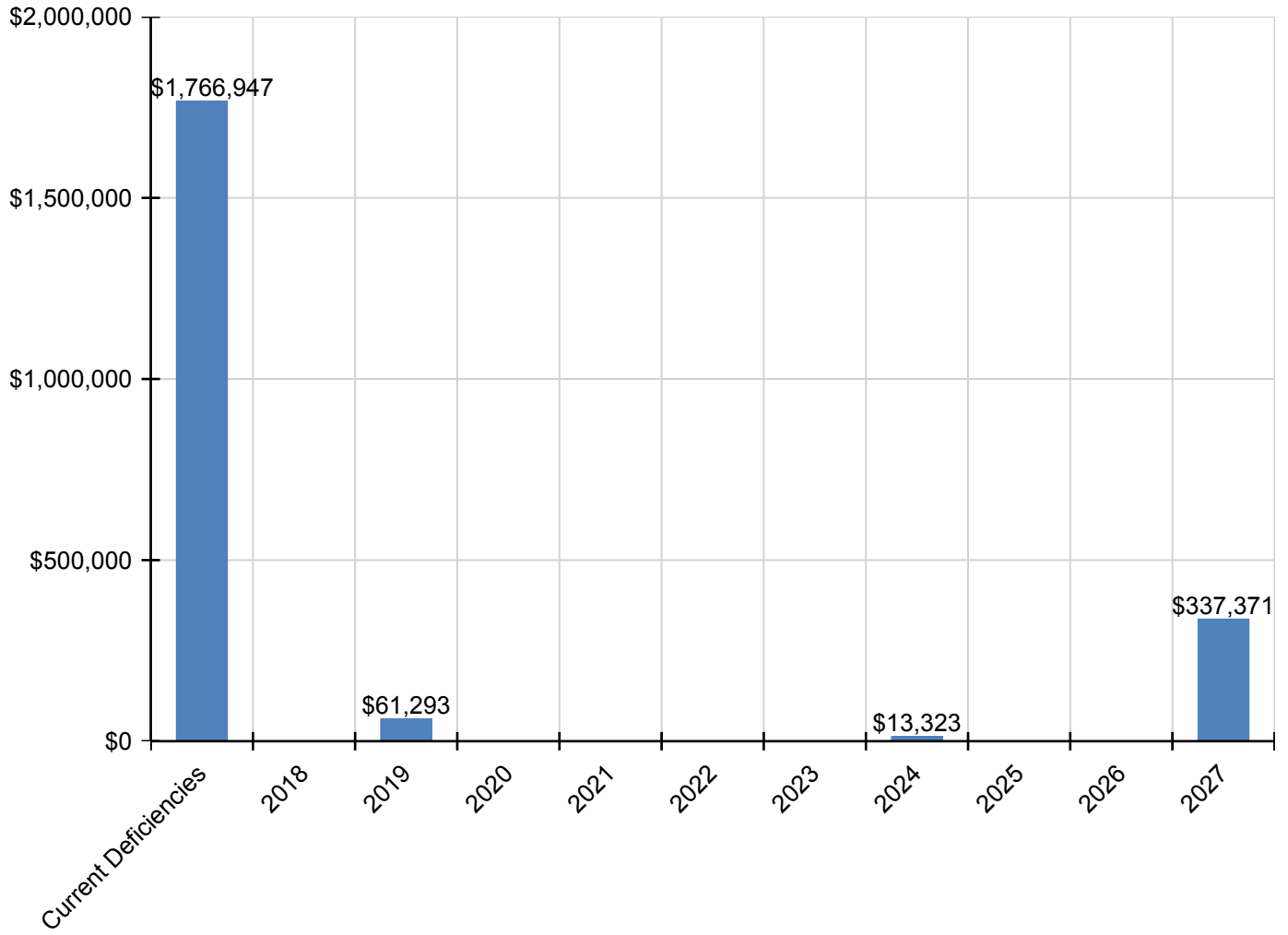
D2010 - Plumbing Fixtures	\$143,233	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143,233
D2020 - Domestic Water Distribution	\$26,614	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,614
D2030 - Sanitary Waste	\$41,994	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,994
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$135,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,610
D3050 - Terminal & Package Units	\$296,096	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$296,096
D3060 - Controls & Instrumentation	\$42,930	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,930
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$58,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,845
D4020 - Standpipes	\$8,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,960
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$25,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,811
D5020 - Branch Wiring	\$73,556	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,556
D5020 - Lighting	\$172,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$172,522
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	\$61,293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,293
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	\$13,323	\$0	\$0	\$0	\$0	\$13,323
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	\$80,644	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,644

\* Indicates non-renewable system



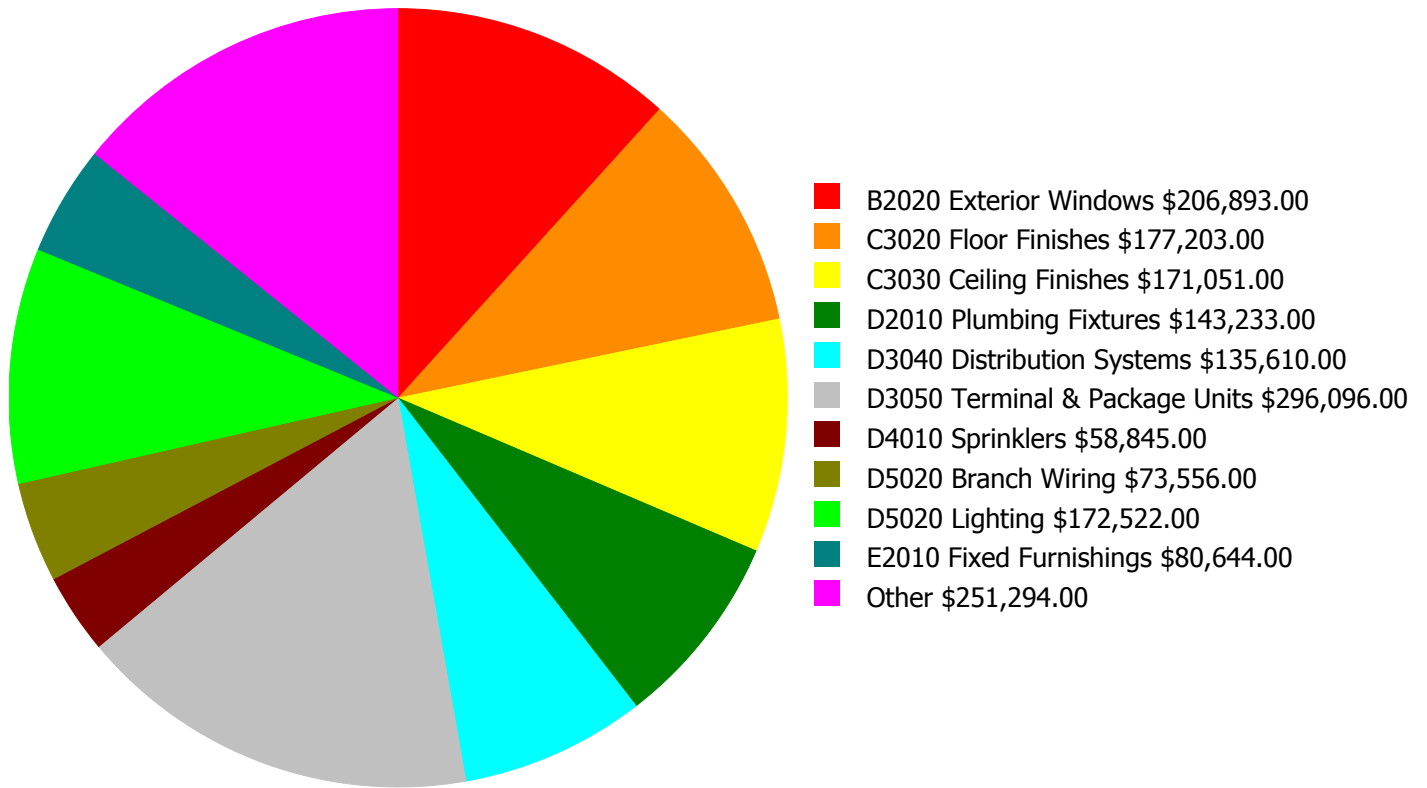
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

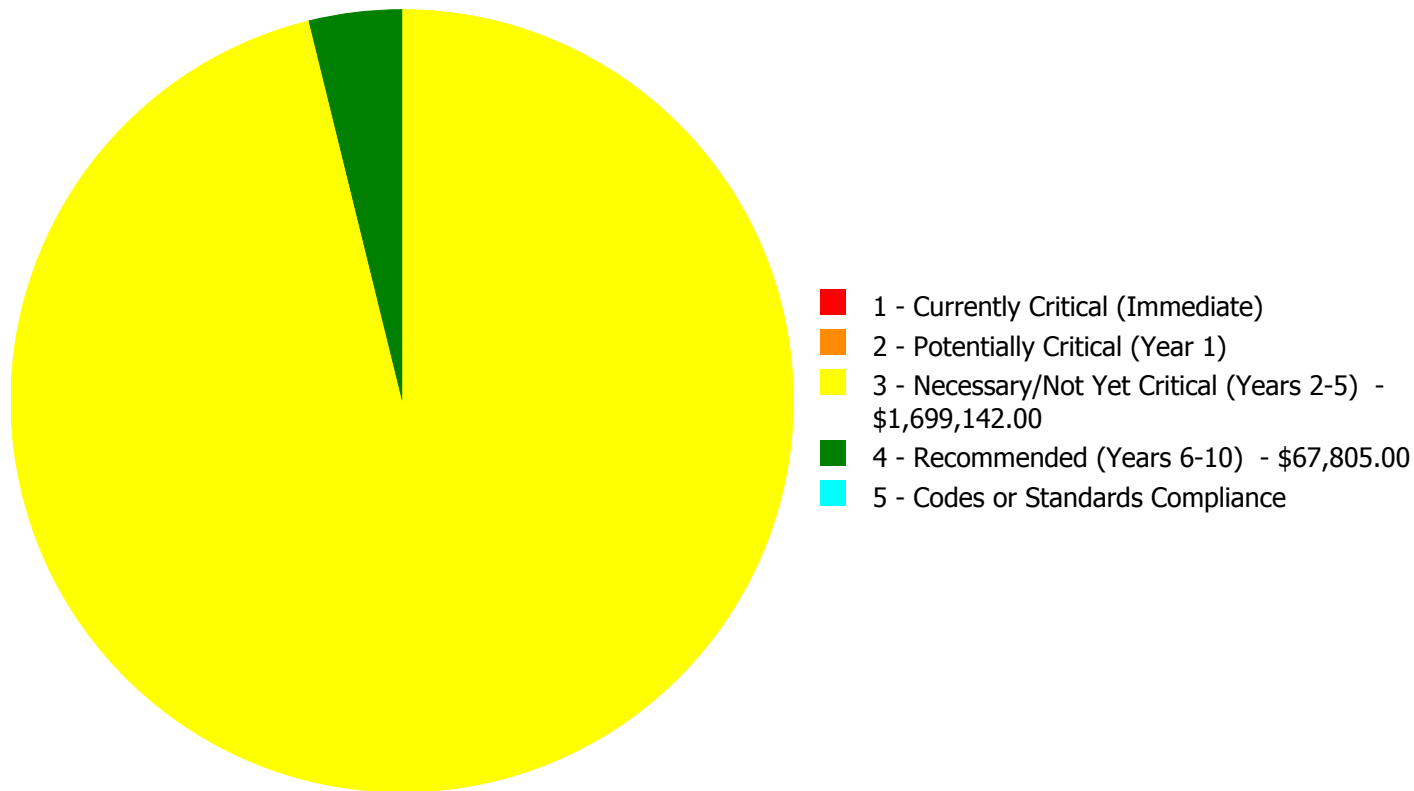
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$1,766,947.00**

### 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: \$1,766,947.00**

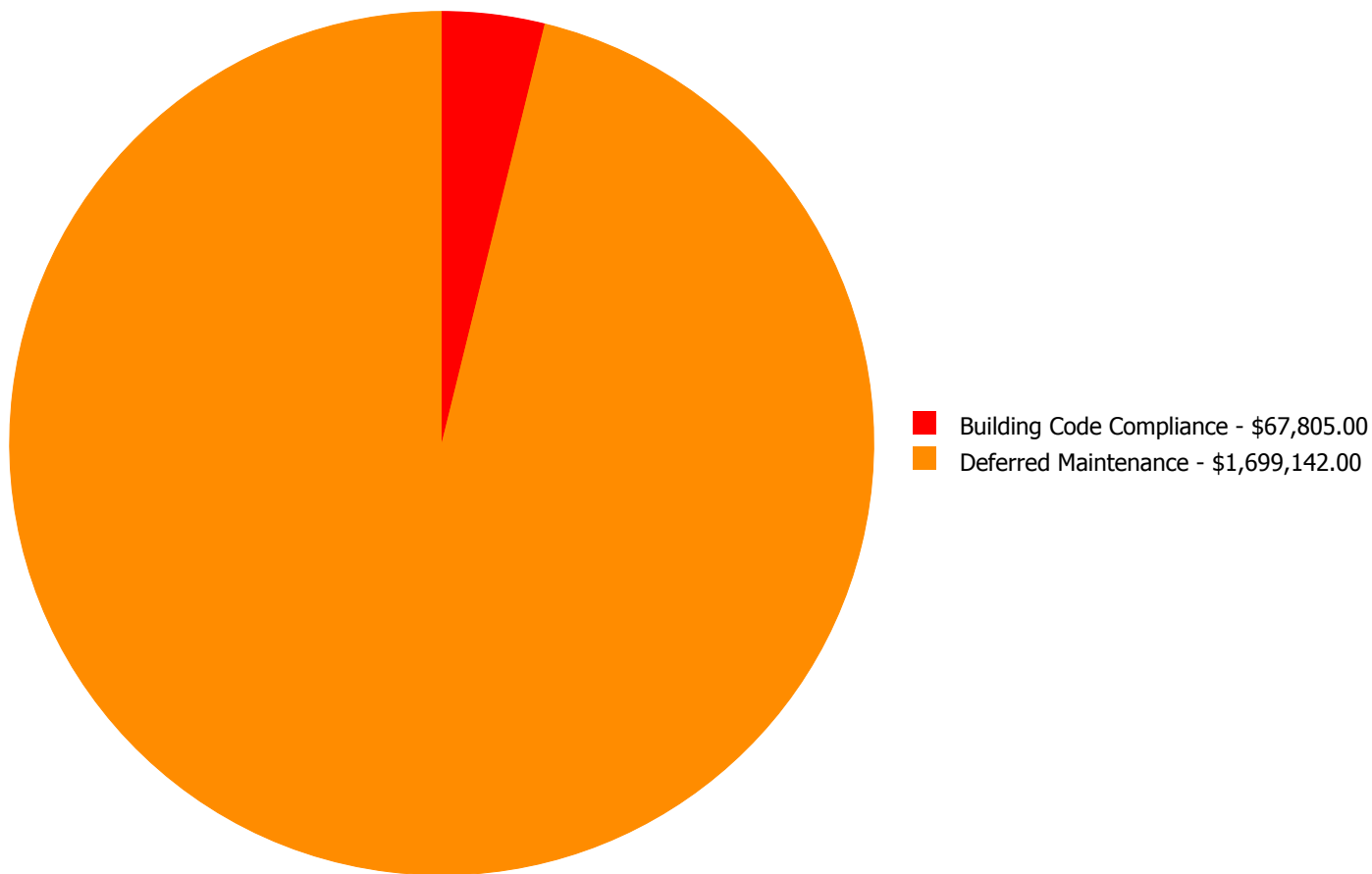
## Deficiency By Priority Investment Table

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	\$206,893.00	\$0.00	\$0.00	\$206,893.00
C1020	Interior Doors	\$0.00	\$0.00	\$39,319.00	\$0.00	\$0.00	\$39,319.00
C1030	Fittings	\$0.00	\$0.00	\$24,207.00	\$0.00	\$0.00	\$24,207.00
C3010	Wall Finishes	\$0.00	\$0.00	\$41,459.00	\$0.00	\$0.00	\$41,459.00
C3020	Floor Finishes	\$0.00	\$0.00	\$177,203.00	\$0.00	\$0.00	\$177,203.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$171,051.00	\$0.00	\$0.00	\$171,051.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$143,233.00	\$0.00	\$0.00	\$143,233.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$26,614.00	\$0.00	\$0.00	\$26,614.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$41,994.00	\$0.00	\$0.00	\$41,994.00
D3040	Distribution Systems	\$0.00	\$0.00	\$135,610.00	\$0.00	\$0.00	\$135,610.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$296,096.00	\$0.00	\$0.00	\$296,096.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$42,930.00	\$0.00	\$0.00	\$42,930.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$58,845.00	\$0.00	\$58,845.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$8,960.00	\$0.00	\$8,960.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$25,811.00	\$0.00	\$0.00	\$25,811.00
D5020	Branch Wiring	\$0.00	\$0.00	\$73,556.00	\$0.00	\$0.00	\$73,556.00
D5020	Lighting	\$0.00	\$0.00	\$172,522.00	\$0.00	\$0.00	\$172,522.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$80,644.00	\$0.00	\$0.00	\$80,644.00
	<b>Total:</b>	\$0.00	\$0.00	\$1,699,142.00	\$67,805.00	\$0.00	\$1,766,947.00

### 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: \$1,766,947.00**

## 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:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 12,158.00  
**Unit of Measure:** S.F.  
**Estimate:** \$206,893.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

#### System: C1020 - Interior Doors



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 12,158.00  
**Unit of Measure:** S.F.  
**Estimate:** \$39,319.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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



**System: C1030 - Fittings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 12,158.00  
**Unit of Measure:** S.F.  
**Estimate:** \$24,207.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

---

**System: C3010 - Wall Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 12,158.00  
**Unit of Measure:** S.F.  
**Estimate:** \$41,459.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The wall finishes are aged, scuffed, fading, stained and should be replaced.

---

**System: C3020 - Floor Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 12,158.00  
**Unit of Measure:** S.F.  
**Estimate:** \$177,203.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The original flooring is in poor conditions and should be replaced.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 12,158.00  
**Unit of Measure:** S.F.  
**Estimate:** \$171,051.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: D2010 - Plumbing Fixtures**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 12,158.00  
**Unit of Measure:** S.F.  
**Estimate:** \$143,233.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

---

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 12,158.00  
**Unit of Measure:** S.F.  
**Estimate:** \$26,614.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 12,158.00  
**Unit of Measure:** S.F.  
**Estimate:** \$41,994.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The sanitary waste system is beyond its expected service life and should be replaced.

---

**System: D3040 - Distribution Systems**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 12,158.00  
**Unit of Measure:** S.F.  
**Estimate:** \$135,610.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

---



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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 12,158.00  
**Unit of Measure:** S.F.  
**Estimate:** \$296,096.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** Terminal and package units are beyond their expected service life and should be scheduled for replacement.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 12,158.00  
**Unit of Measure:** S.F.  
**Estimate:** \$42,930.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The controls and instrumentation system is in marginal condition and should be schedule for replacement.

---

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

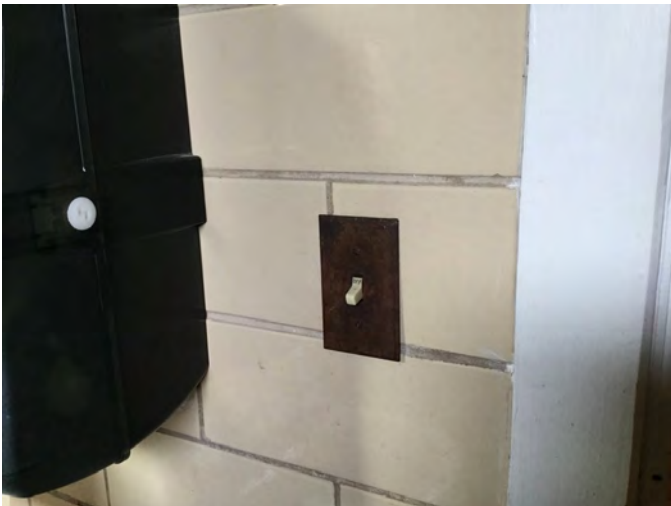


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 12,158.00  
**Unit of Measure:** S.F.  
**Estimate:** \$25,811.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: D5020 - Branch Wiring**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 12,158.00  
**Unit of Measure:** S.F.  
**Estimate:** \$73,556.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---



**System: D5020 - Lighting**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 12,158.00  
**Unit of Measure:** S.F.  
**Estimate:** \$172,522.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 12,158.00  
**Unit of Measure:** S.F.  
**Estimate:** \$80,644.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**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 the Building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 12,158.00  
**Unit of Measure:** S.F.  
**Estimate:** \$58,845.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**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 the Building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 12,158.00  
**Unit of Measure:** S.F.  
**Estimate:** \$8,960.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** A standpipe 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:	HS -High School
Gross Area (SF):	11,293
Year Built:	1960
Last Renovation:	
Replacement Value:	\$2,157,980
Repair Cost:	\$1,610,055.00
Total FCI:	74.61 %
Total RSLI:	15.62 %
FCA Score:	25.39



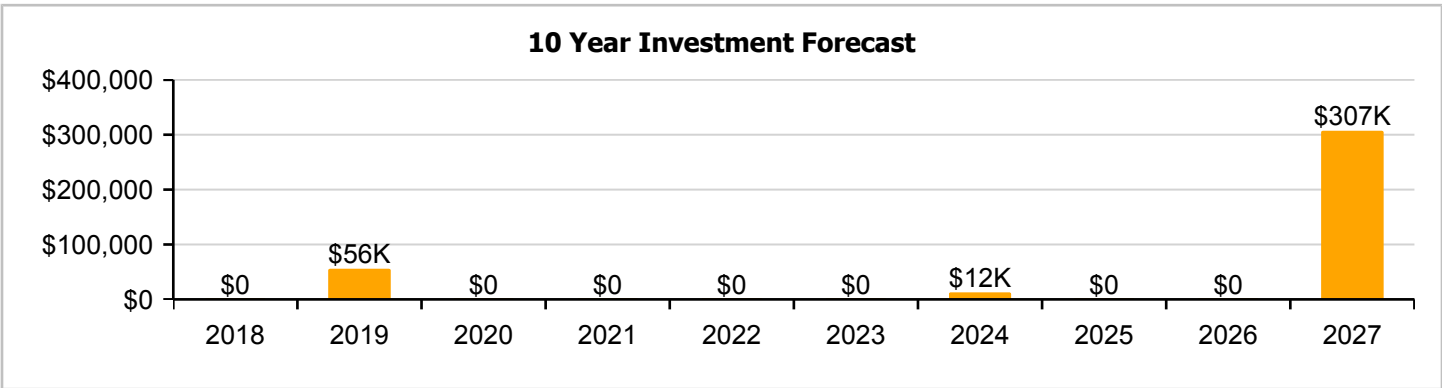
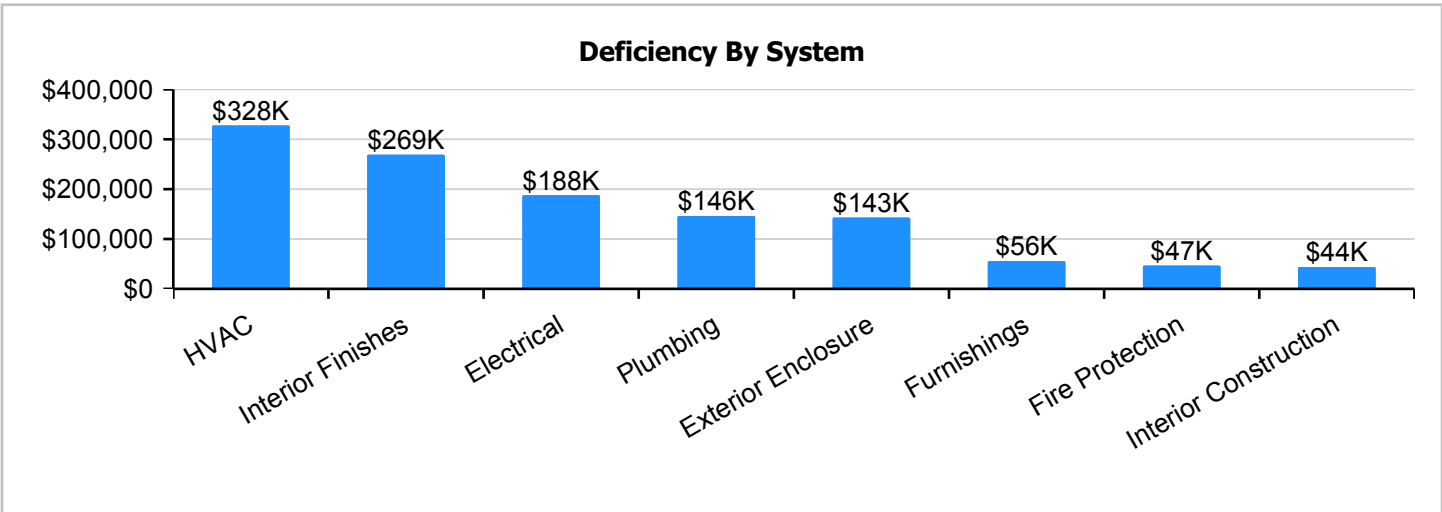
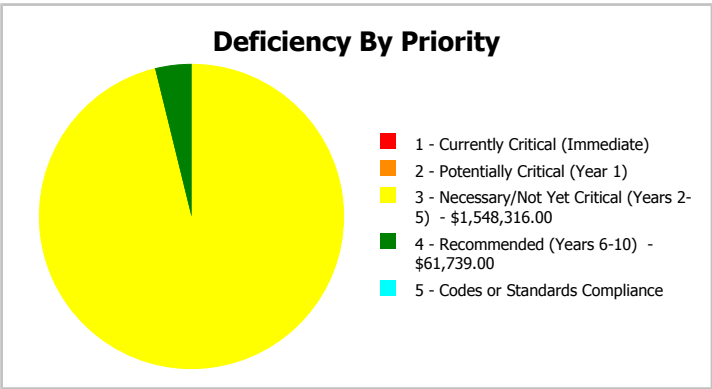
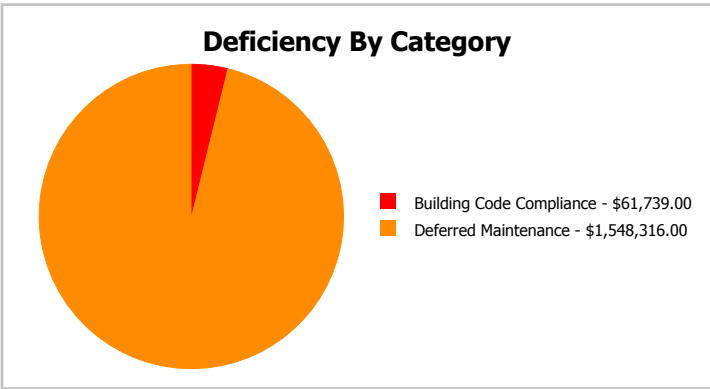
### Description:

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:	11,293
Year Built:	1960	Last Renovation:	
Repair Cost:	\$1,610,055	Replacement Value:	\$2,157,980
FCI:	74.61 %	RSLI%:	15.62 %



## 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	43.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	18.13 %	62.72 %	\$188,695.00
B30 - Roofing	33.33 %	0.00 %	\$0.00
C10 - Interior Construction	13.08 %	50.06 %	\$57,888.00
C30 - Interior Finishes	0.00 %	110.00 %	\$355,154.00
D20 - Plumbing	0.00 %	110.00 %	\$192,794.00
D30 - HVAC	0.00 %	110.00 %	\$432,420.00
D40 - Fire Protection	0.00 %	110.00 %	\$61,739.00
D50 - Electrical	22.60 %	66.92 %	\$247,949.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$73,416.00
<b>Totals:</b>	<b>15.62 %</b>	<b>74.61 %</b>	<b>\$1,610,055.00</b>

## Photo Album

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

1). East Elevation - Feb 12, 2017



2). North Elevation - Feb 12, 2017



3). West Elevation - Feb 12, 2017



4). South Elevation - Feb 12, 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	\$2.59	S.F.	11,293	100	1960	2060		43.00 %	0.00 %	43			\$29,249
A1030	Slab on Grade	\$4.84	S.F.	11,293	100	1960	2060		43.00 %	0.00 %	43			\$54,658
B1020	Roof Construction	\$9.03	S.F.	11,293	100	1997	2097		80.00 %	0.00 %	80			\$101,976
B2010	Exterior Walls	\$10.49	S.F.	11,293	100	1960	2060		43.00 %	0.00 %	43			\$118,464
B2020	Exterior Windows	\$15.19	S.F.	11,293	30	1960	1990		0.00 %	110.00 %	-27		\$188,695.00	\$171,541
B2030	Exterior Doors	\$0.96	S.F.	11,293	30	1997	2027		33.33 %	0.00 %	10			\$10,841
B3010130	Preformed Metal Roofing	\$11.47	S.F.	11,293	30	1997	2027		33.33 %	0.00 %	10			\$129,531
C1010	Partitions	\$5.58	S.F.	11,293	75	1960	2035		24.00 %	0.00 %	18			\$63,015
C1020	Interior Doors	\$2.90	S.F.	11,293	30	1960	1990		0.00 %	110.00 %	-27		\$36,025.00	\$32,750
C1030	Fittings	\$1.76	S.F.	11,293	20	1960	1980		0.00 %	110.00 %	-37		\$21,863.00	\$19,876
C3010	Wall Finishes	\$3.04	S.F.	11,293	10	1960	1970		0.00 %	110.00 %	-47		\$37,764.00	\$34,331
C3020	Floor Finishes	\$13.00	S.F.	11,293	20	1960	1980		0.00 %	110.00 %	-37		\$161,490.00	\$146,809
C3030	Ceiling Finishes	\$12.55	S.F.	11,293	25	1960	1985		0.00 %	110.00 %	-32		\$155,900.00	\$141,727
D2010	Plumbing Fixtures	\$10.49	S.F.	11,293	30	1960	1990		0.00 %	110.00 %	-27		\$130,310.00	\$118,464
D2020	Domestic Water Distribution	\$1.95	S.F.	11,293	30	1960	1990		0.00 %	110.00 %	-27		\$24,223.00	\$22,021
D2030	Sanitary Waste	\$3.08	S.F.	11,293	30	1960	1990		0.00 %	110.00 %	-27		\$38,261.00	\$34,782
D3040	Distribution Systems	\$9.95	S.F.	11,293	30	1960	1990		0.00 %	110.00 %	-27		\$123,602.00	\$112,365
D3050	Terminal & Package Units	\$21.71	S.F.	11,293	15	1997	2012		0.00 %	110.00 %	-5		\$269,688.00	\$245,171
D3060	Controls & Instrumentation	\$3.15	S.F.	11,293	20	1997	2017		0.00 %	110.00 %	0		\$39,130.00	\$35,573
D4010	Sprinklers	\$4.32	S.F.	11,293	30			2016	0.00 %	110.00 %	-1		\$53,664.00	\$48,786
D4020	Standpipes	\$0.65	S.F.	11,293	30			2016	0.00 %	110.01 %	-1		\$8,075.00	\$7,340
D5010	Electrical Service/Distribution	\$1.90	S.F.	11,293	40	1960	2000		0.00 %	110.00 %	-17		\$23,602.00	\$21,457
D5020	Branch Wiring	\$5.41	S.F.	11,293	30	1960	1990		0.00 %	110.00 %	-27		\$67,205.00	\$61,095
D5020	Lighting	\$12.65	S.F.	11,293	30	1960	1990		0.00 %	110.00 %	-27		\$157,142.00	\$142,856
D5030810	Security & Detection Systems	\$2.34	S.F.	11,293	15	2016	2031		93.33 %	0.00 %	14			\$26,426
D5030910	Fire Alarm Systems	\$4.22	S.F.	11,293	15	2004	2019		13.33 %	0.00 %	2			\$47,656
D5030920	Data Communication	\$5.48	S.F.	11,293	15	2014	2029		80.00 %	0.00 %	12			\$61,886
D5090	Other Electrical Systems	\$0.81	S.F.	11,293	20	2004	2024		35.00 %	0.00 %	7			\$9,147
E1020	Institutional Equipment	\$3.67	S.F.	11,293	20	2008	2028		55.00 %	0.00 %	11			\$41,445
E2010	Fixed Furnishings	\$5.91	S.F.	11,293	20	1960	1980		0.00 %	110.00 %	-37		\$73,416.00	\$66,742
<b>Total</b>									<b>15.62 %</b>	<b>74.61 %</b>			<b>\$1,610,055.00</b>	<b>\$2,157,980</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



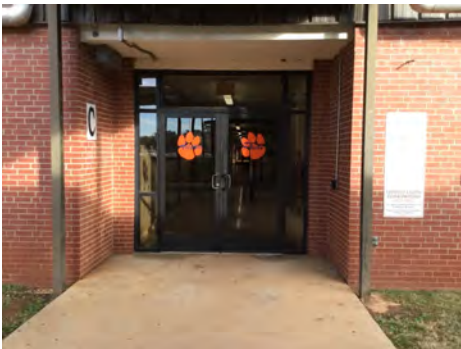
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 1960 Building C

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**System:** B3010130 - Preformed Metal Roofing



**Note:**

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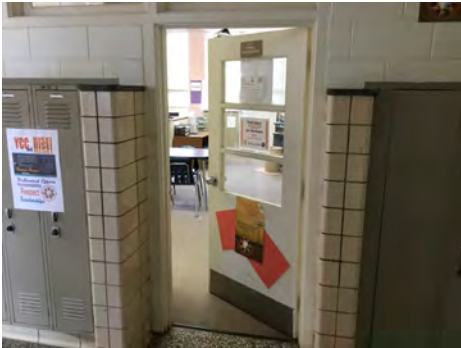
**System:** C1010 - Partitions



**Note:**

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**System:** C1020 - Interior Doors



**Note:**





## Campus Assessment Report - 1960 Building C

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**



## Campus Assessment Report - 1960 Building C

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

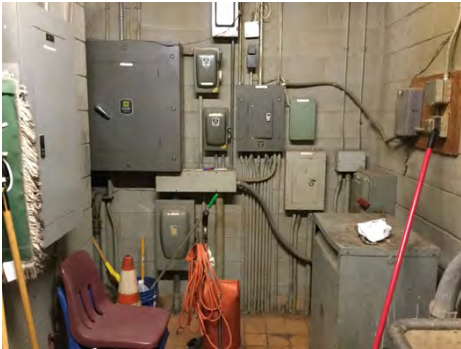
## Campus Assessment Report - 1960 Building C

**System:** D3060 - Controls & Instrumentation



**Note:**

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

## Campus Assessment Report - 1960 Building C

**System:** D5020 - Lighting



**Note:**

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



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**



## Campus Assessment Report - 1960 Building C

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**System:** D5030920 - Data Communication



**Note:**

---

**System:** D5090 - Other Electrical Systems



**Note:**

---

**System:** E1020 - Institutional Equipment



**Note:**

## Campus Assessment Report - 1960 Building C

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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>\$1,610,055</b>	<b>\$0</b>	<b>\$55,614</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,375</b>	<b>\$0</b>	<b>\$0</b>	<b>\$307,006</b>	<b>\$1,985,050</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>	\$188,695	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,695
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,026	\$16,026
<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	\$240,228	\$240,228
<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>	\$36,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,025
<b>C1030 - Fittings</b>	\$21,863	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,863
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$37,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,752	\$88,516
<b>C3020 - Floor Finishes</b>	\$161,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$161,490
<b>C3030 - Ceiling Finishes</b>	\$155,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155,900
<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



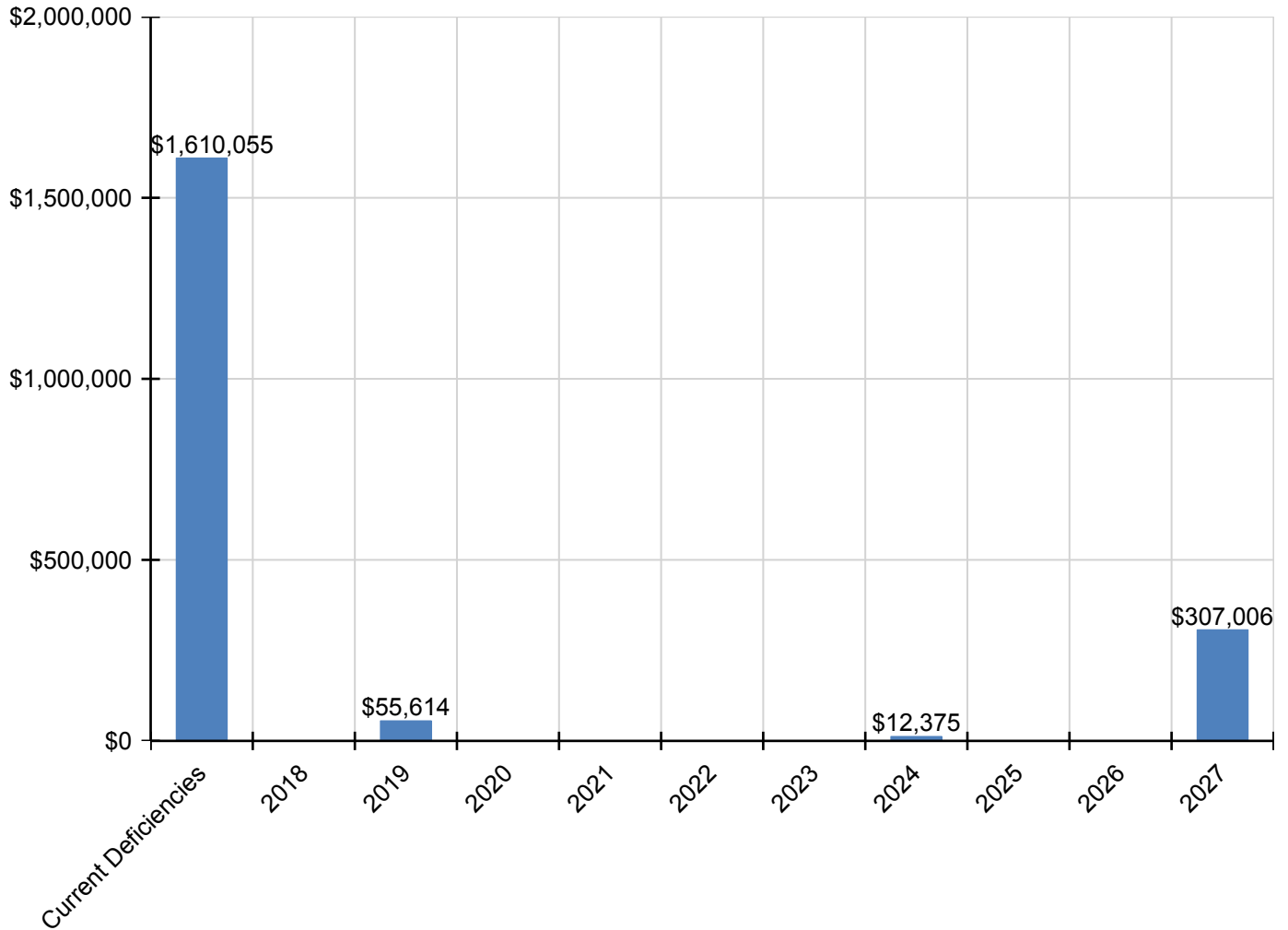
## Campus Assessment Report - 1960 Building C

D2010 - Plumbing Fixtures	\$130,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,310
D2020 - Domestic Water Distribution	\$24,223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,223
D2030 - Sanitary Waste	\$38,261	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,261
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$123,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123,602
D3050 - Terminal & Package Units	\$269,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$269,688
D3060 - Controls & Instrumentation	\$39,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,130
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$53,664	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,664
D4020 - Standpipes	\$8,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,075
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$23,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,602
D5020 - Branch Wiring	\$67,205	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,205
D5020 - Lighting	\$157,142	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,142
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	\$55,614	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,614
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	\$12,375	\$0	\$0	\$0	\$0	\$12,375
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	\$73,416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,416

\* Indicates non-renewable system

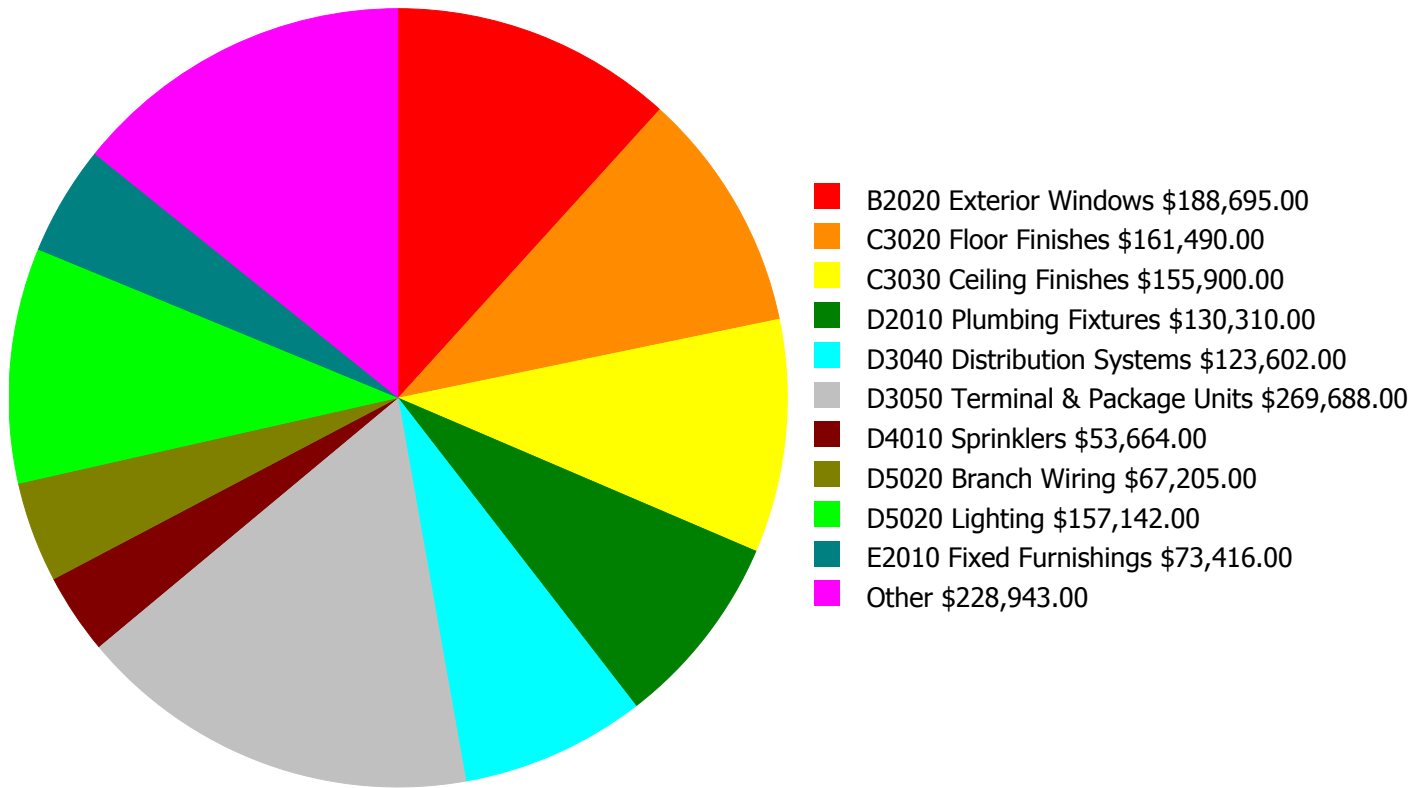
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

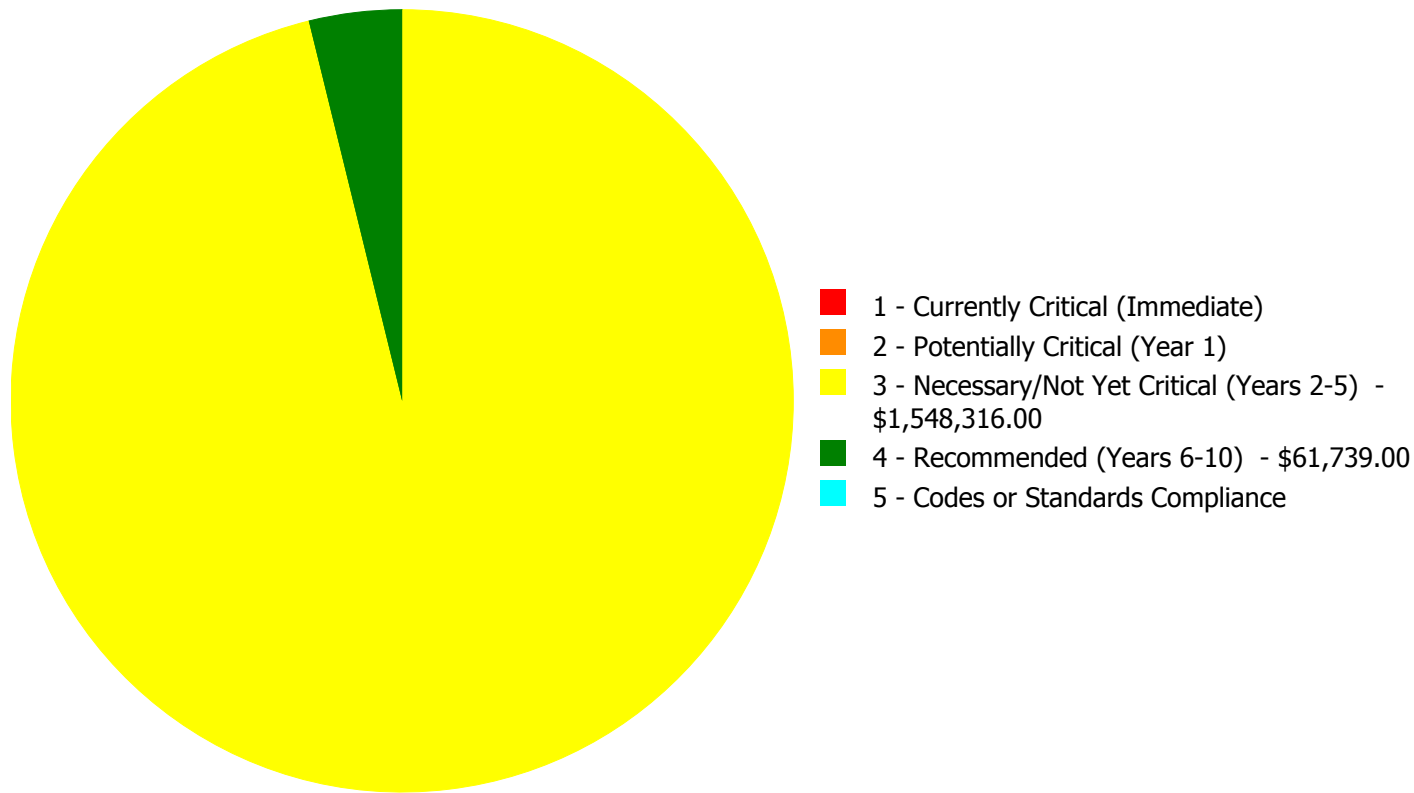
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$1,610,055.00**

### 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: \$1,610,055.00**

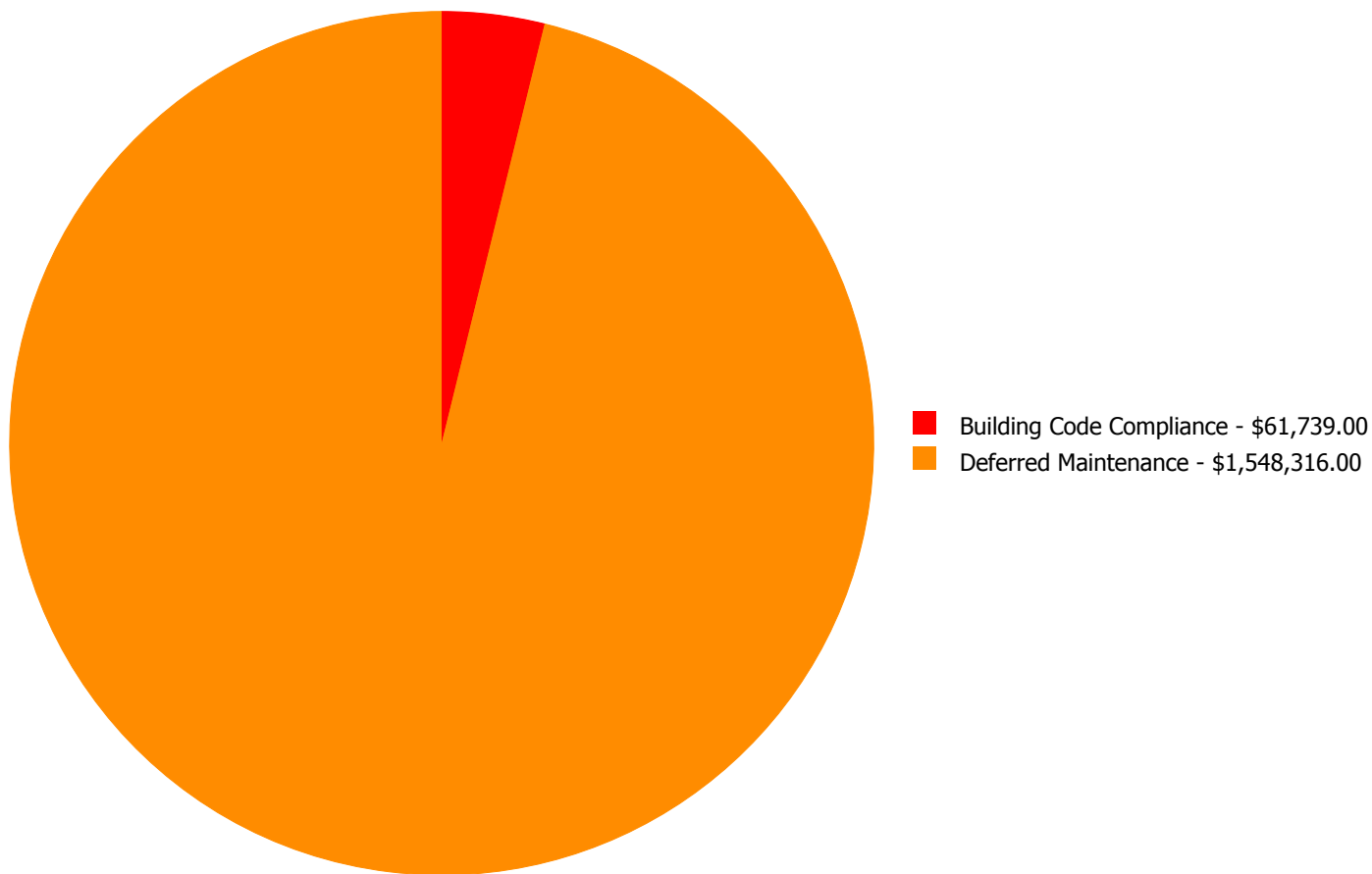
## Deficiency By Priority Investment Table

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	\$188,695.00	\$0.00	\$0.00	\$188,695.00
C1020	Interior Doors	\$0.00	\$0.00	\$36,025.00	\$0.00	\$0.00	\$36,025.00
C1030	Fittings	\$0.00	\$0.00	\$21,863.00	\$0.00	\$0.00	\$21,863.00
C3010	Wall Finishes	\$0.00	\$0.00	\$37,764.00	\$0.00	\$0.00	\$37,764.00
C3020	Floor Finishes	\$0.00	\$0.00	\$161,490.00	\$0.00	\$0.00	\$161,490.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$155,900.00	\$0.00	\$0.00	\$155,900.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$130,310.00	\$0.00	\$0.00	\$130,310.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$24,223.00	\$0.00	\$0.00	\$24,223.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$38,261.00	\$0.00	\$0.00	\$38,261.00
D3040	Distribution Systems	\$0.00	\$0.00	\$123,602.00	\$0.00	\$0.00	\$123,602.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$269,688.00	\$0.00	\$0.00	\$269,688.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$39,130.00	\$0.00	\$0.00	\$39,130.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$53,664.00	\$0.00	\$53,664.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$8,075.00	\$0.00	\$8,075.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$23,602.00	\$0.00	\$0.00	\$23,602.00
D5020	Branch Wiring	\$0.00	\$0.00	\$67,205.00	\$0.00	\$0.00	\$67,205.00
D5020	Lighting	\$0.00	\$0.00	\$157,142.00	\$0.00	\$0.00	\$157,142.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$73,416.00	\$0.00	\$0.00	\$73,416.00
	<b>Total:</b>	\$0.00	\$0.00	\$1,548,316.00	\$61,739.00	\$0.00	\$1,610,055.00

### 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: \$1,610,055.00**



## 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:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,293.00  
**Unit of Measure:** S.F.  
**Estimate:** \$188,695.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

#### System: C1020 - Interior Doors



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,293.00  
**Unit of Measure:** S.F.  
**Estimate:** \$36,025.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**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 the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,293.00  
**Unit of Measure:** S.F.  
**Estimate:** \$161,490.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The original flooring is in poor conditions and should be replaced.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,293.00  
**Unit of Measure:** S.F.  
**Estimate:** \$155,900.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: D2010 - Plumbing Fixtures**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,293.00  
**Unit of Measure:** S.F.  
**Estimate:** \$130,310.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

---

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,293.00  
**Unit of Measure:** S.F.  
**Estimate:** \$24,223.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---



**System: D2030 - Sanitary Waste**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,293.00  
**Unit of Measure:** S.F.  
**Estimate:** \$38,261.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The sanitary waste system is beyond its expected service life and should be replaced.

---

**System: D3040 - Distribution Systems**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,293.00  
**Unit of Measure:** S.F.  
**Estimate:** \$123,602.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

---

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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,293.00  
**Unit of Measure:** S.F.  
**Estimate:** \$269,688.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** Terminal and package units are beyond their expected service life and should be scheduled for replacement.

---

**System: D3060 - Controls & Instrumentation**



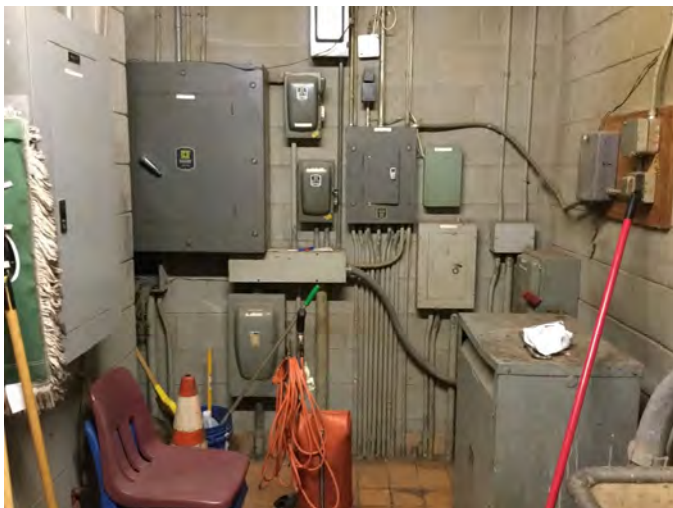
**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,293.00  
**Unit of Measure:** S.F.  
**Estimate:** \$39,130.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The controls and instrumentation system is in marginal condition and should be schedule for replacement.

---



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

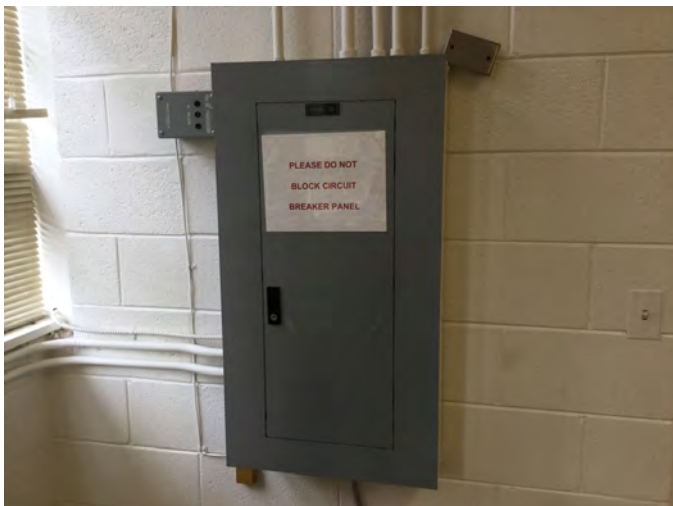


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,293.00  
**Unit of Measure:** S.F.  
**Estimate:** \$23,602.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: D5020 - Branch Wiring**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,293.00  
**Unit of Measure:** S.F.  
**Estimate:** \$67,205.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: D5020 - Lighting**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,293.00  
**Unit of Measure:** S.F.  
**Estimate:** \$157,142.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,293.00  
**Unit of Measure:** S.F.  
**Estimate:** \$73,416.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**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 the Building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 11,293.00  
**Unit of Measure:** S.F.  
**Estimate:** \$53,664.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**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 the Building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 11,293.00  
**Unit of Measure:** S.F.  
**Estimate:** \$8,075.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** A standpipe 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):	11,426
Year Built:	1960
Last Renovation:	1997
Replacement Value:	\$2,406,999
Repair Cost:	\$215,678.00
Total FCI:	8.96 %
Total RSLI:	33.27 %
FCA Score:	91.04



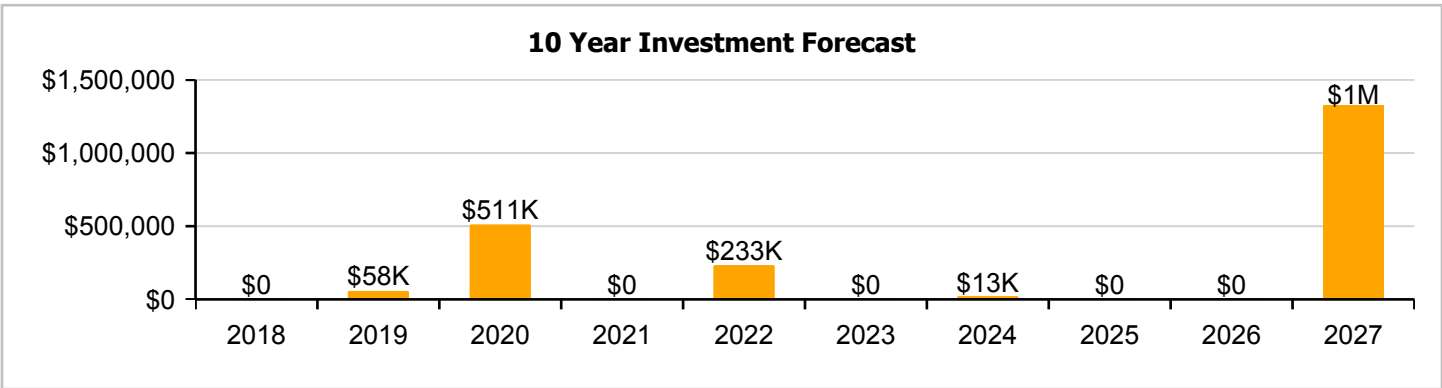
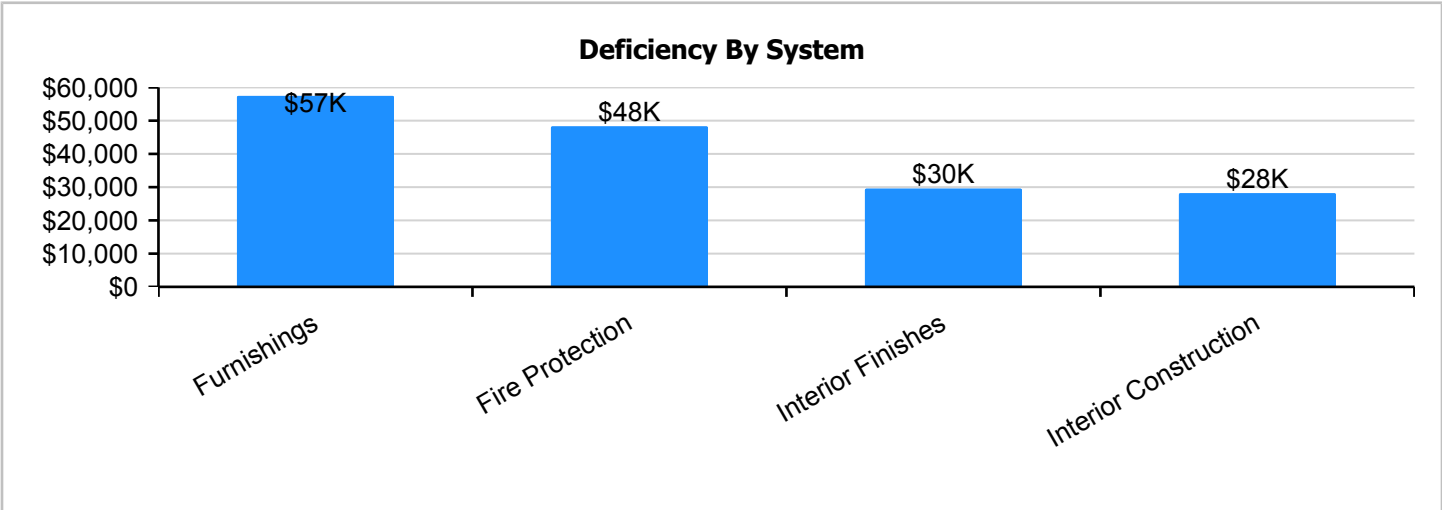
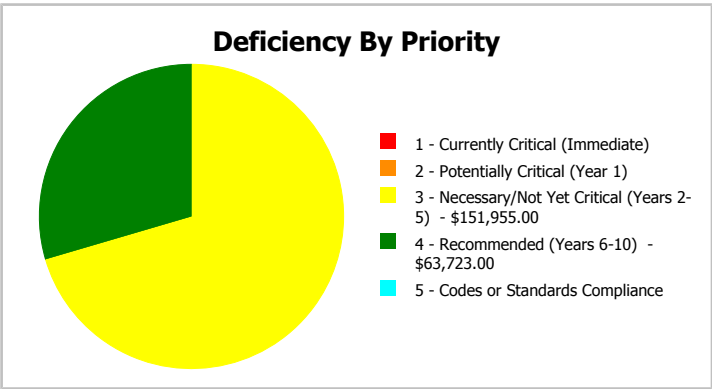
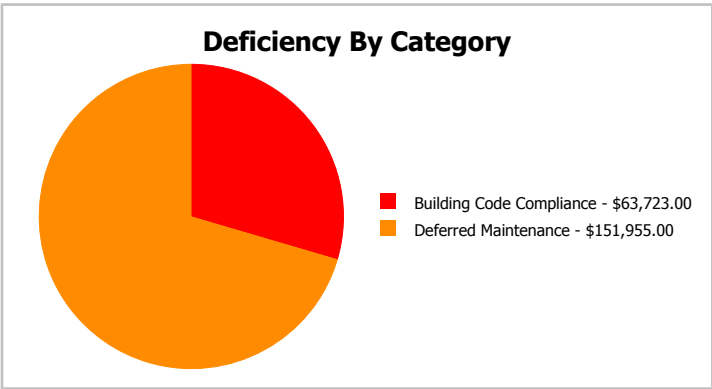
### Description:

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:	11,426
Year Built:	1960	Last Renovation:	1997
Repair Cost:	\$215,678	Replacement Value:	\$2,406,999
FCI:	8.96 %	RSLI%:	33.27 %



## 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	43.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	37.14 %	0.00 %	\$0.00
B30 - Roofing	33.33 %	0.00 %	\$0.00
C10 - Interior Construction	15.65 %	31.16 %	\$37,203.00
C30 - Interior Finishes	15.60 %	11.70 %	\$38,963.00
D20 - Plumbing	33.33 %	0.00 %	\$0.00
D30 - HVAC	24.26 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$63,723.00
D50 - Electrical	43.83 %	0.00 %	\$0.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$75,789.00
<b>Totals:</b>	<b>33.27 %</b>	<b>8.96 %</b>	<b>\$215,678.00</b>



## Photo Album

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

1). Northeast Elevation - Feb 12, 2017



2). West Elevation - Feb 12, 2017



3). South Elevation - Feb 12, 2017



4). Southeast Elevation - Feb 12, 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	\$2.64	S.F.	11,426	100	1960	2060		43.00 %	0.00 %	43			\$30,165
A1030	Slab on Grade	\$4.94	S.F.	11,426	100	1960	2060		43.00 %	0.00 %	43			\$56,444
B1020	Roof Construction	\$9.21	S.F.	11,426	100	1997	2097		80.00 %	0.00 %	80			\$105,233
B2010	Exterior Walls	\$10.71	S.F.	11,426	100	1960	2060		43.00 %	0.00 %	43			\$122,372
B2020	Exterior Windows	\$15.48	S.F.	11,426	30	1997	2027		33.33 %	0.00 %	10			\$176,874
B2030	Exterior Doors	\$0.98	S.F.	11,426	30	1997	2027		33.33 %	0.00 %	10			\$11,197
B3010130	Preformed Metal Roofing	\$11.70	S.F.	11,426	30	1997	2027		33.33 %	0.00 %	10			\$133,684
C1010	Partitions	\$5.69	S.F.	11,426	75	1960	2035		24.00 %	0.00 %	18			\$65,014
C1020	Interior Doors	\$2.96	S.F.	11,426	30	1960	1990		0.00 %	110.00 %	-27		\$37,203.00	\$33,821
C1030	Fittings	\$1.80	S.F.	11,426	20	1997	2017	2020	15.00 %	0.00 %	3			\$20,567
C3010	Wall Finishes	\$3.10	S.F.	11,426	10	1997	2007		0.00 %	110.00 %	-10		\$38,963.00	\$35,421
C3020	Floor Finishes	\$13.25	S.F.	11,426	20	1984	2004	2020	15.00 %	0.00 %	3			\$151,395
C3030	Ceiling Finishes	\$12.79	S.F.	11,426	25	1997	2022		20.00 %	0.00 %	5			\$146,139
D2010	Plumbing Fixtures	\$10.71	S.F.	11,426	30	1997	2027		33.33 %	0.00 %	10			\$122,372
D2020	Domestic Water Distribution	\$1.99	S.F.	11,426	30	1997	2027		33.33 %	0.00 %	10			\$22,738
D2030	Sanitary Waste	\$3.14	S.F.	11,426	30	1997	2027		33.33 %	0.00 %	10			\$35,878
D3040	Distribution Systems	\$10.14	S.F.	11,426	30	1997	2027		33.33 %	0.00 %	10			\$115,860
D3050	Terminal & Package Units	\$22.14	S.F.	11,426	15	2002	2017	2020	20.00 %	0.00 %	3			\$252,972
D3060	Controls & Instrumentation	\$3.21	S.F.	11,426	20	2002	2022		25.00 %	0.00 %	5			\$36,677
D4010	Sprinklers	\$4.40	S.F.	11,426	30			2016	0.00 %	110.00 %	-1		\$55,302.00	\$50,274
D4020	Standpipes	\$0.67	S.F.	11,426	30			2016	0.00 %	110.01 %	-1		\$8,421.00	\$7,655
D5010	Electrical Service/Distribution	\$1.94	S.F.	11,426	40	1997	2037		50.00 %	0.00 %	20			\$22,166
D5020	Branch Wiring	\$5.50	S.F.	11,426	30	1997	2027		33.33 %	0.00 %	10			\$62,843
D5020	Lighting	\$12.90	S.F.	11,426	30	1997	2027		33.33 %	0.00 %	10			\$147,395
D5030810	Security & Detection Systems	\$2.39	S.F.	11,426	15	2016	2031		93.33 %	0.00 %	14			\$27,308
D5030910	Fire Alarm Systems	\$4.32	S.F.	11,426	15	2004	2019		13.33 %	0.00 %	2			\$49,360
D5030920	Data Communication	\$5.58	S.F.	11,426	15	2014	2029		80.00 %	0.00 %	12			\$63,757
D5090	Other Electrical Systems	\$0.81	S.F.	11,426	20	2004	2024		35.00 %	0.00 %	7			\$9,255
E1020	Institutional Equipment	\$3.74	S.F.	11,426	20	2008	2028		55.00 %	0.00 %	11			\$42,733
E1030	Vehicular Equipment	\$15.80	S.F.	11,426	20	2008	2028		55.00 %	0.00 %	11			\$180,531
E2010	Fixed Furnishings	\$6.03	S.F.	11,426	20	1984	2004		0.00 %	110.00 %	-13		\$75,789.00	\$68,899
<b>Total</b>									<b>33.27 %</b>	<b>8.96 %</b>			<b>\$215,678.00</b>	<b>\$2,406,999</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 - 1960 Building D

**System:** B3010130 - Preformed Metal Roofing



**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**

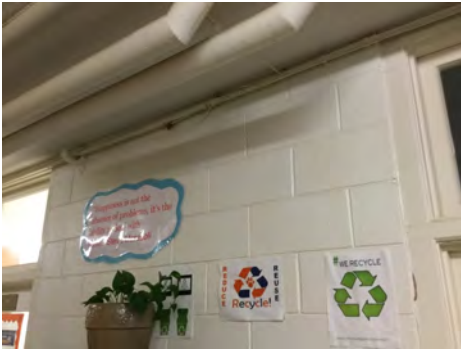
## Campus Assessment Report - 1960 Building D

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes

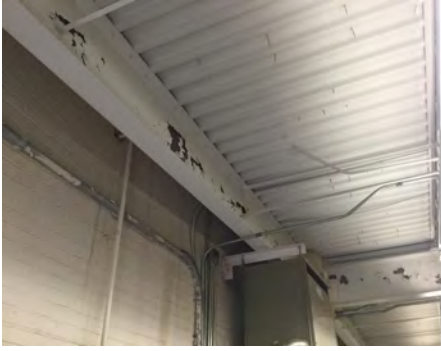


**Note:**



## Campus Assessment Report - 1960 Building D

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 1960 Building D

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

## Campus Assessment Report - 1960 Building D

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**System:** D3060 - Controls & Instrumentation



**Note:**

---

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



**Note:**

---

**System:** D5020 - Branch Wiring



**Note:**



## Campus Assessment Report - 1960 Building D

**System:** D5020 - Lighting



**Note:**

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



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

## Campus Assessment Report - 1960 Building D

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**System:** D5030920 - Data Communication



**Note:**

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**System:** D5090 - Other Electrical Systems



**Note:**

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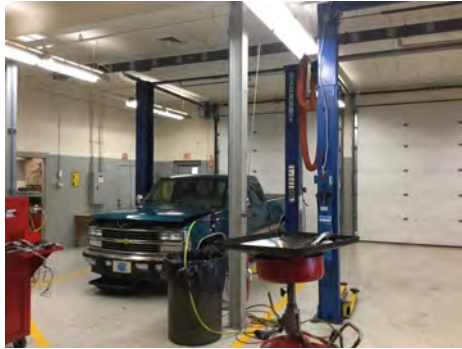
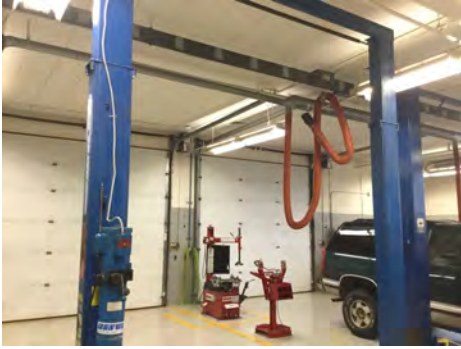
**System:** E1020 - Institutional Equipment



**Note:**

# Campus Assessment Report - 1960 Building D

**System:** E1030 - Vehicular 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>\$215,678</b>	<b>\$0</b>	<b>\$57,603</b>	<b>\$510,769</b>	<b>\$0</b>	<b>\$233,127</b>	<b>\$0</b>	<b>\$12,521</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,327,952</b>	<b>\$2,357,650</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	\$261,475	<b>\$261,475</b>
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,553	<b>\$16,553</b>
<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	\$247,931	<b>\$247,931</b>
<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>	\$37,203	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$37,203</b>
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$24,721	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$24,721</b>
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$38,963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,363	<b>\$91,326</b>
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$181,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$181,976</b>
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$186,356	\$0	\$0	\$0	\$0	\$0	<b>\$186,356</b>
<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

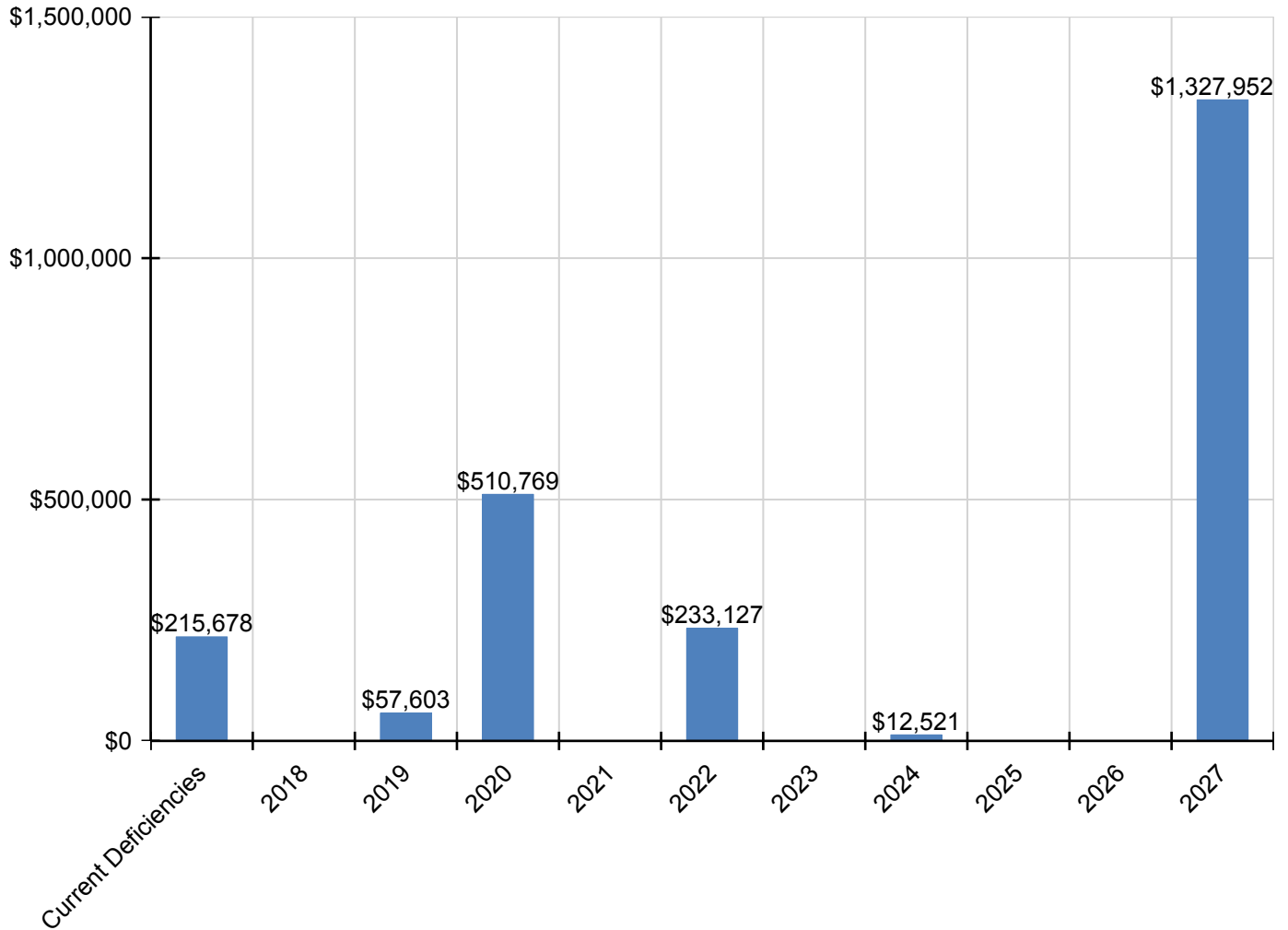
## Campus Assessment Report - 1960 Building D

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,905	<b>\$180,905</b>
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,614	<b>\$33,614</b>
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,038	<b>\$53,038</b>
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,277	<b>\$171,277</b>
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$304,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$304,072</b>
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$46,771	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$46,771</b>
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D4010 - Sprinklers	\$55,302	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$55,302</b>
D4020 - Standpipes	\$8,421	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$8,421</b>
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,901	<b>\$92,901</b>
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,896	<b>\$217,896</b>
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D5030910 - Fire Alarm Systems	\$0	\$0	\$57,603	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$57,603</b>
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,521	\$0	\$0	\$0	\$0	<b>\$12,521</b>
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
E1030 - Vehicular Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
E2010 - Fixed Furnishings	\$75,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$75,789</b>

\* Indicates non-renewable system

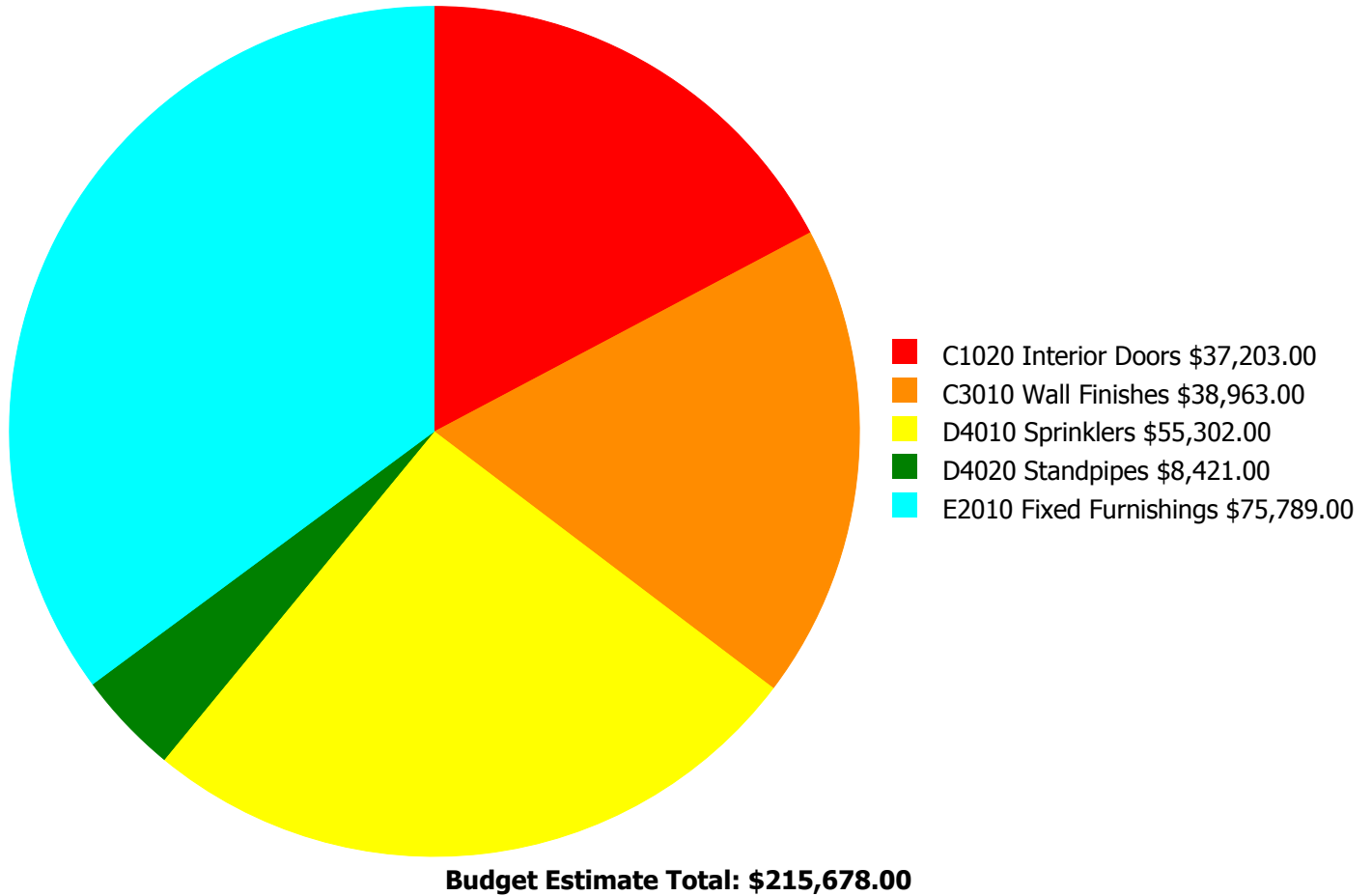
## Forecasted Capital Renewal Requirement

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



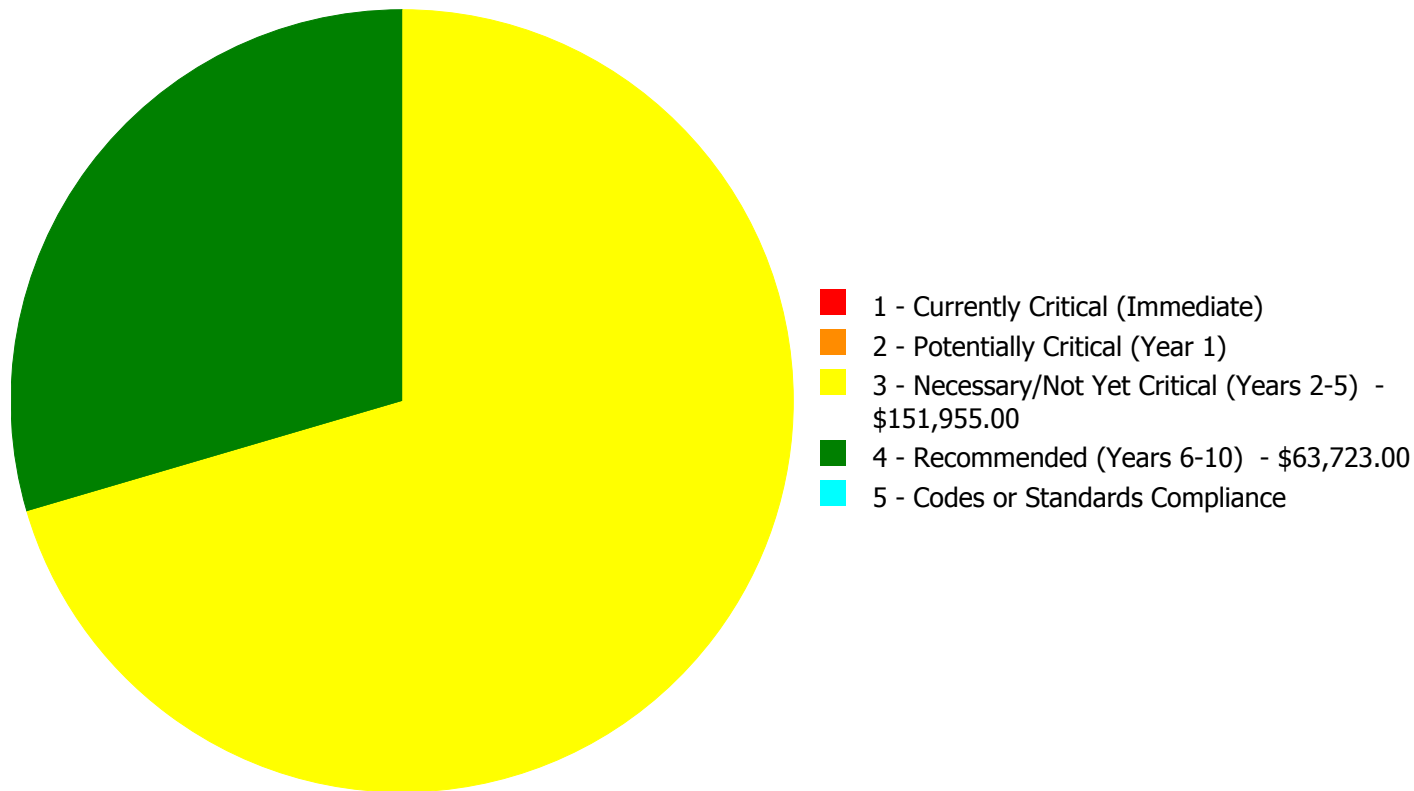
## Deficiency Summary by System

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.



### 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: \$215,678.00**

## Deficiency By Priority Investment Table

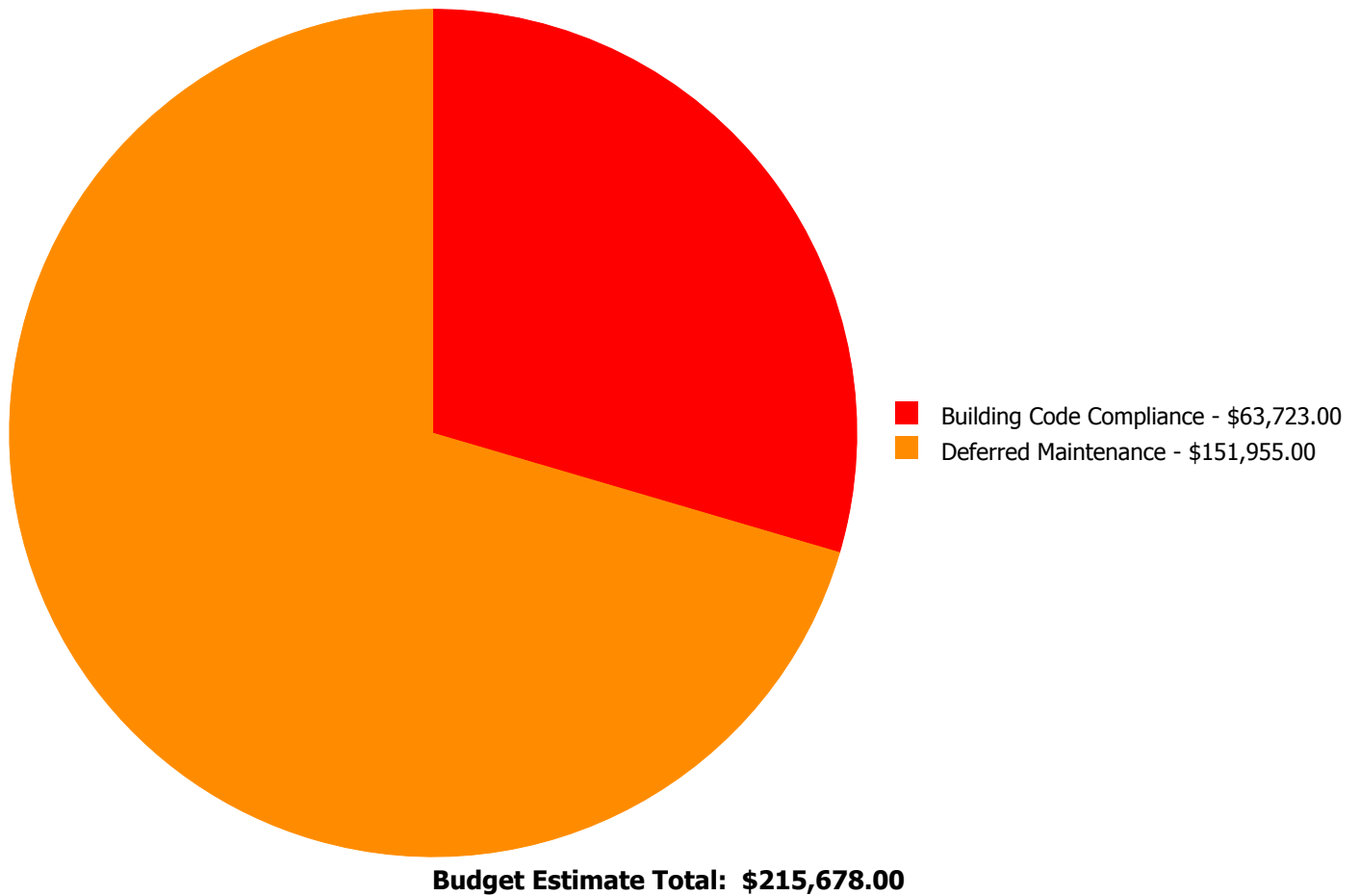
The table below shows the current investment cost grouped by deficiency priority and building system.

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
C1020	Interior Doors	\$0.00	\$0.00	\$37,203.00	\$0.00	\$0.00	\$37,203.00
C3010	Wall Finishes	\$0.00	\$0.00	\$38,963.00	\$0.00	\$0.00	\$38,963.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$55,302.00	\$0.00	\$55,302.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$8,421.00	\$0.00	\$8,421.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$75,789.00	\$0.00	\$0.00	\$75,789.00
	<b>Total:</b>	\$0.00	\$0.00	\$151,955.00	\$63,723.00	\$0.00	\$215,678.00



## 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: C1020 - Interior Doors



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,426.00  
**Unit of Measure:** S.F.  
**Estimate:** \$37,203.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

#### System: C3010 - Wall Finishes



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,426.00  
**Unit of Measure:** S.F.  
**Estimate:** \$38,963.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The wall finishes are aged, scuffed, fading, stained and should be replaced.

**System: E2010 - Fixed Furnishings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,426.00  
**Unit of Measure:** S.F.  
**Estimate:** \$75,789.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**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 the Building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 11,426.00  
**Unit of Measure:** S.F.  
**Estimate:** \$55,302.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**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 the Building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 11,426.00  
**Unit of Measure:** S.F.  
**Estimate:** \$8,421.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** A standpipe 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):	16,704
Year Built:	1960
Last Renovation:	
Replacement Value:	\$3,438,186
Repair Cost:	\$1,222,265.00
Total FCI:	35.55 %
Total RSLI:	24.74 %
FCA Score:	64.45



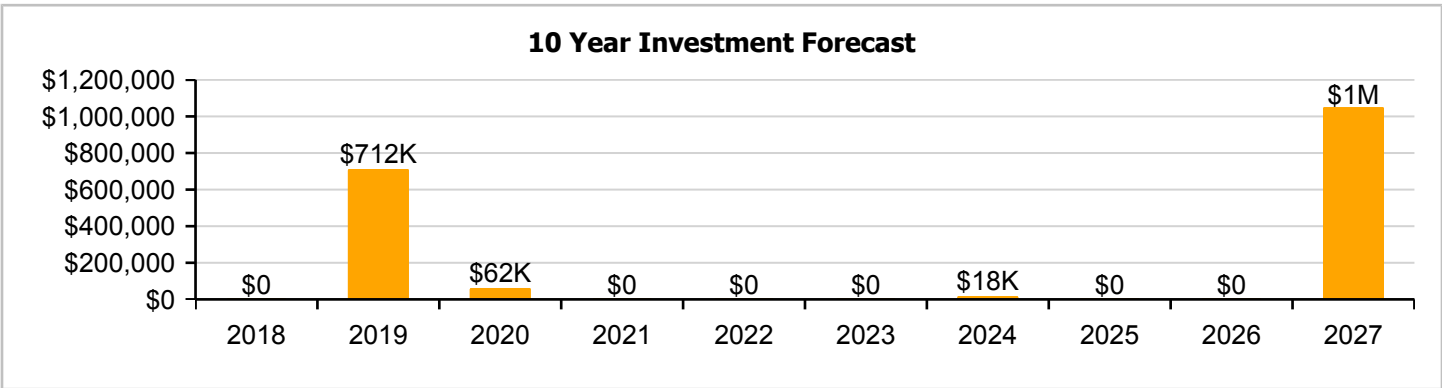
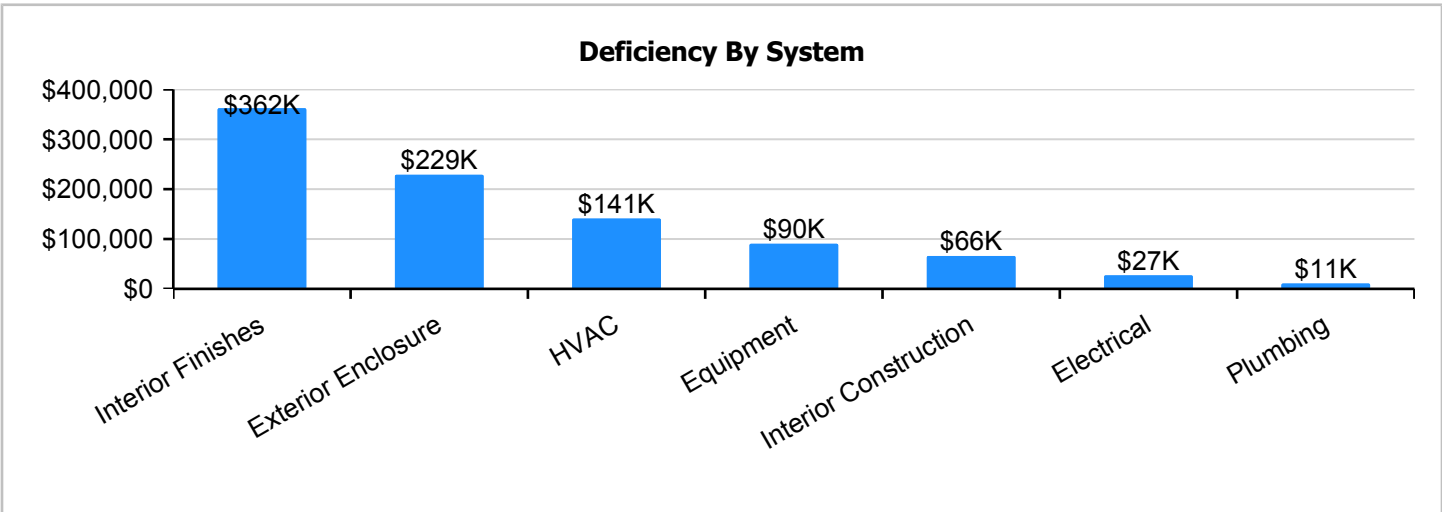
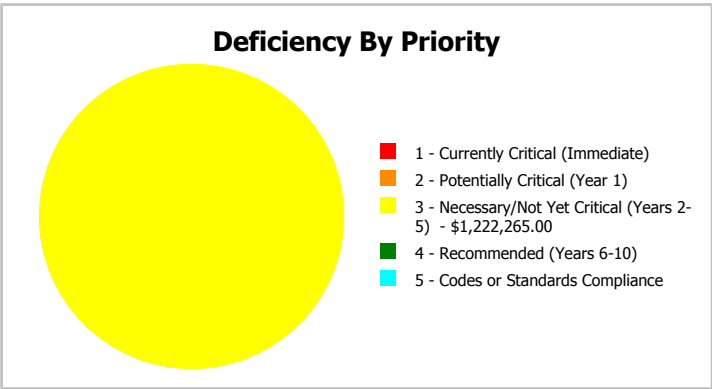
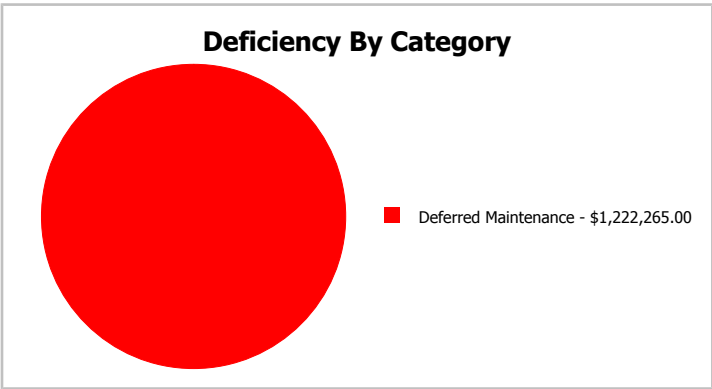
### Description:

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:	16,704
Year Built:	1960	Last Renovation:	
Repair Cost:	\$1,222,265	Replacement Value:	\$3,438,186
FCI:	35.55 %	RSLI%:	24.74 %





## 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	43.00 %	0.00 %	\$0.00
B10 - Superstructure	43.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	16.96 %	66.61 %	\$302,075.00
B30 - Roofing	55.51 %	0.00 %	\$0.00
C10 - Interior Construction	13.09 %	49.99 %	\$87,095.00
C30 - Interior Finishes	3.19 %	98.29 %	\$478,102.00
D20 - Plumbing	31.98 %	5.06 %	\$14,148.00
D30 - HVAC	13.98 %	21.94 %	\$185,949.00
D50 - Electrical	40.92 %	6.39 %	\$35,646.00
E10 - Equipment	0.00 %	110.00 %	\$119,250.00
E20 - Furnishings	95.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>24.74 %</b>	<b>35.55 %</b>	<b>\$1,222,265.00</b>

## Photo Album

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

1). East Elevation - Feb 16, 2017



2). North Elevation - Feb 16, 2017



3). Southwest Elevation - Feb 16, 2017



4). Southeast Elevation - Feb 16, 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	\$2.64	S.F.	16,704	100	1960	2060		43.00 %	0.00 %	43			\$44,099
A1030	Slab on Grade	\$4.94	S.F.	16,704	100	1960	2060		43.00 %	0.00 %	43			\$82,518
B1020	Roof Construction	\$9.20	S.F.	16,704	100	1960	2060		43.00 %	0.00 %	43			\$153,677
B2010	Exterior Walls	\$10.71	S.F.	16,704	100	1960	2060		43.00 %	0.00 %	43			\$178,900
B2020	Exterior Windows	\$15.46	S.F.	16,704	30	1960	1990		0.00 %	110.00 %	-27		\$284,068.00	\$258,244
B2030	Exterior Doors	\$0.98	S.F.	16,704	30	1976	2006		0.00 %	110.00 %	-11		\$18,007.00	\$16,370
B3010120	Single Ply Membrane	\$8.45	S.F.	16,704	20	2008	2028		55.00 %	0.00 %	11			\$141,149
B3020	Roof Openings	\$0.51	S.F.	16,704	25	2008	2033		64.00 %	0.00 %	16			\$8,519
C1010	Partitions	\$5.69	S.F.	16,704	75	1960	2035		24.00 %	0.00 %	18			\$95,046
C1020	Interior Doors	\$2.94	S.F.	16,704	30	1960	1990		0.00 %	110.00 %	-27		\$54,021.00	\$49,110
C1030	Fittings	\$1.80	S.F.	16,704	20	1960	1980		0.00 %	110.00 %	-37		\$33,074.00	\$30,067
C3010	Wall Finishes	\$3.10	S.F.	16,704	10	1997	2007	2020	30.00 %	0.00 %	3			\$51,782
C3020	Floor Finishes	\$13.24	S.F.	16,704	20	1960	1980		0.00 %	110.00 %	-37		\$243,277.00	\$221,161
C3030	Ceiling Finishes	\$12.78	S.F.	16,704	25	1960	1985		0.00 %	110.00 %	-32		\$234,825.00	\$213,477
D2010	Plumbing Fixtures	\$10.68	S.F.	16,704	30	1997	2027		33.33 %	0.00 %	10			\$178,399
D2020	Domestic Water Distribution	\$1.98	S.F.	16,704	30	1997	2027		33.33 %	0.00 %	10			\$33,074
D2030	Sanitary Waste	\$3.13	S.F.	16,704	30	1997	2027		33.33 %	0.00 %	10			\$52,284
D2040	Rain Water Drainage	\$0.77	S.F.	16,704	30	1960	1990		0.00 %	110.00 %	-27		\$14,148.00	\$12,862
D2090	Other Plumbing Systems -Nat Gas	\$0.18	S.F.	16,704	40	1997	2037		50.00 %	0.00 %	20			\$3,007
D3020	Heat Generating Systems	\$8.38	S.F.	16,704	30	1997	2027		33.33 %	0.00 %	10			\$139,980
D3040	Distribution Systems	\$10.12	S.F.	16,704	30	1960	1990		0.00 %	110.00 %	-27		\$185,949.00	\$169,044
D3050	Terminal & Package Units	\$32.23	S.F.	16,704	15	2004	2019		13.33 %	0.00 %	2			\$538,370
D5010	Electrical Service/Distribution	\$1.94	S.F.	16,704	40	1960	2000		0.00 %	110.00 %	-17		\$35,646.00	\$32,406
D5020	Branch Wiring	\$5.50	S.F.	16,704	30	1997	2027		33.33 %	0.00 %	10			\$91,872
D5020	Lighting	\$12.87	S.F.	16,704	30	1997	2027		33.33 %	0.00 %	10			\$214,980
D5030810	Security & Detection Systems	\$2.38	S.F.	16,704	15	2016	2031		93.33 %	0.00 %	14			\$39,756
D5030910	Fire Alarm Systems	\$4.32	S.F.	16,704	15	2004	2019		13.33 %	0.00 %	2			\$72,161
D5030920	Data Communication	\$5.58	S.F.	16,704	15	2014	2029		80.00 %	0.00 %	12			\$93,208
D5090	Other Electrical Systems	\$0.81	S.F.	16,704	20	2004	2024		35.00 %	0.00 %	7			\$13,530
E1090	Other Equipment	\$6.49	S.F.	16,704	20	1960	1980		0.00 %	110.00 %	-37		\$119,250.00	\$108,409
E2010	Fixed Furnishings	\$6.03	S.F.	16,704	20	2016	2036		95.00 %	0.00 %	19			\$100,725
<b>Total</b>									<b>24.74 %</b>	<b>35.55 %</b>			<b>\$1,222,265.00</b>	<b>\$3,438,186</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

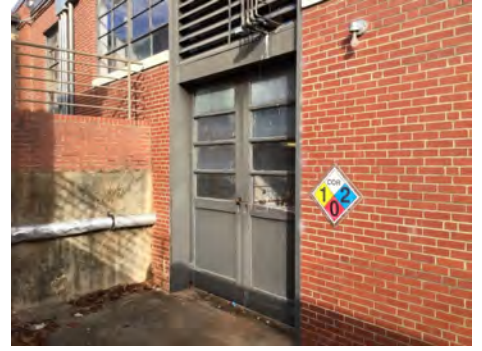


**Note:**



## Campus Assessment Report - 1960 Building E, Cafeteria

**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010120 - Single Ply Membrane

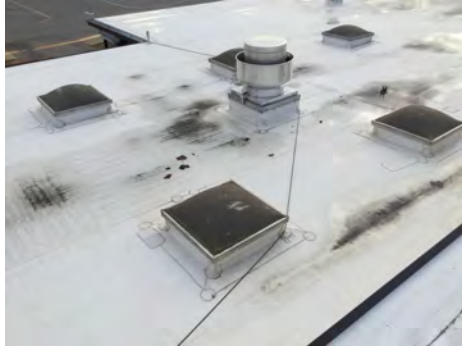


**Note:**



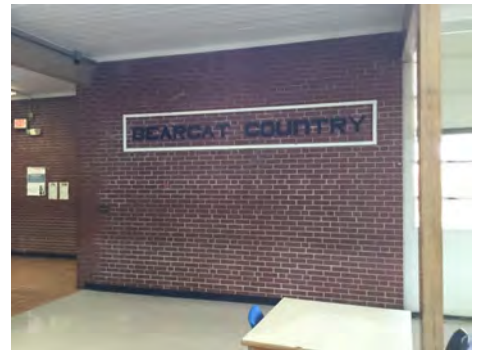
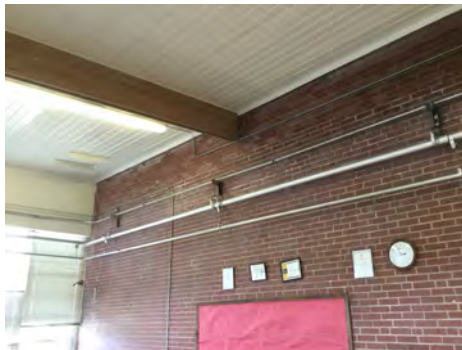
# Campus Assessment Report - 1960 Building E, Cafeteria

**System:** B3020 - Roof Openings



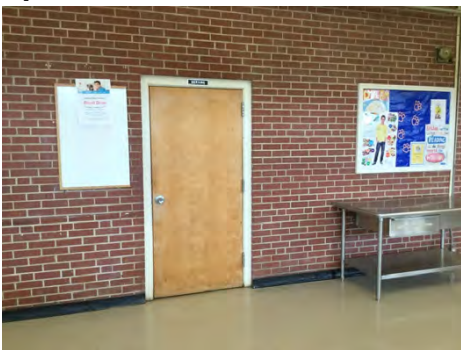
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**

## Campus Assessment Report - 1960 Building E, Cafeteria

**System:** C1030 - Fittings



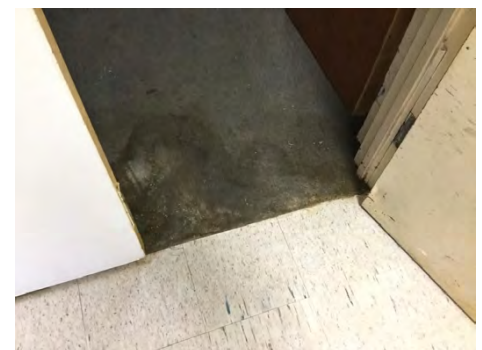
**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**



## Campus Assessment Report - 1960 Building E, Cafeteria

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 1960 Building E, Cafeteria

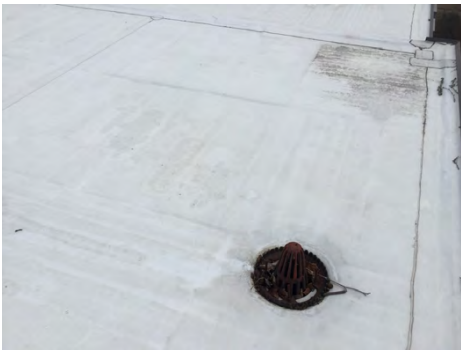
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**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**

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



**Note:**



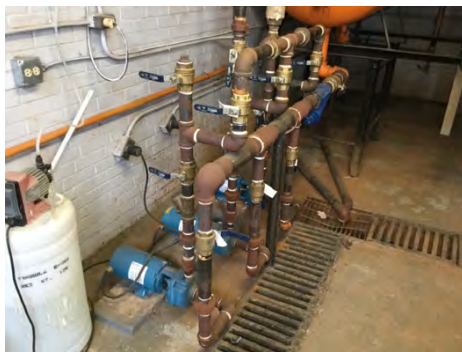
## Campus Assessment Report - 1960 Building E, Cafeteria

**System:** D3020 - Heat Generating Systems



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

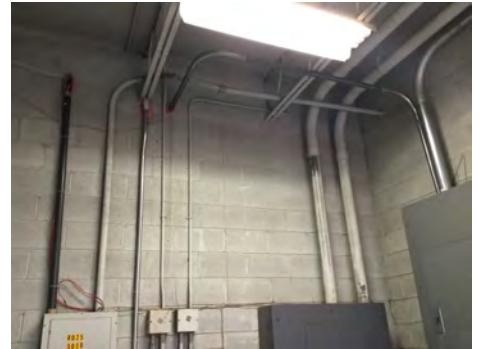
## Campus Assessment Report - 1960 Building E, Cafeteria

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**



## Campus Assessment Report - 1960 Building E, Cafeteria

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



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

## Campus Assessment Report - 1960 Building E, Cafeteria

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**System:** D5090 - Other Electrical Systems



**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>\$1,222,265</b>	<b>\$0</b>	<b>\$712,483</b>	<b>\$62,243</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$18,304</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,050,468</b>	<b>\$3,065,764</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>	\$284,068	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$284,068
<b>B2030 - Exterior Doors</b>	\$18,007	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,007
<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>B3020 - Roof Openings</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>	\$54,021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,021
<b>C1030 - Fittings</b>	\$33,074	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,074
<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	\$62,243	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,243
<b>C3020 - Floor Finishes</b>	\$243,277	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$243,277
<b>C3030 - Ceiling Finishes</b>	\$234,825	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$234,825
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

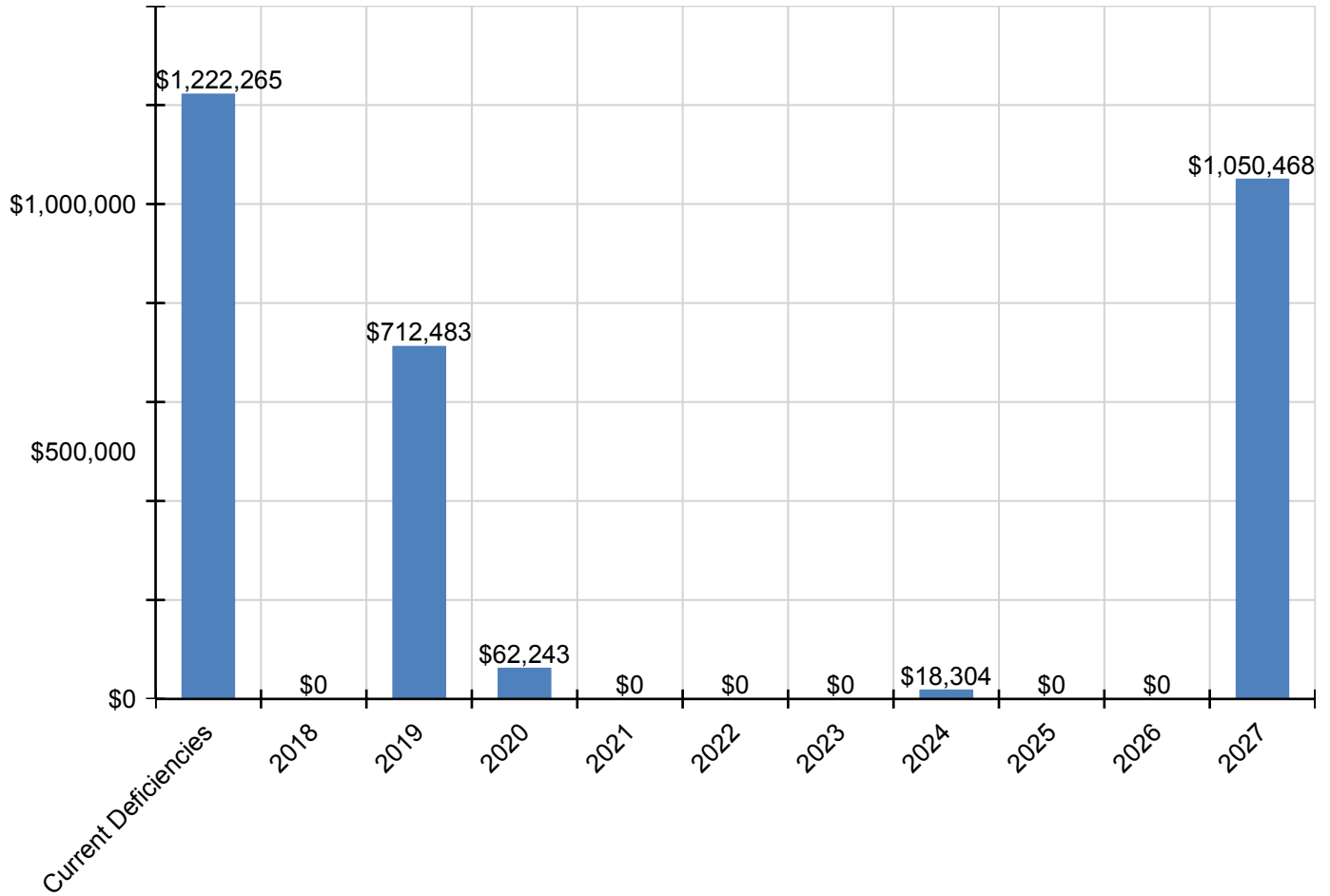
## Campus Assessment Report - 1960 Building E, Cafeteria

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	\$263,729	\$263,729
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,893	\$48,893
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,291	\$77,291
D2040 - Rain Water Drainage	\$14,148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,148
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	\$206,932	\$206,932
D3040 - Distribution Systems	\$185,949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$185,949
D3050 - Terminal & Package Units	\$0	\$0	\$628,272	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$628,272
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$35,646	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,646
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,815	\$135,815
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$317,808	\$317,808
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	\$84,211	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,211
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	\$18,304	\$0	\$0	\$0	\$0	\$18,304
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
E1090 - Other Equipment	\$119,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,250
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

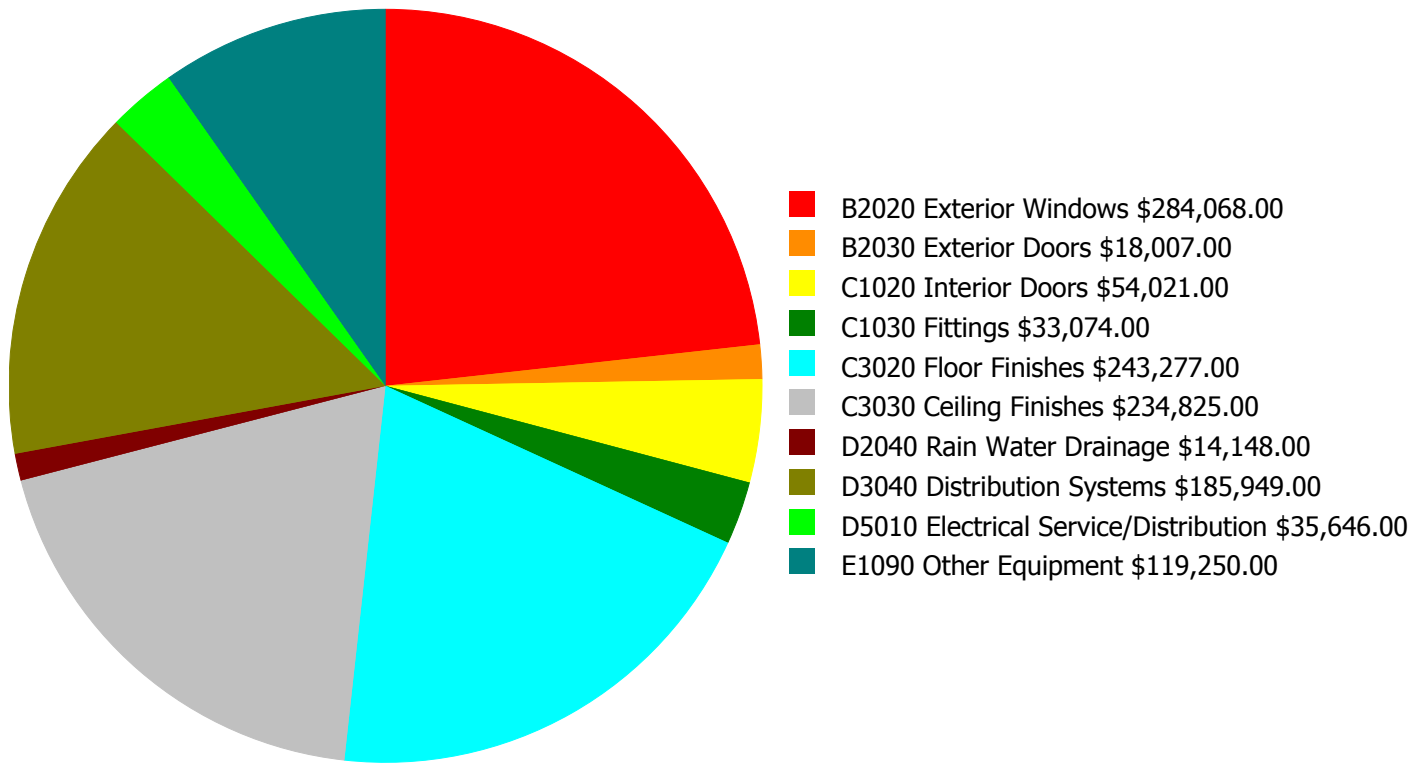
## Forecasted Capital Renewal Requirement

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.

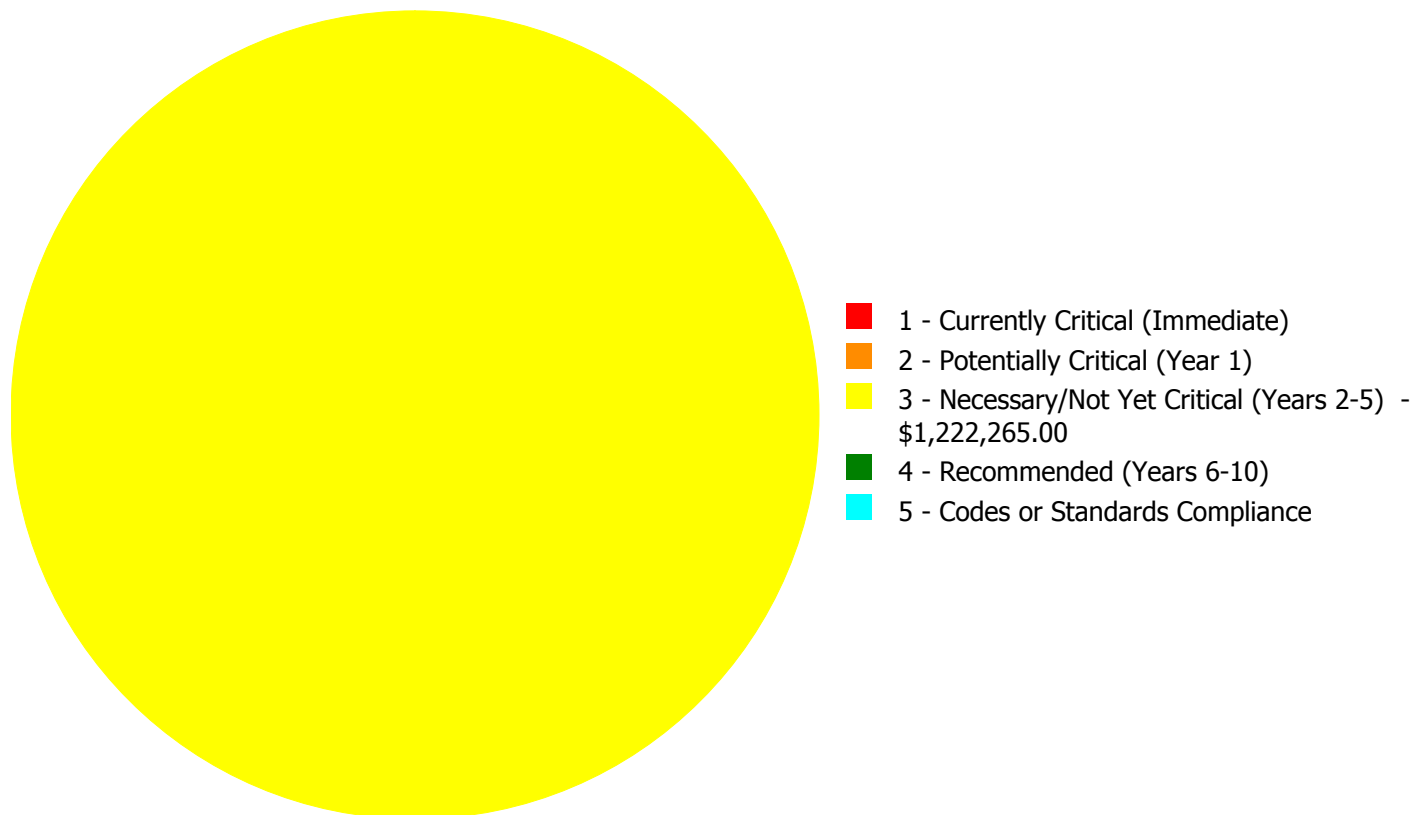


**Budget Estimate Total: \$1,222,265.00**



## 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: \$1,222,265.00**

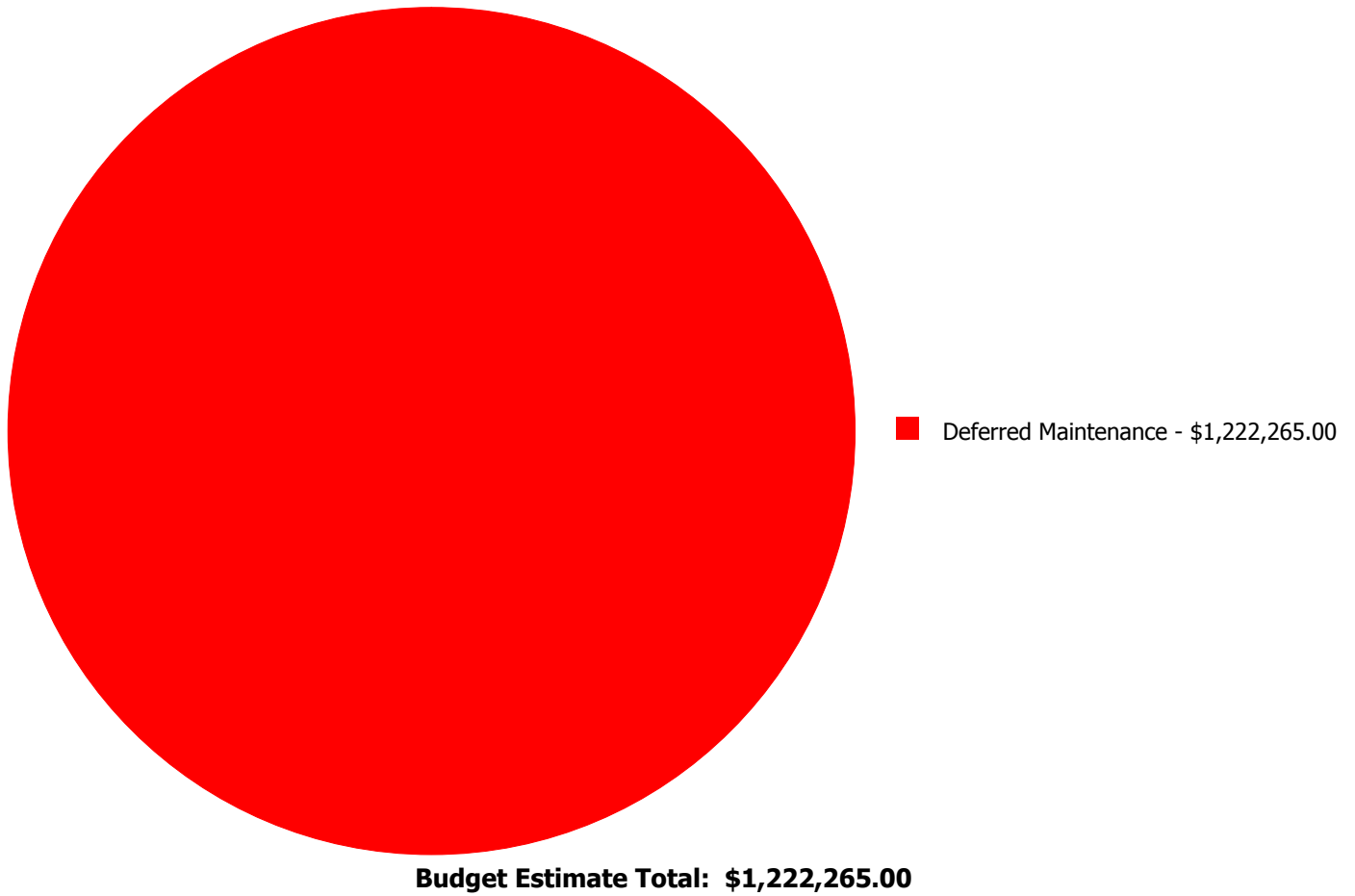
## Deficiency By Priority Investment Table

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	\$284,068.00	\$0.00	\$0.00	\$284,068.00
B2030	Exterior Doors	\$0.00	\$0.00	\$18,007.00	\$0.00	\$0.00	\$18,007.00
C1020	Interior Doors	\$0.00	\$0.00	\$54,021.00	\$0.00	\$0.00	\$54,021.00
C1030	Fittings	\$0.00	\$0.00	\$33,074.00	\$0.00	\$0.00	\$33,074.00
C3020	Floor Finishes	\$0.00	\$0.00	\$243,277.00	\$0.00	\$0.00	\$243,277.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$234,825.00	\$0.00	\$0.00	\$234,825.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$14,148.00	\$0.00	\$0.00	\$14,148.00
D3040	Distribution Systems	\$0.00	\$0.00	\$185,949.00	\$0.00	\$0.00	\$185,949.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$35,646.00	\$0.00	\$0.00	\$35,646.00
E1090	Other Equipment	\$0.00	\$0.00	\$119,250.00	\$0.00	\$0.00	\$119,250.00
<b>Total:</b>		\$0.00	\$0.00	\$1,222,265.00	\$0.00	\$0.00	\$1,222,265.00

## 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: B2020 - Exterior Windows



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,704.00  
**Unit of Measure:** S.F.  
**Estimate:** \$284,068.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

#### System: B2030 - Exterior Doors



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,704.00  
**Unit of Measure:** S.F.  
**Estimate:** \$18,007.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

**System: C1020 - Interior Doors**

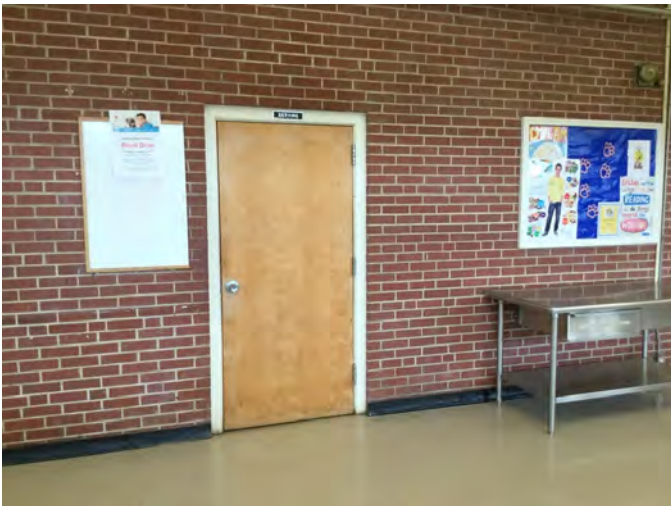


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,704.00  
**Unit of Measure:** S.F.  
**Estimate:** \$54,021.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: C1030 - Fittings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,704.00  
**Unit of Measure:** S.F.  
**Estimate:** \$33,074.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

---

**System: C3020 - Floor Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,704.00  
**Unit of Measure:** S.F.  
**Estimate:** \$243,277.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The original flooring is in poor conditions and should be replaced.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,704.00  
**Unit of Measure:** S.F.  
**Estimate:** \$234,825.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---



**System: D2040 - Rain Water Drainage**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,704.00  
**Unit of Measure:** S.F.  
**Estimate:** \$14,148.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The rain water drainage system is aged and should be replaced.

---

**System: D3040 - Distribution Systems**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,704.00  
**Unit of Measure:** S.F.  
**Estimate:** \$185,949.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

---

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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,704.00  
**Unit of Measure:** S.F.  
**Estimate:** \$35,646.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: E1090 - Other Equipment**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,704.00  
**Unit of Measure:** S.F.  
**Estimate:** \$119,250.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The other equipment is in deteriorating conditions 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:	HS -High School
Gross Area (SF):	21,722
Year Built:	1960
Last Renovation:	
Replacement Value:	\$4,798,822
Repair Cost:	\$2,019,298.00
Total FCI:	42.08 %
Total RSLI:	29.07 %
FCA Score:	57.92



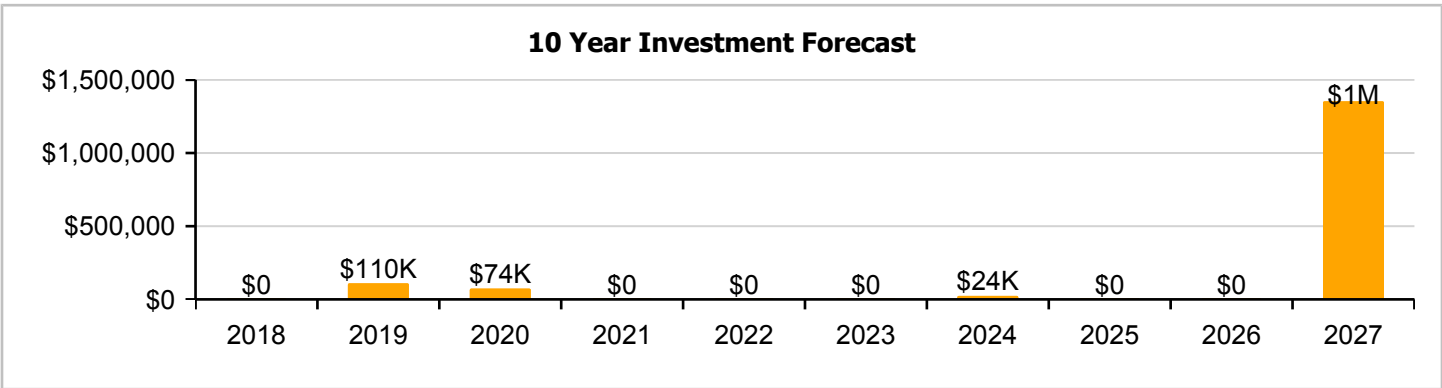
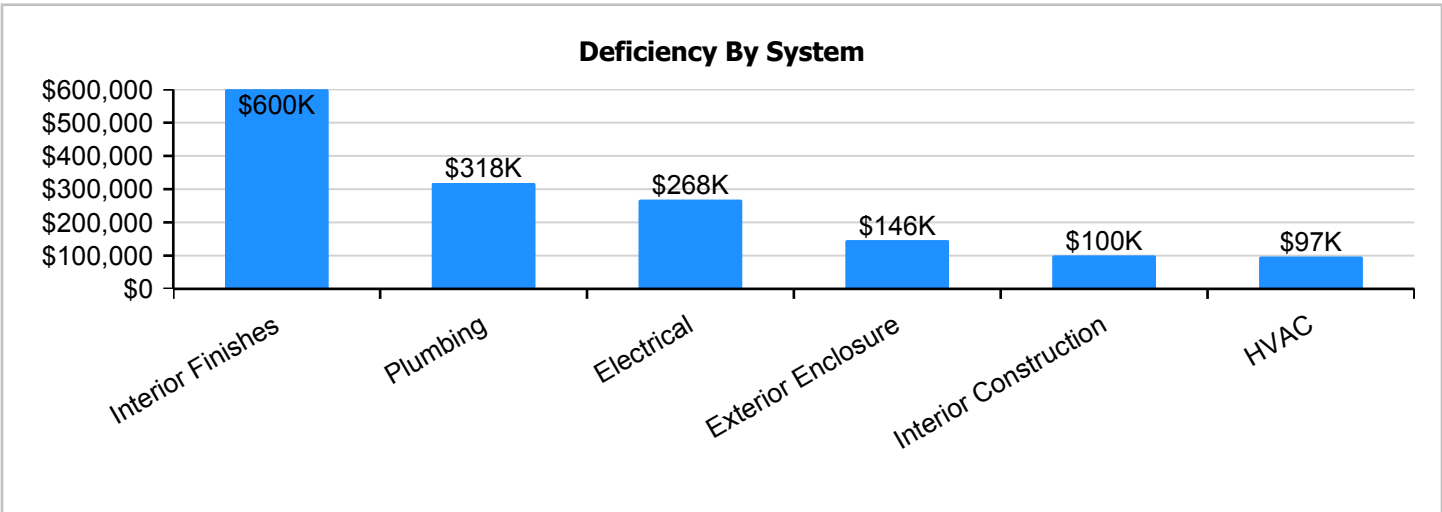
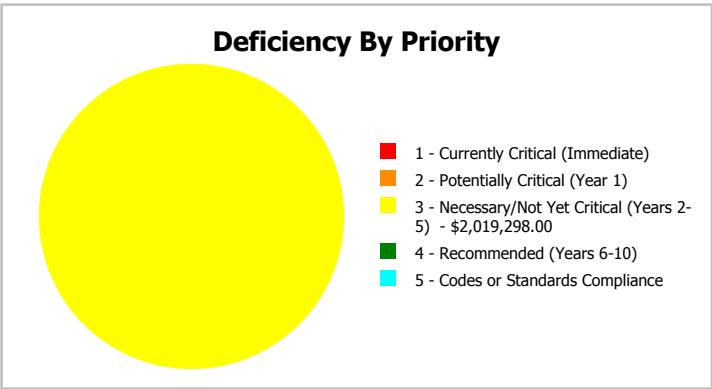
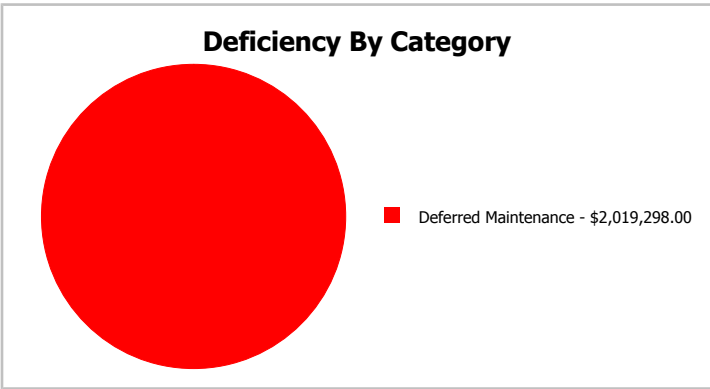
### Description:

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:	21,722
Year Built:	1960	Last Renovation:	
Repair Cost:	\$2,019,298	Replacement Value:	\$4,798,822
FCI:	42.08 %	RSLI%:	29.07 %



## 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	43.00 %	0.00 %	\$0.00
B10 - Superstructure	43.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	28.06 %	40.31 %	\$193,065.00
B30 - Roofing	73.33 %	0.00 %	\$0.00
C10 - Interior Construction	12.16 %	54.27 %	\$132,374.00
C30 - Interior Finishes	0.00 %	110.00 %	\$792,092.00
D20 - Plumbing	10.32 %	75.95 %	\$420,060.00
D30 - HVAC	26.84 %	21.43 %	\$127,834.00
D50 - Electrical	28.08 %	48.78 %	\$353,873.00
E10 - Equipment	90.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>29.07 %</b>	<b>42.08 %</b>	<b>\$2,019,298.00</b>

## Photo Album

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

1). Southeast Elevation - Feb 16, 2017



2). East Elevation - Feb 16, 2017



3). South Elevation - Feb 16, 2017



4). West Elevation - Feb 16, 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	\$2.55	S.F.	21,722	100	1960	2060		43.00 %	0.00 %	43			\$55,391
A1030	Slab on Grade	\$8.88	S.F.	21,722	100	1960	2060		43.00 %	0.00 %	43			\$192,891
B1020	Roof Construction	\$31.11	S.F.	21,722	100	1960	2060		43.00 %	0.00 %	43			\$675,771
B2010	Exterior Walls	\$12.91	S.F.	21,722	100	1960	2060		43.00 %	0.00 %	43			\$280,431
B2020	Exterior Windows	\$8.08	S.F.	21,722	30	1960	1990		0.00 %	110.00 %	-27		\$193,065.00	\$175,514
B2030	Exterior Doors	\$1.06	S.F.	21,722	30	2005	2035		60.00 %	0.00 %	18			\$23,025
B3010130	Preformed Metal Roofing	\$11.70	S.F.	21,722	30	2009	2039		73.33 %	0.00 %	22			\$254,147
C1010	Partitions	\$5.69	S.F.	21,722	75	1960	2035		24.00 %	0.00 %	18			\$123,598
C1020	Interior Doors	\$3.74	S.F.	21,722	30	1960	1990		0.00 %	110.00 %	-27		\$89,364.00	\$81,240
C1030	Fittings	\$1.80	S.F.	21,722	20	1997	2017		0.00 %	110.00 %	0		\$43,010.00	\$39,100
C3010	Wall Finishes	\$6.64	S.F.	21,722	10	1960	1970		0.00 %	110.00 %	-47		\$158,657.00	\$144,234
C3020	Floor Finishes	\$24.78	S.F.	21,722	20	1960	1980		0.00 %	110.00 %	-37		\$592,098.00	\$538,271
C3030	Ceiling Finishes	\$1.73	S.F.	21,722	25	1960	1985		0.00 %	110.00 %	-32		\$41,337.00	\$37,579
D2010	Plumbing Fixtures	\$14.45	S.F.	21,722	30	1960	1990		0.00 %	110.00 %	-27		\$345,271.00	\$313,883
D2020	Domestic Water Distribution	\$7.88	S.F.	21,722	30	1997	2027		33.33 %	0.00 %	10			\$171,169
D2030	Sanitary Waste	\$3.13	S.F.	21,722	30	1960	1990		0.00 %	110.00 %	-27		\$74,789.00	\$67,990
D3040	Distribution Systems	\$22.11	S.F.	21,722	30	1997	2027		33.33 %	0.00 %	10			\$480,273
D3050	Terminal & Package Units	\$2.14	S.F.	21,722	15	1997	2012		0.00 %	110.00 %	-5		\$51,134.00	\$46,485
D3060	Controls & Instrumentation	\$3.21	S.F.	21,722	20	1960	1980		0.00 %	110.00 %	-37		\$76,700.00	\$69,728
D5010	Electrical Service/Distribution	\$1.94	S.F.	21,722	40	1960	2000		0.00 %	110.00 %	-17		\$46,355.00	\$42,141
D5020	Branch Wiring	\$5.50	S.F.	21,722	30	1997	2027		33.33 %	0.00 %	10			\$119,471
D5020	Lighting	\$12.87	S.F.	21,722	30	1975	2005		0.00 %	110.00 %	-12		\$307,518.00	\$279,562
D5030810	Security & Detection Systems	\$2.38	S.F.	21,722	15	2016	2031		93.33 %	0.00 %	14			\$51,698
D5030910	Fire Alarm Systems	\$4.32	S.F.	21,722	15	2004	2019		13.33 %	0.00 %	2			\$93,839
D5030920	Data Communication	\$5.58	S.F.	21,722	15	2014	2029		80.00 %	0.00 %	12			\$121,209
D5090	Other Electrical Systems	\$0.81	S.F.	21,722	20	2004	2024		35.00 %	0.00 %	7			\$17,595
E1090	Other Equipment	\$11.11	S.F.	21,722	20	2015	2035		90.00 %	0.00 %	18			\$241,331
E2010	Fixed Furnishings	\$2.82	S.F.	21,722	20	1997	2017	2020	15.00 %	0.00 %	3			\$61,256
<b>Total</b>									<b>29.07 %</b>	<b>42.08 %</b>			<b>\$2,019,298.00</b>	<b>\$4,798,822</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:** B2020 - Exterior Windows

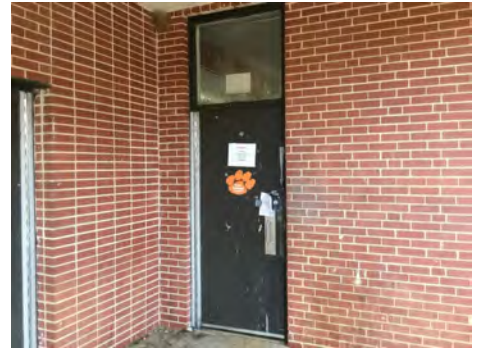


**Note:**



# Campus Assessment Report - 1960 Building F, Old Gym

**System:** B2030 - Exterior Doors



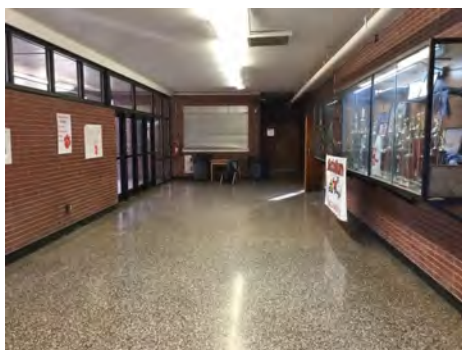
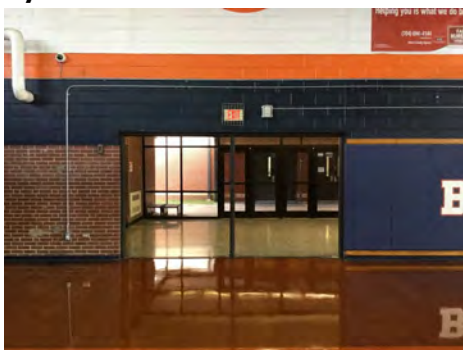
**Note:**

**System:** B3010130 - Preformed Metal Roofing



**Note:**

**System:** C1010 - Partitions

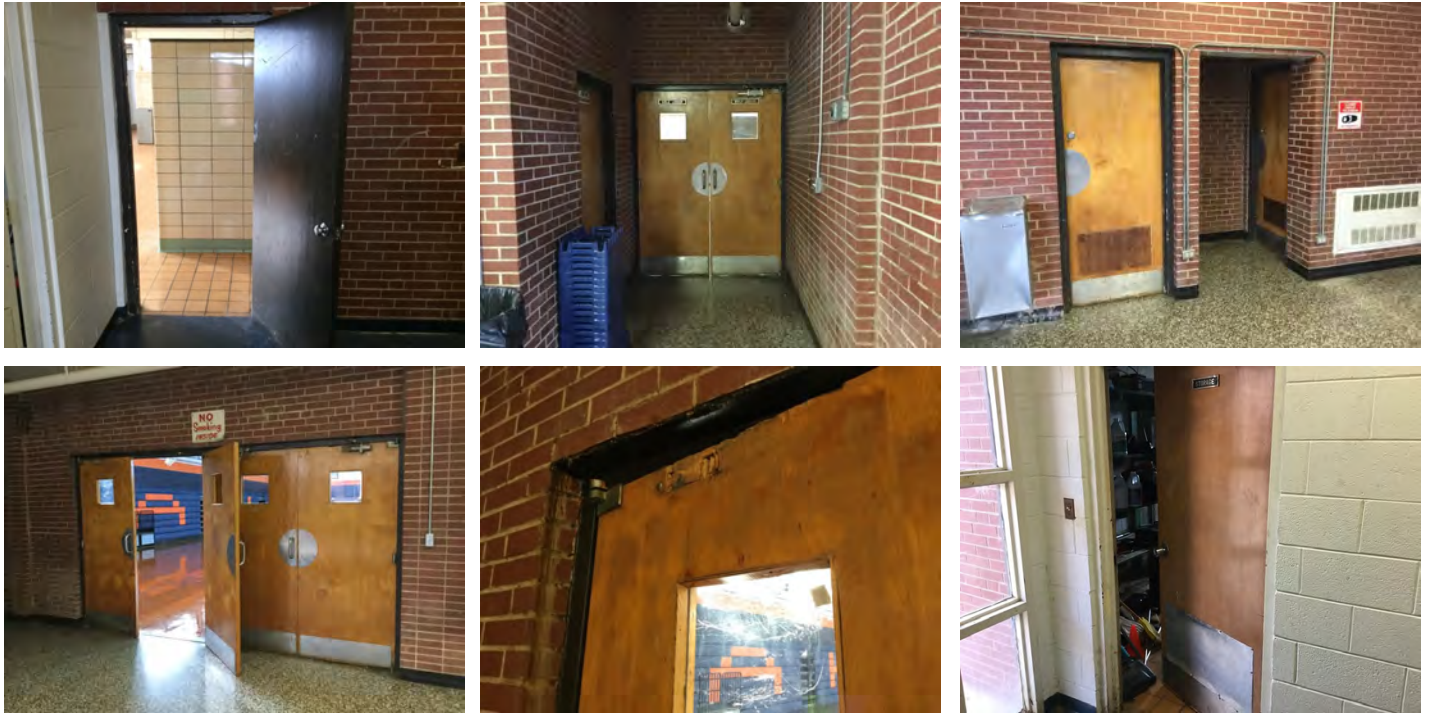


**Note:**



# Campus Assessment Report - 1960 Building F, Old Gym

**System:** C1020 - Interior Doors



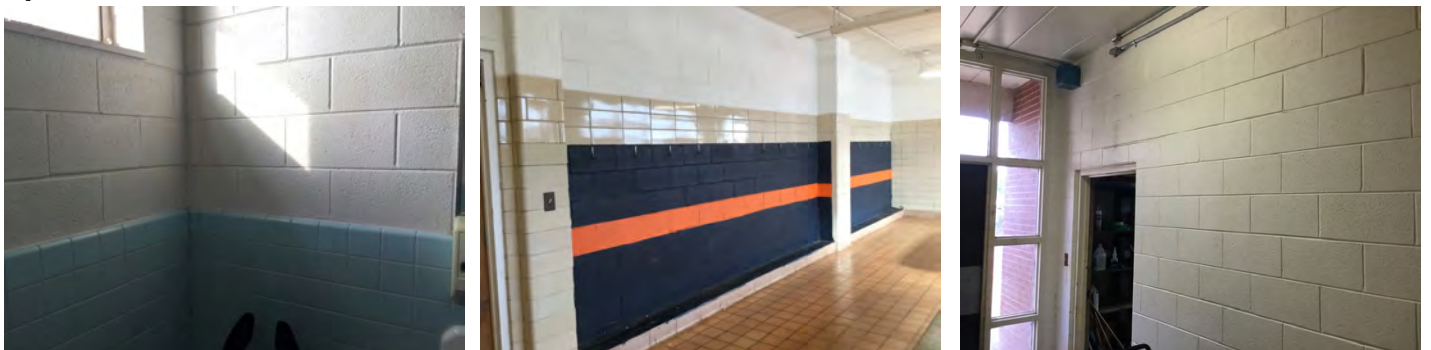
**Note:**

**System:** C1030 - Fittings



**Note:**

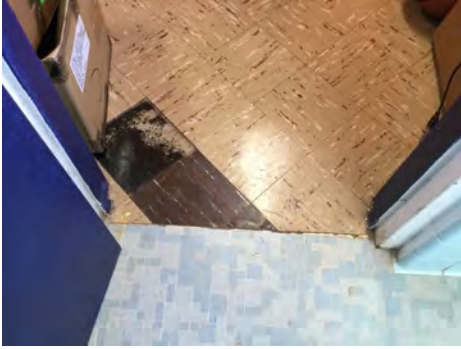
**System:** C3010 - Wall Finishes



**Note:**

# Campus Assessment Report - 1960 Building F, Old Gym

**System:** C3020 - Floor Finishes



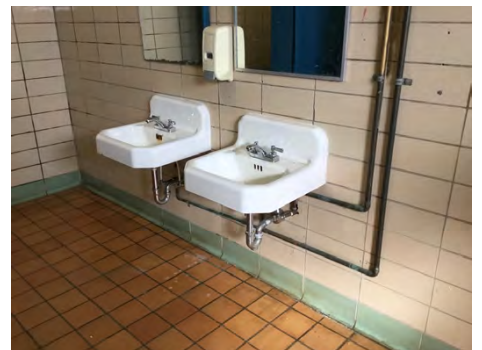
**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**



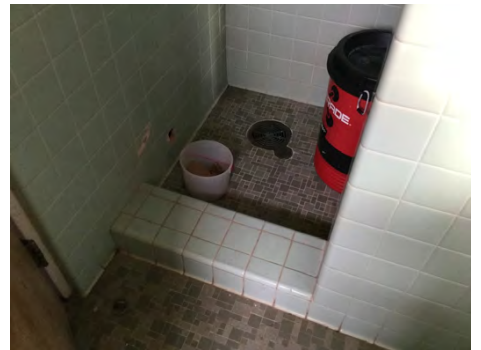
# Campus Assessment Report - 1960 Building F, Old Gym

**System:** D2020 - Domestic Water Distribution



**Note:**

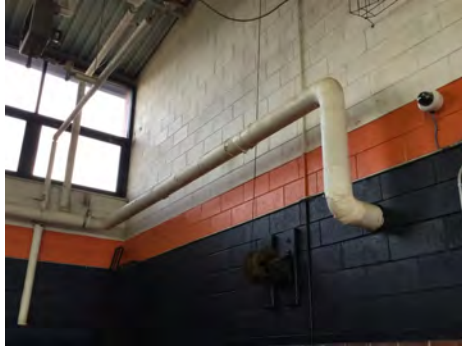
**System:** D2030 - Sanitary Waste



**Note:**

## Campus Assessment Report - 1960 Building F, Old Gym

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

# Campus Assessment Report - 1960 Building F, Old Gym

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting

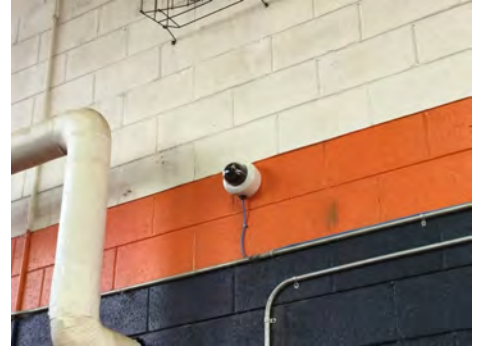


**Note:**



## Campus Assessment Report - 1960 Building F, Old Gym

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



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication

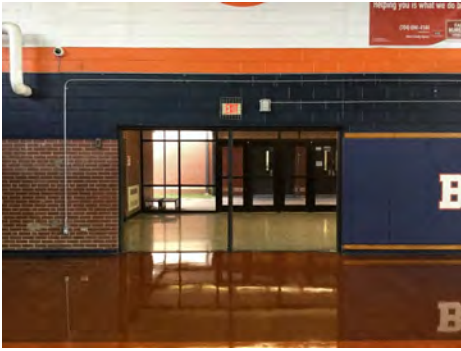


**Note:**

## Campus Assessment Report - 1960 Building F, Old Gym

---

**System:** D5090 - Other Electrical Systems



**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>\$2,019,298</b>	<b>\$0</b>	<b>\$109,509</b>	<b>\$73,630</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$23,803</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,352,870</b>	<b>\$3,579,110</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	\$193,065	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$193,065
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
C10 - Interior Construction	\$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	\$89,364	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,364
C1030 - Fittings	\$43,010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,010
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$158,657	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$213,222	\$371,879
C3020 - Floor Finishes	\$592,098	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$592,098
C3030 - Ceiling Finishes	\$41,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,337
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



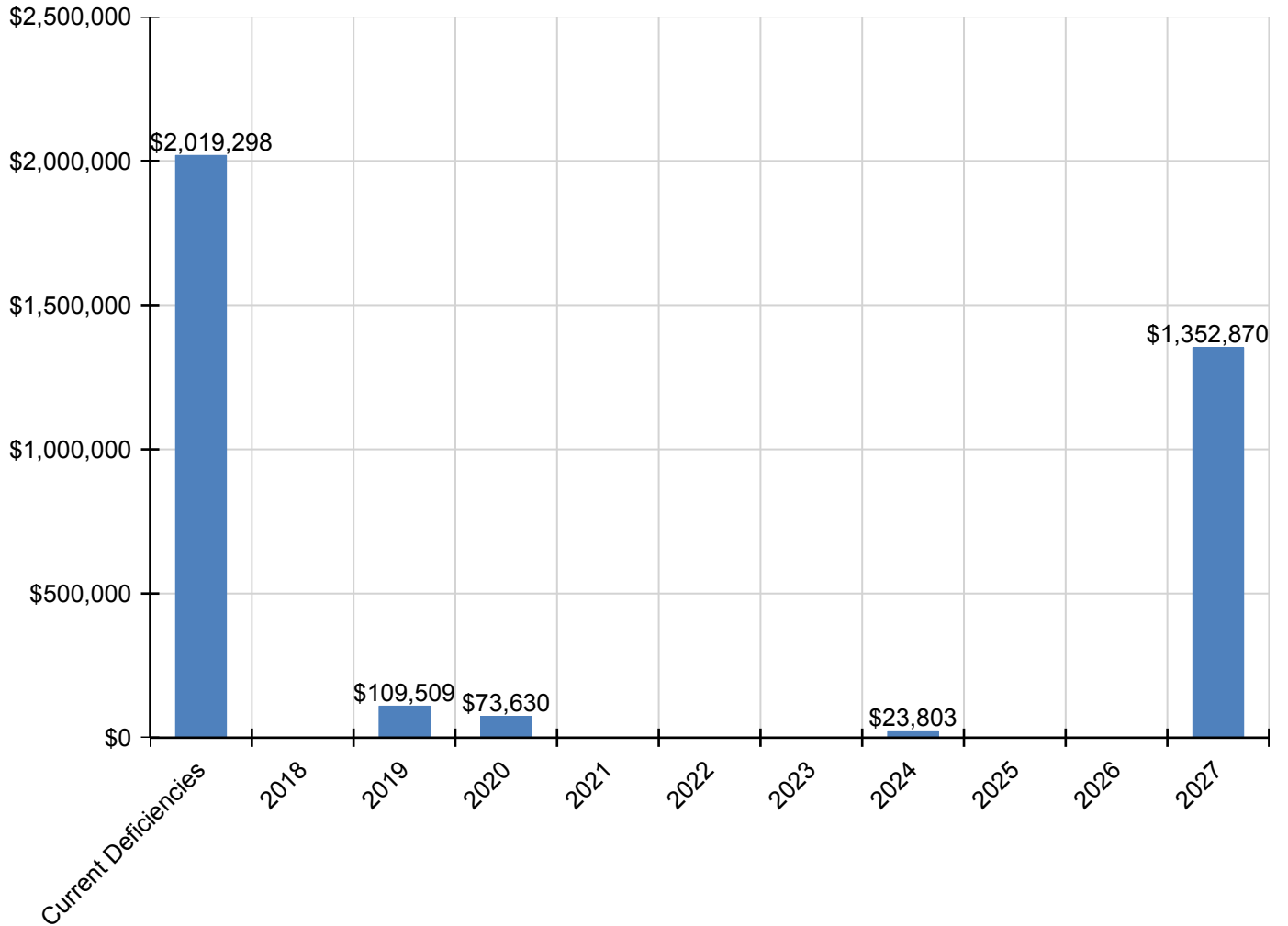
## Campus Assessment Report - 1960 Building F, Old Gym

D2010 - Plumbing Fixtures	\$345,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$345,271
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$253,041	\$253,041
D2030 - Sanitary Waste	\$74,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,789
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	\$709,992	\$709,992
D3050 - Terminal & Package Units	\$51,134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,134
D3060 - Controls & Instrumentation	\$76,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,700
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$46,355	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,355
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176,615	\$176,615
D5020 - Lighting	\$307,518	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$307,518
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	\$109,509	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,509
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	\$23,803	\$0	\$0	\$0	\$0	\$23,803
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
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	\$73,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,630

\* Indicates non-renewable system

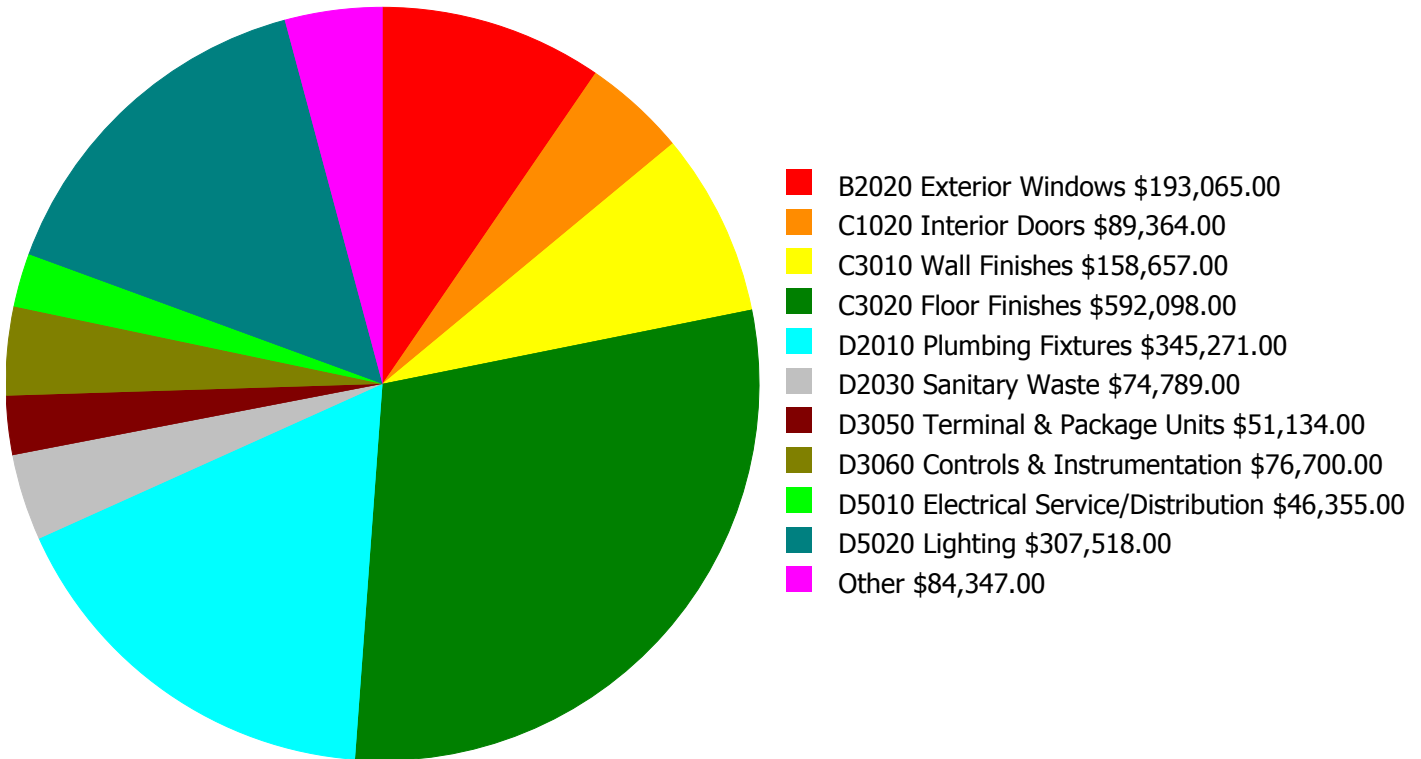
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

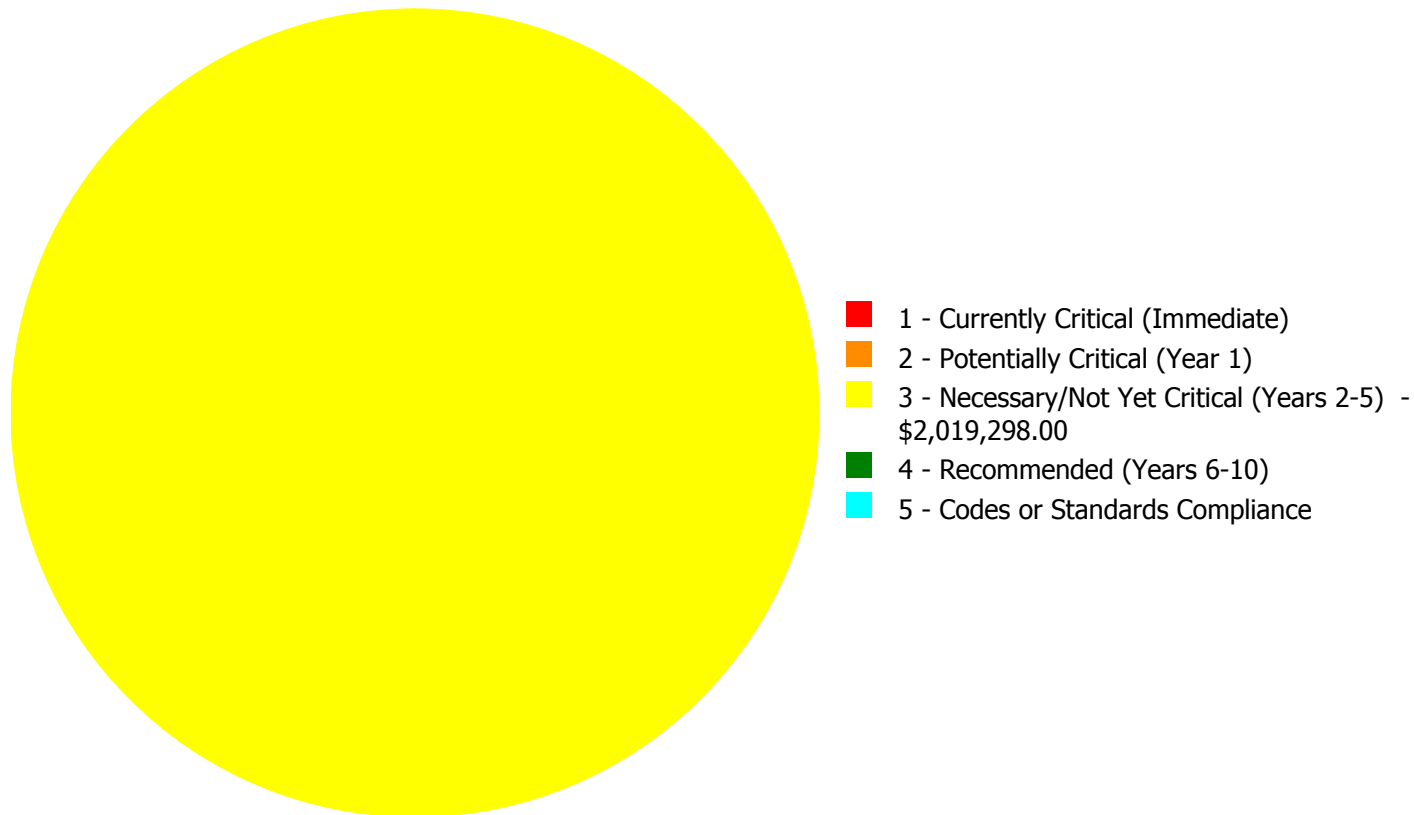
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$2,019,298.00**

## 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: \$2,019,298.00**

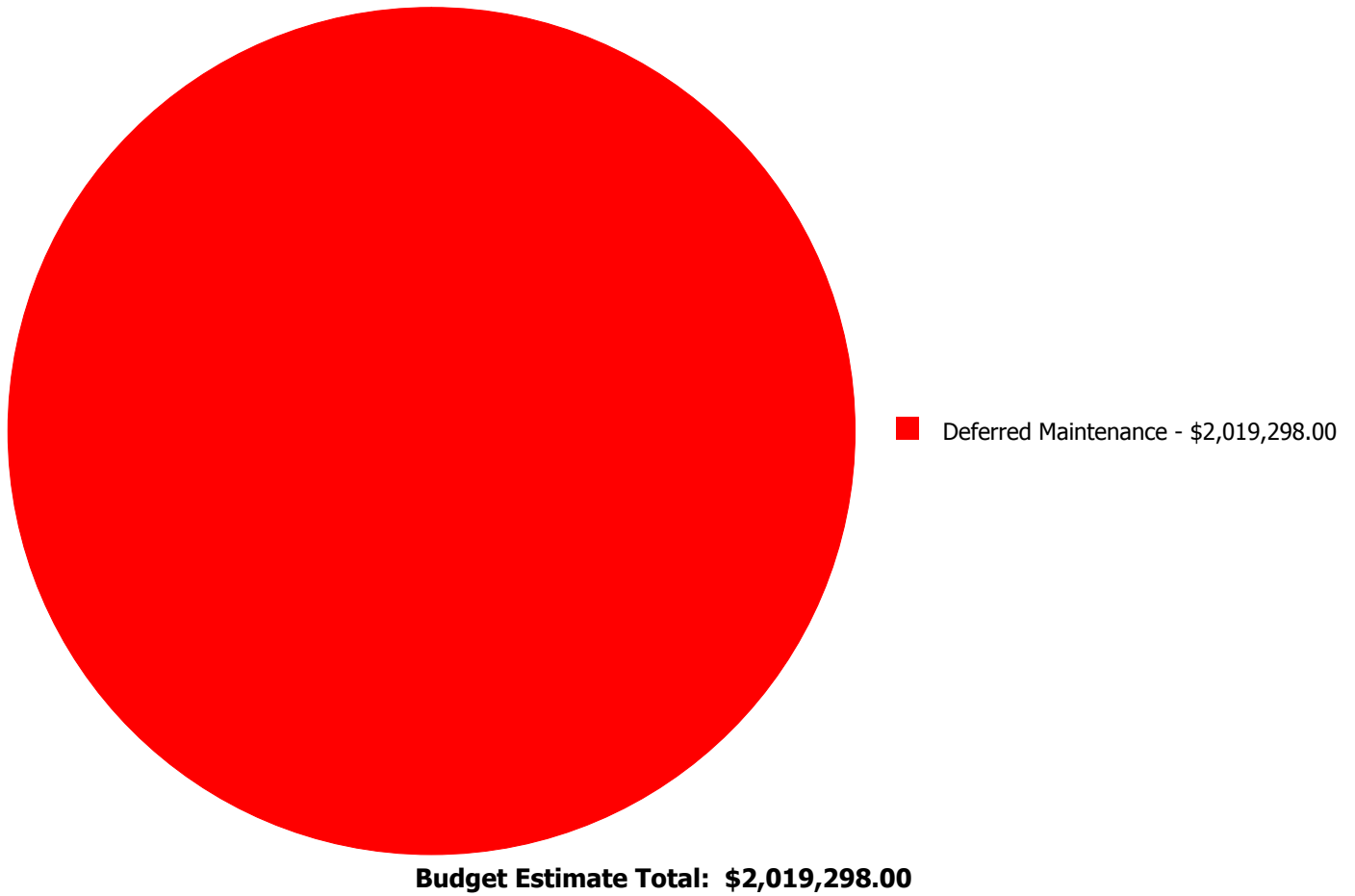
## Deficiency By Priority Investment Table

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	\$193,065.00	\$0.00	\$0.00	\$193,065.00
C1020	Interior Doors	\$0.00	\$0.00	\$89,364.00	\$0.00	\$0.00	\$89,364.00
C1030	Fittings	\$0.00	\$0.00	\$43,010.00	\$0.00	\$0.00	\$43,010.00
C3010	Wall Finishes	\$0.00	\$0.00	\$158,657.00	\$0.00	\$0.00	\$158,657.00
C3020	Floor Finishes	\$0.00	\$0.00	\$592,098.00	\$0.00	\$0.00	\$592,098.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$41,337.00	\$0.00	\$0.00	\$41,337.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$345,271.00	\$0.00	\$0.00	\$345,271.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$74,789.00	\$0.00	\$0.00	\$74,789.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$51,134.00	\$0.00	\$0.00	\$51,134.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$76,700.00	\$0.00	\$0.00	\$76,700.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$46,355.00	\$0.00	\$0.00	\$46,355.00
D5020	Lighting	\$0.00	\$0.00	\$307,518.00	\$0.00	\$0.00	\$307,518.00
	<b>Total:</b>	\$0.00	\$0.00	\$2,019,298.00	\$0.00	\$0.00	\$2,019,298.00

## 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: B2020 - Exterior Windows



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 21,722.00  
**Unit of Measure:** S.F.  
**Estimate:** \$193,065.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

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

#### System: C1020 - Interior Doors



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 21,722.00  
**Unit of Measure:** S.F.  
**Estimate:** \$89,364.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

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

**System: C1030 - Fittings**

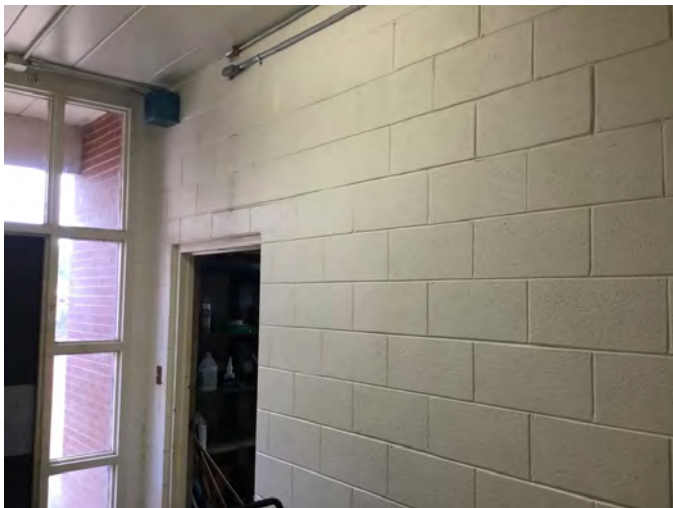


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 21,722.00  
**Unit of Measure:** S.F.  
**Estimate:** \$43,010.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

---

**System: C3010 - Wall Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 21,722.00  
**Unit of Measure:** S.F.  
**Estimate:** \$158,657.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** The wall finishes are aged, scuffed, fading, stained and should be replaced.

---

**System: C3020 - Floor Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 21,722.00  
**Unit of Measure:** S.F.  
**Estimate:** \$592,098.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** The original flooring is in poor conditions and should be replaced.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 21,722.00  
**Unit of Measure:** S.F.  
**Estimate:** \$41,337.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

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

---

**System: D2010 - Plumbing Fixtures**

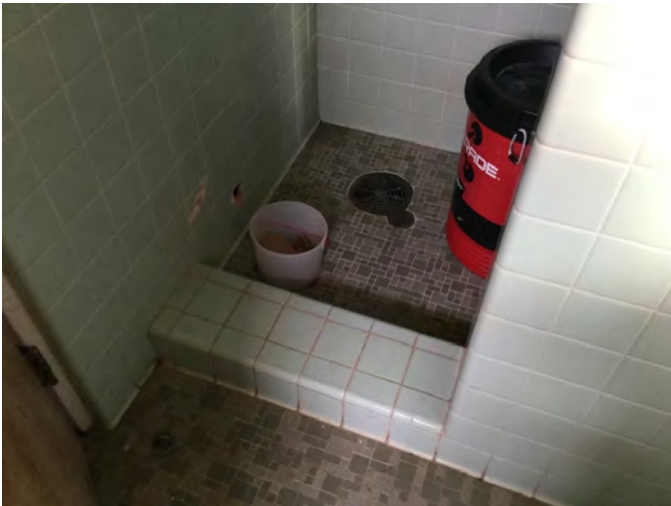


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 21,722.00  
**Unit of Measure:** S.F.  
**Estimate:** \$345,271.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 21,722.00  
**Unit of Measure:** S.F.  
**Estimate:** \$74,789.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** The sanitary waste system is beyond its expected service life and should be replaced.

---



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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 21,722.00  
**Unit of Measure:** S.F.  
**Estimate:** \$51,134.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** Terminal and package units are beyond their expected service life and should be scheduled for replacement.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 21,722.00  
**Unit of Measure:** S.F.  
**Estimate:** \$76,700.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** The controls and instrumentation system is in marginal condition and should be schedule for replacement.

---

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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 21,722.00  
**Unit of Measure:** S.F.  
**Estimate:** \$46,355.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

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

---

**System: D5020 - Lighting**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 21,722.00  
**Unit of Measure:** S.F.  
**Estimate:** \$307,518.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** The original lighting system is operating but is 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:	HS -High School
Gross Area (SF):	8,888
Year Built:	1960
Last Renovation:	
Replacement Value:	\$1,698,671
Repair Cost:	\$1,292,004.00
Total FCI:	76.06 %
Total RSLI:	14.85 %
FCA Score:	23.94



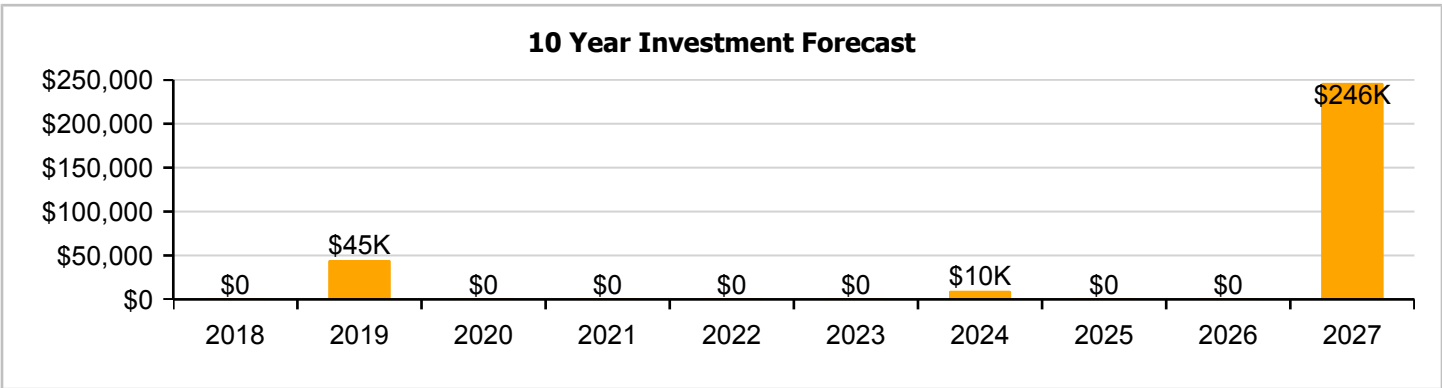
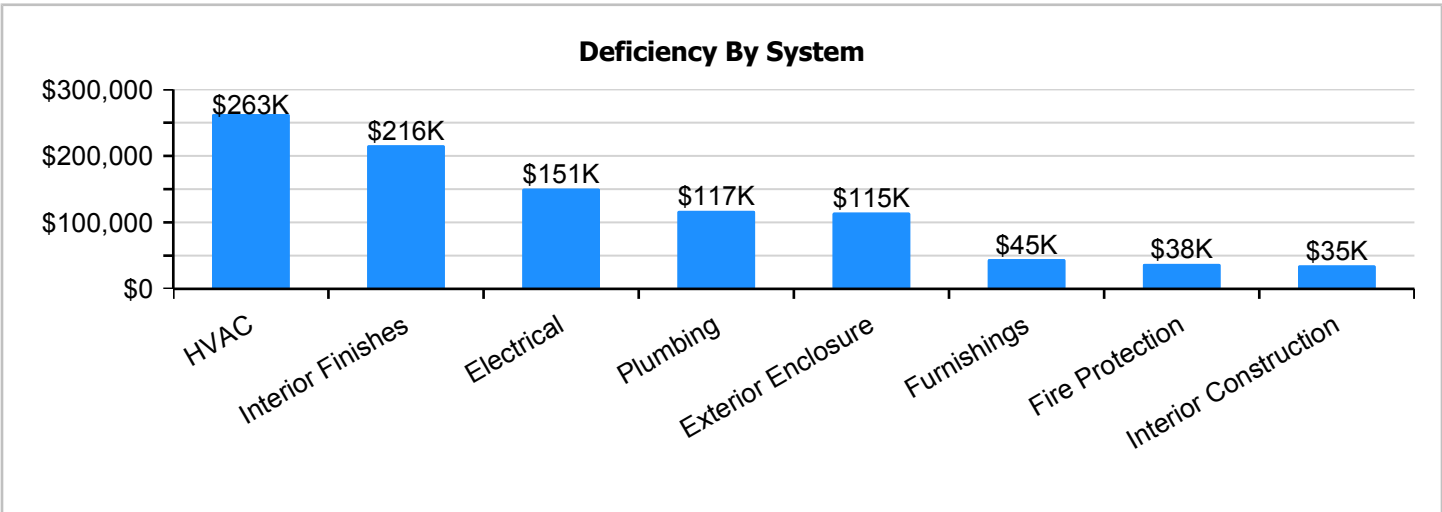
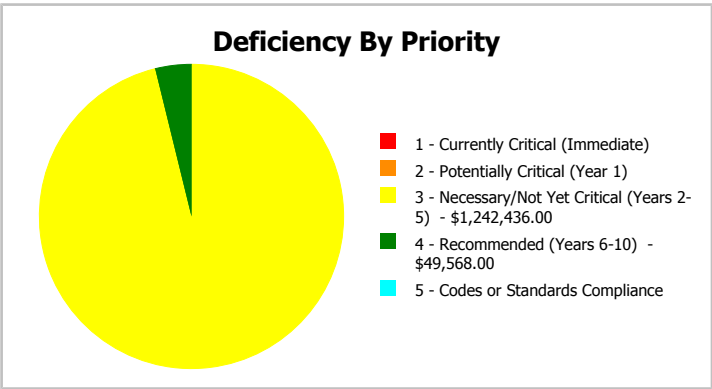
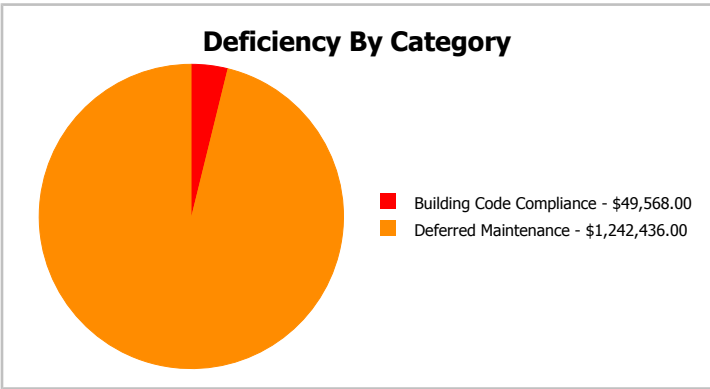
### Description:

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:	8,888
Year Built:	1960	Last Renovation:	
Repair Cost:	\$1,292,004	Replacement Value:	\$1,698,671
FCI:	76.06 %	RSLI%:	14.85 %



## 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	43.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	18.15 %	62.67 %	\$151,345.00
B30 - Roofing	33.33 %	0.00 %	\$0.00
C10 - Interior Construction	13.07 %	50.10 %	\$46,537.00
C30 - Interior Finishes	0.00 %	110.00 %	\$284,896.00
D20 - Plumbing	0.00 %	110.00 %	\$154,865.00
D30 - HVAC	0.00 %	110.00 %	\$346,979.00
D40 - Fire Protection	0.00 %	110.00 %	\$49,568.00
D50 - Electrical	22.59 %	66.91 %	\$198,860.00
E20 - Furnishings	0.00 %	110.00 %	\$58,954.00
<b>Totals:</b>	<b>14.85 %</b>	<b>76.06 %</b>	<b>\$1,292,004.00</b>

## Photo Album

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

1). Southeast Elevation - Feb 12, 2017



2). East Elevation - Feb 12, 2017



3). North Elevation - Feb 12, 2017



4). West Elevation - Feb 12, 2017



5). South Elevation - Feb 12, 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 - 1960 Main Building A

## 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	\$2.64	S.F.	8,888	100	1960	2060		43.00 %	0.00 %	43			\$23,464
A1030	Slab on Grade	\$4.94	S.F.	8,888	100	1960	2060		43.00 %	0.00 %	43			\$43,907
B1020	Roof Construction	\$9.21	S.F.	8,888	100	1997	2097		80.00 %	0.00 %	80			\$81,858
B2010	Exterior Walls	\$10.71	S.F.	8,888	100	1960	2060		43.00 %	0.00 %	43			\$95,190
B2020	Exterior Windows	\$15.48	S.F.	8,888	30	1960	1990		0.00 %	110.00 %	-27		\$151,345.00	\$137,586
B2030	Exterior Doors	\$0.98	S.F.	8,888	30	1997	2027		33.33 %	0.00 %	10			\$8,710
B3010130	Preformed Metal Roofing	\$11.70	S.F.	8,888	30	1997	2027		33.33 %	0.00 %	10			\$103,990
C1010	Partitions	\$5.69	S.F.	8,888	75	1960	2035		24.00 %	0.00 %	18			\$50,573
C1020	Interior Doors	\$2.96	S.F.	8,888	30	1960	1990		0.00 %	110.00 %	-27		\$28,939.00	\$26,308
C1030	Fittings	\$1.80	S.F.	8,888	20	1960	1980		0.00 %	110.00 %	-37		\$17,598.00	\$15,998
C3010	Wall Finishes	\$3.10	S.F.	8,888	10	1960	1970		0.00 %	110.00 %	-47		\$30,308.00	\$27,553
C3020	Floor Finishes	\$13.25	S.F.	8,888	20	1960	1980		0.00 %	110.00 %	-37		\$129,543.00	\$117,766
C3030	Ceiling Finishes	\$12.79	S.F.	8,888	25	1960	1985		0.00 %	110.00 %	-32		\$125,045.00	\$113,678
D2010	Plumbing Fixtures	\$10.71	S.F.	8,888	30	1960	1990		0.00 %	110.00 %	-27		\$104,710.00	\$95,190
D2020	Domestic Water Distribution	\$1.99	S.F.	8,888	30	1960	1990		0.00 %	110.00 %	-27		\$19,456.00	\$17,687
D2030	Sanitary Waste	\$3.14	S.F.	8,888	30	1960	1990		0.00 %	110.00 %	-27		\$30,699.00	\$27,908
D3040	Distribution Systems	\$10.14	S.F.	8,888	30	1960	1990		0.00 %	110.00 %	-27		\$99,137.00	\$90,124
D3050	Terminal & Package Units	\$22.14	S.F.	8,888	15	1997	2012		0.00 %	110.00 %	-5		\$216,458.00	\$196,780
D3060	Controls & Instrumentation	\$3.21	S.F.	8,888	20	1997	2017		0.00 %	110.00 %	0		\$31,384.00	\$28,530
D4010	Sprinklers	\$4.40	S.F.	8,888	30			2016	0.00 %	110.00 %	-1		\$43,018.00	\$39,107
D4020	Standpipes	\$0.67	S.F.	8,888	30			2016	0.00 %	109.99 %	-1		\$6,550.00	\$5,955
D5010	Electrical Service/Distribution	\$1.94	S.F.	8,888	40	1960	2000		0.00 %	110.00 %	-17		\$18,967.00	\$17,243
D5020	Branch Wiring	\$5.50	S.F.	8,888	30	1960	1990		0.00 %	110.00 %	-27		\$53,772.00	\$48,884
D5020	Lighting	\$12.90	S.F.	8,888	30	1960	1990		0.00 %	110.00 %	-27		\$126,121.00	\$114,655
D5030810	Security & Detection Systems	\$2.39	S.F.	8,888	15	2016	2031		93.33 %	0.00 %	14			\$21,242
D5030910	Fire Alarm Systems	\$4.32	S.F.	8,888	15	2004	2019		13.33 %	0.00 %	2			\$38,396
D5030920	Data Communication	\$5.58	S.F.	8,888	15	2014	2029		80.00 %	0.00 %	12			\$49,595
D5090	Other Electrical Systems	\$0.81	S.F.	8,888	20	2004	2024		35.00 %	0.00 %	7			\$7,199
E2010	Fixed Furnishings	\$6.03	S.F.	8,888	20	1960	1980		0.00 %	110.00 %	-37		\$58,954.00	\$53,595
<b>Total</b>									<b>14.85 %</b>	<b>76.06 %</b>			<b>\$1,292,004.00</b>	<b>\$1,698,671</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 - 1960 Main Building A

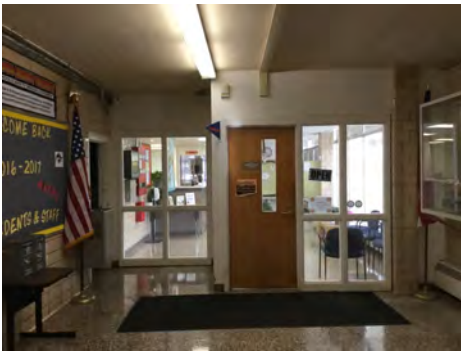
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**System:** B3010130 - Preformed Metal Roofing



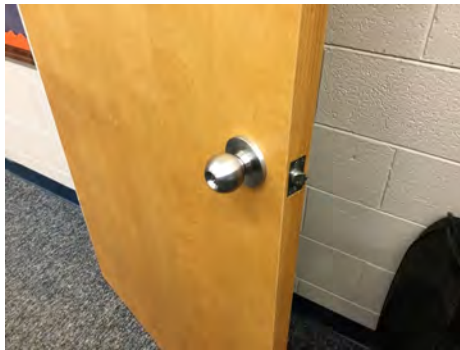
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**



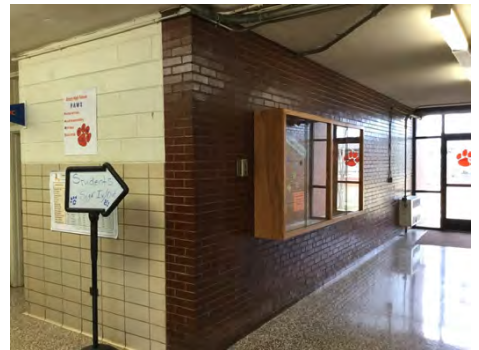
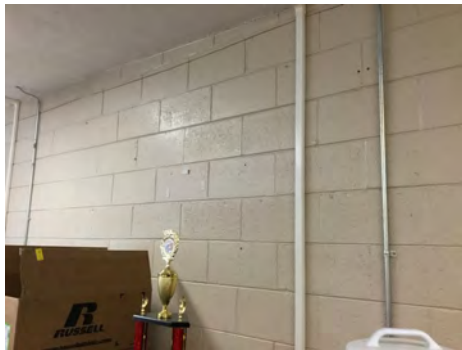
# Campus Assessment Report - 1960 Main Building A

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

# Campus Assessment Report - 1960 Main Building A

**System:** C3020 - Floor Finishes



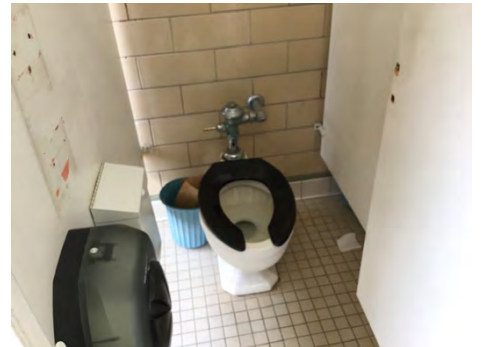
**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**



## Campus Assessment Report - 1960 Main Building A

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**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

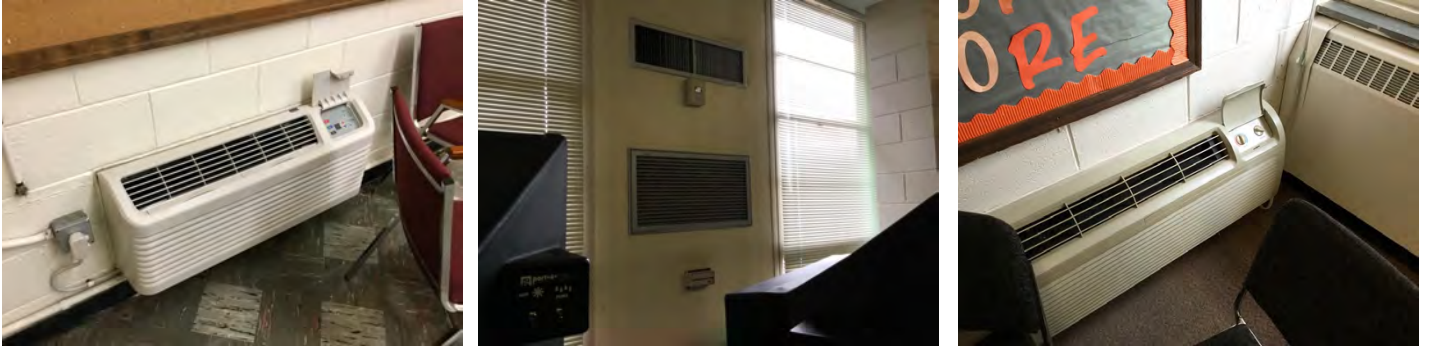
**System:** D3040 - Distribution Systems



**Note:**

## Campus Assessment Report - 1960 Main Building A

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



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

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



**Note:**



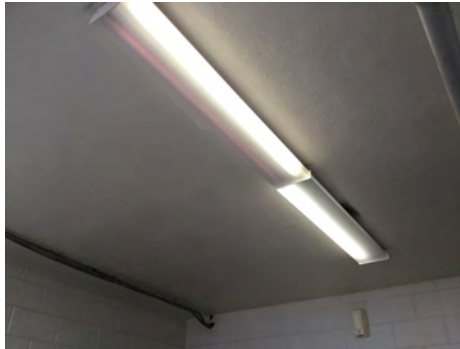
## Campus Assessment Report - 1960 Main Building A

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

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



**Note:**

## Campus Assessment Report - 1960 Main Building A

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

## Campus Assessment Report - 1960 Main Building A

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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>\$1,292,004</b>	<b>\$0</b>	<b>\$44,808</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,739</b>	<b>\$0</b>	<b>\$0</b>	<b>\$246,468</b>	<b>\$1,593,019</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>	\$151,345	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$151,345
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,876	\$12,876
<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	\$192,860	\$192,860
<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>	\$28,939	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,939
<b>C1030 - Fittings</b>	\$17,598	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,598
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$30,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,731	\$71,039
<b>C3020 - Floor Finishes</b>	\$129,543	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,543
<b>C3030 - Ceiling Finishes</b>	\$125,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,045
<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



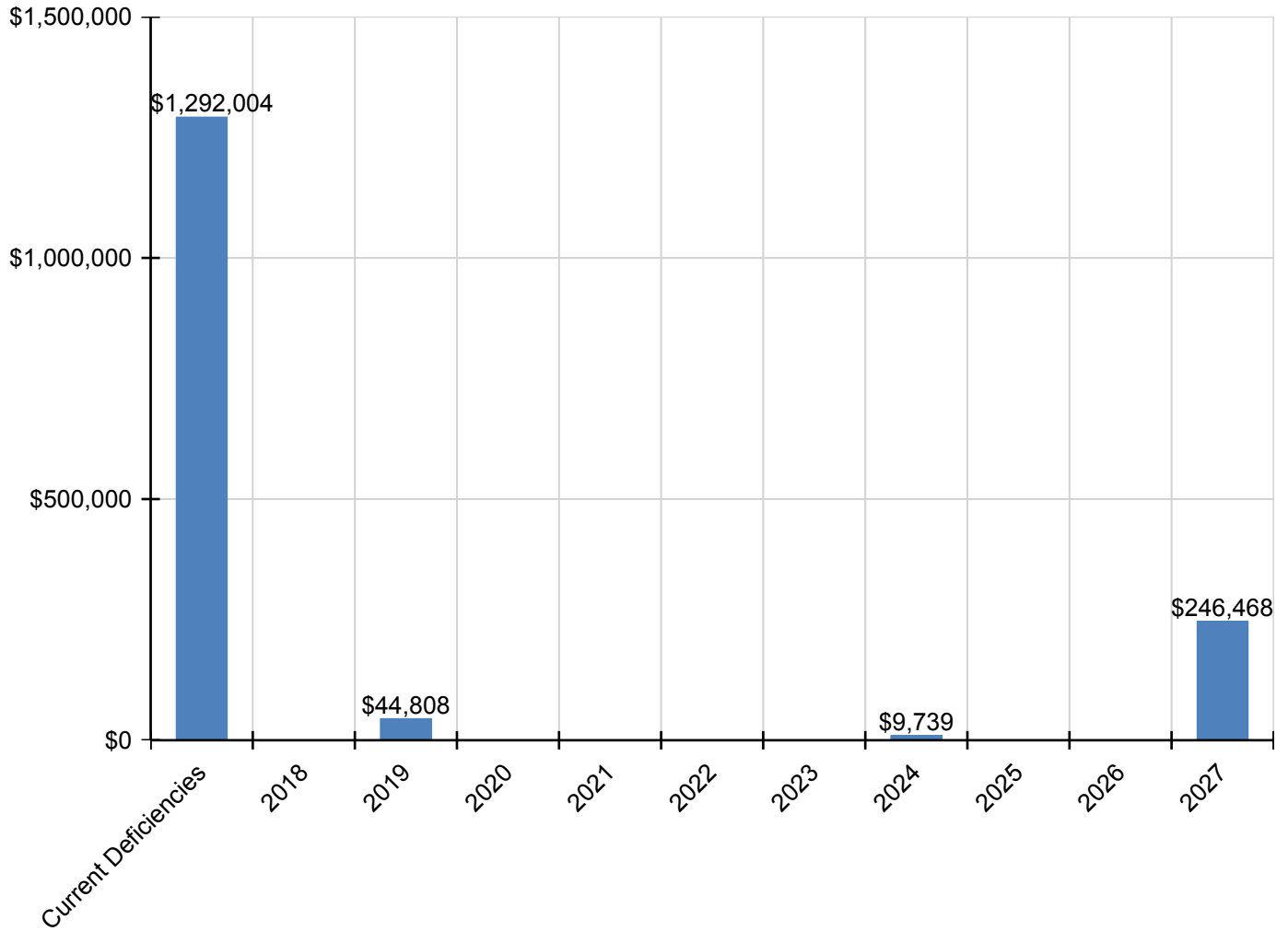
## Campus Assessment Report - 1960 Main Building A

D2010 - Plumbing Fixtures	\$104,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,710
D2020 - Domestic Water Distribution	\$19,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,456
D2030 - Sanitary Waste	\$30,699	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,699
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$99,137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,137
D3050 - Terminal & Package Units	\$216,458	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$216,458
D3060 - Controls & Instrumentation	\$31,384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,384
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$43,018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,018
D4020 - Standpipes	\$6,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,550
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$18,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,967
D5020 - Branch Wiring	\$53,772	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,772
D5020 - Lighting	\$126,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,121
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	\$44,808	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,808
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	\$9,739	\$0	\$0	\$0	\$0	\$9,739
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	\$58,954	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,954

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

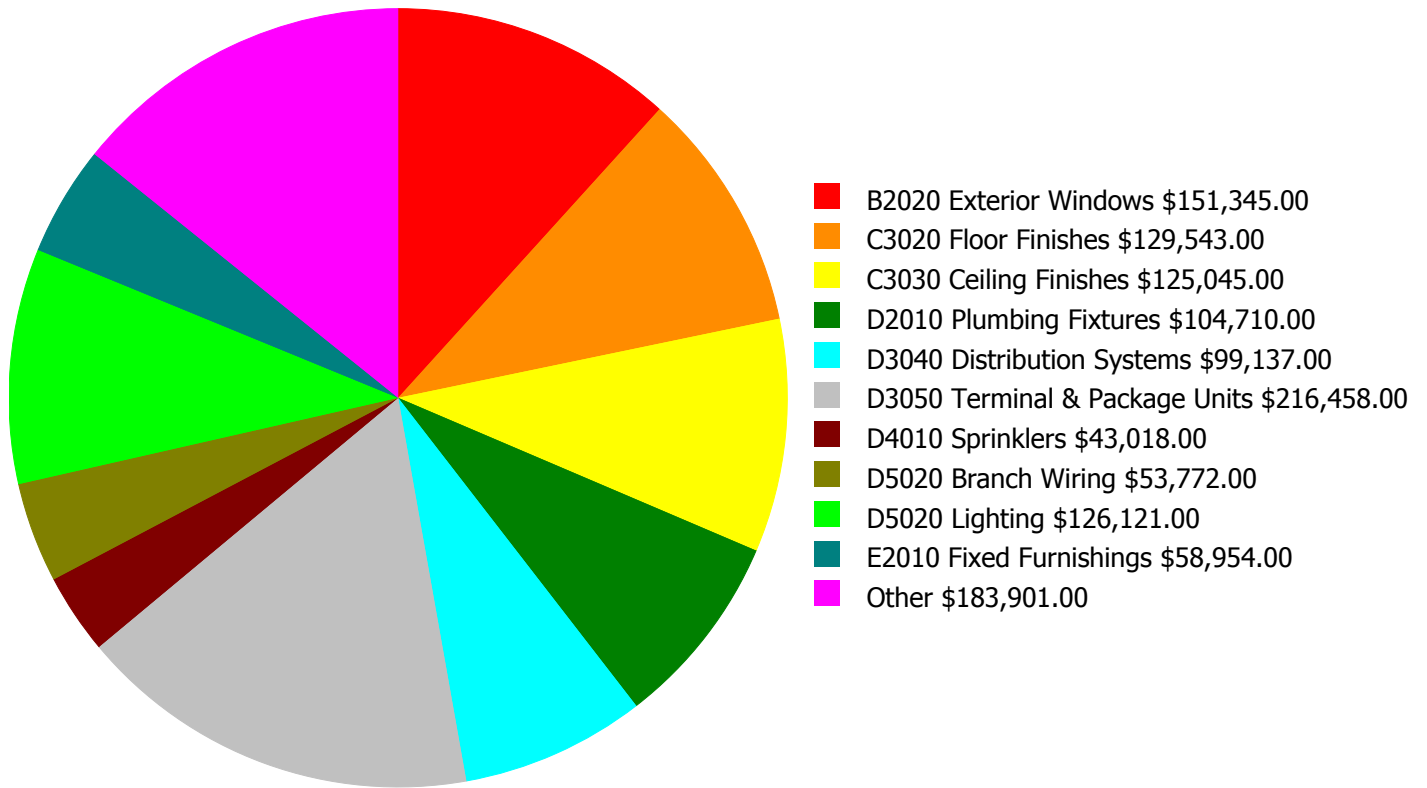
The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.





### Deficiency Summary by System

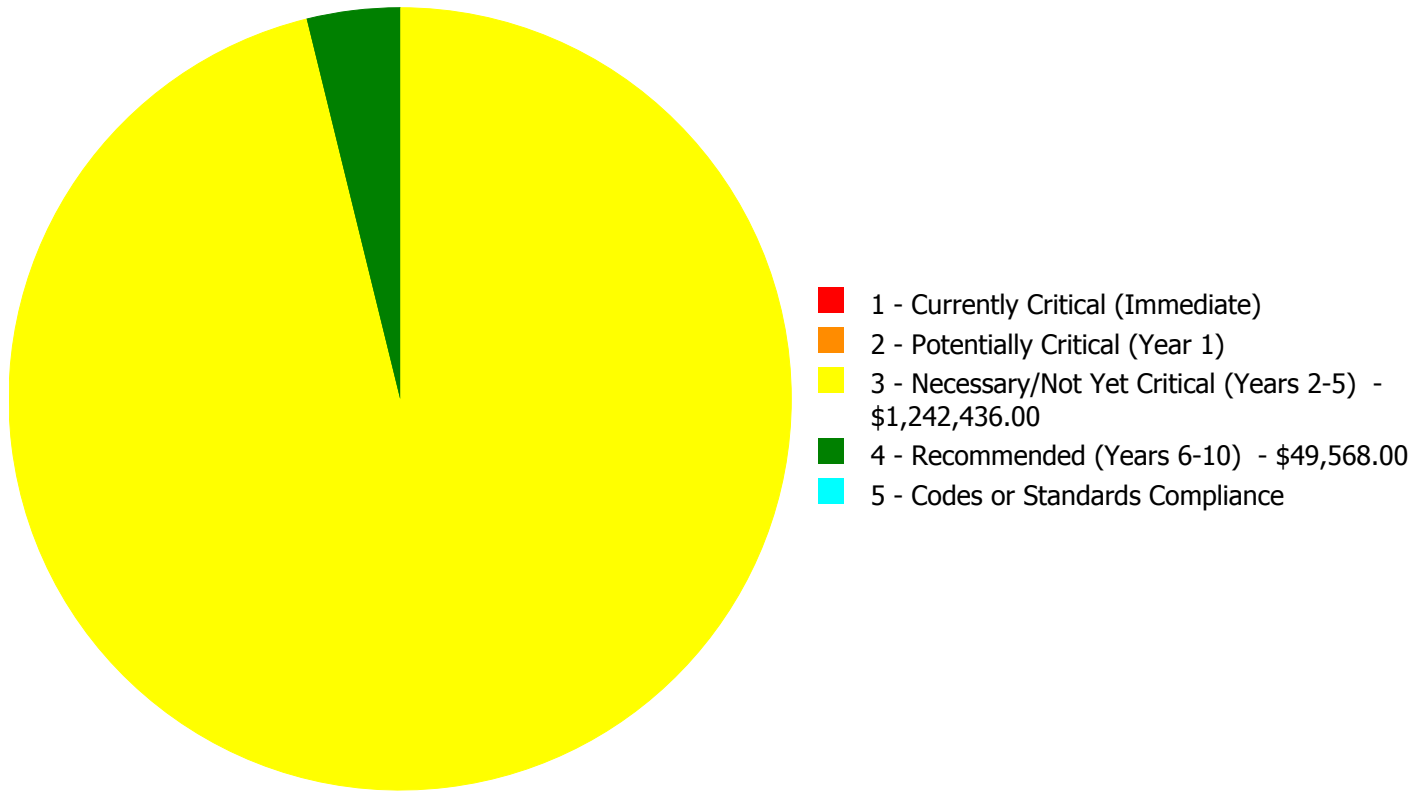
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$1,292,004.00**

## 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: \$1,292,004.00**

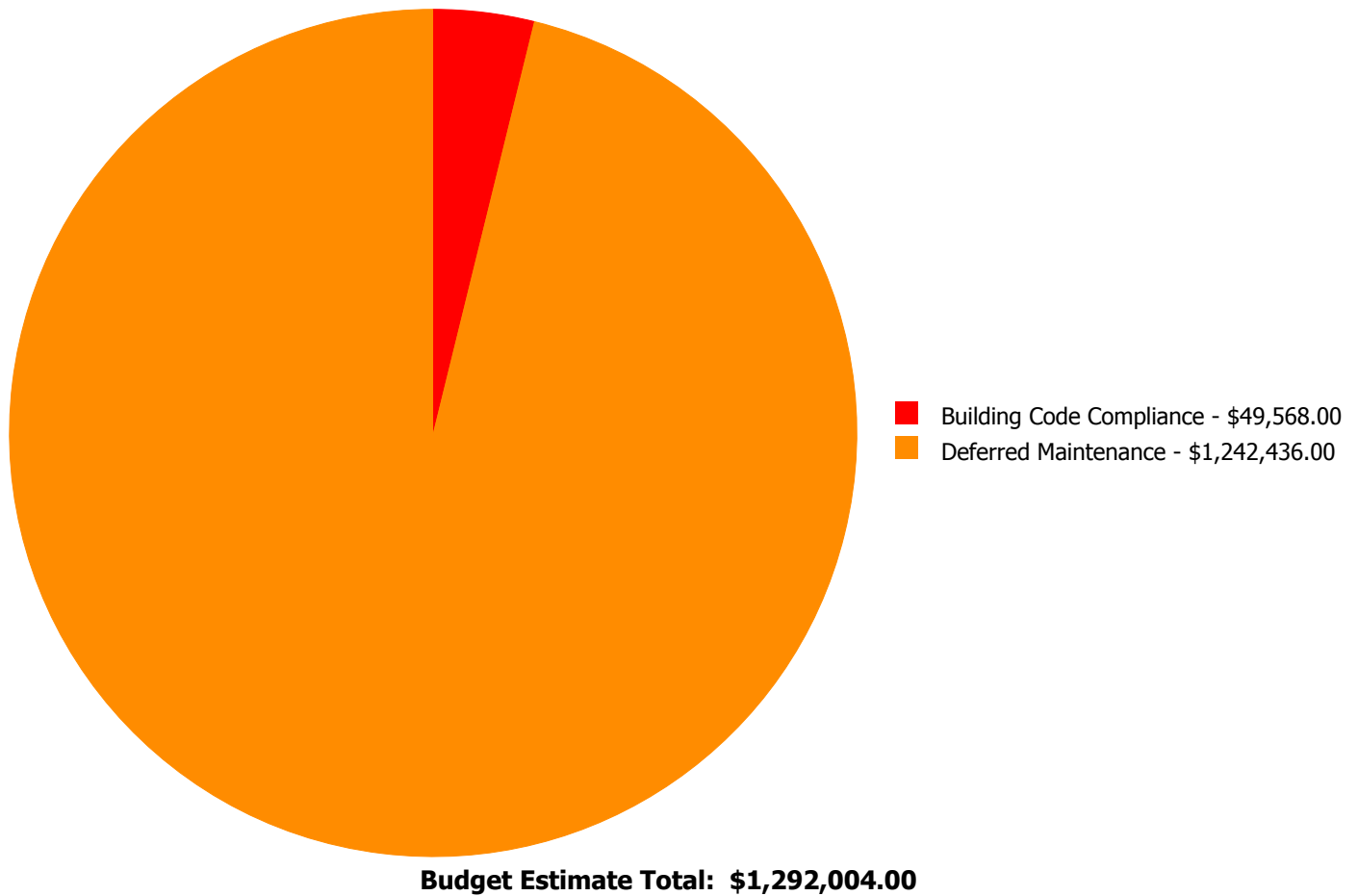
## Deficiency By Priority Investment Table

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	\$151,345.00	\$0.00	\$0.00	\$151,345.00
C1020	Interior Doors	\$0.00	\$0.00	\$28,939.00	\$0.00	\$0.00	\$28,939.00
C1030	Fittings	\$0.00	\$0.00	\$17,598.00	\$0.00	\$0.00	\$17,598.00
C3010	Wall Finishes	\$0.00	\$0.00	\$30,308.00	\$0.00	\$0.00	\$30,308.00
C3020	Floor Finishes	\$0.00	\$0.00	\$129,543.00	\$0.00	\$0.00	\$129,543.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$125,045.00	\$0.00	\$0.00	\$125,045.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$104,710.00	\$0.00	\$0.00	\$104,710.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$19,456.00	\$0.00	\$0.00	\$19,456.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$30,699.00	\$0.00	\$0.00	\$30,699.00
D3040	Distribution Systems	\$0.00	\$0.00	\$99,137.00	\$0.00	\$0.00	\$99,137.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$216,458.00	\$0.00	\$0.00	\$216,458.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$31,384.00	\$0.00	\$0.00	\$31,384.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$43,018.00	\$0.00	\$43,018.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$6,550.00	\$0.00	\$6,550.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$18,967.00	\$0.00	\$0.00	\$18,967.00
D5020	Branch Wiring	\$0.00	\$0.00	\$53,772.00	\$0.00	\$0.00	\$53,772.00
D5020	Lighting	\$0.00	\$0.00	\$126,121.00	\$0.00	\$0.00	\$126,121.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$58,954.00	\$0.00	\$0.00	\$58,954.00
	<b>Total:</b>	\$0.00	\$0.00	\$1,242,436.00	\$49,568.00	\$0.00	\$1,292,004.00

## 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: B2020 - Exterior Windows



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 8,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$151,345.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

#### System: C1020 - Interior Doors



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 8,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$28,939.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

**System: C1030 - Fittings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 8,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$17,598.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

---

**System: C3010 - Wall Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 8,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$30,308.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The wall finishes are aged, scuffed, fading, stained and should be replaced.

---



**System: C3020 - Floor Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 8,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$129,543.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The original flooring is in poor conditions and should be replaced.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 8,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$125,045.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: D2010 - Plumbing Fixtures**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 8,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$104,710.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

---

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 8,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$19,456.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 8,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$30,699.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The sanitary waste system is beyond its expected service life and should be replaced.

---

**System: D3040 - Distribution Systems**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 8,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$99,137.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

---

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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 8,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$216,458.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** Terminal and package units are beyond their expected service life and should be scheduled for replacement.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 8,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$31,384.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The controls and instrumentation system is in marginal condition and should be schedule for replacement.

---



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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 8,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$18,967.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: D5020 - Branch Wiring**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 8,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$53,772.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: D5020 - Lighting**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 8,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$126,121.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 8,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$58,954.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**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 the Building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 8,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$43,018.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**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 the Building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 8,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$6,550.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** A standpipe 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:	HS -High School
Gross Area (SF):	7,537
Year Built:	1975
Last Renovation:	
Replacement Value:	\$1,655,203
Repair Cost:	\$1,078,206.00
Total FCI:	65.14 %
Total RSLI:	18.41 %
FCA Score:	34.86



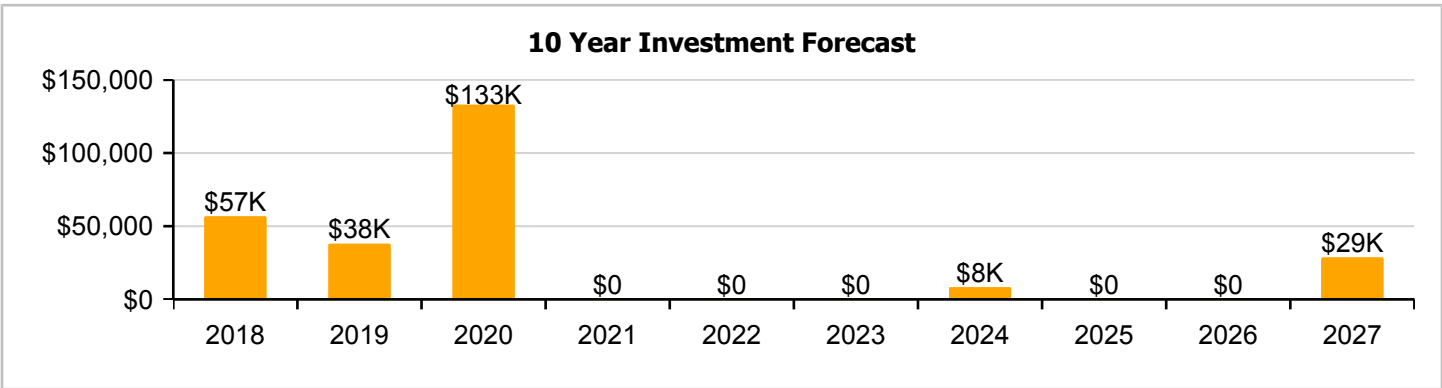
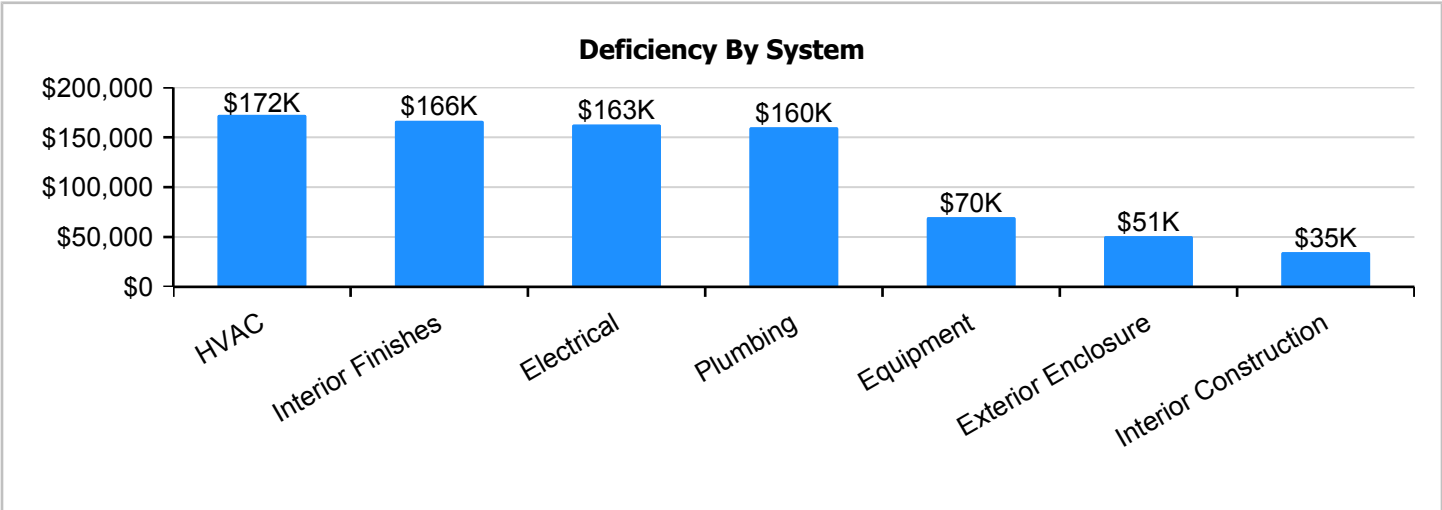
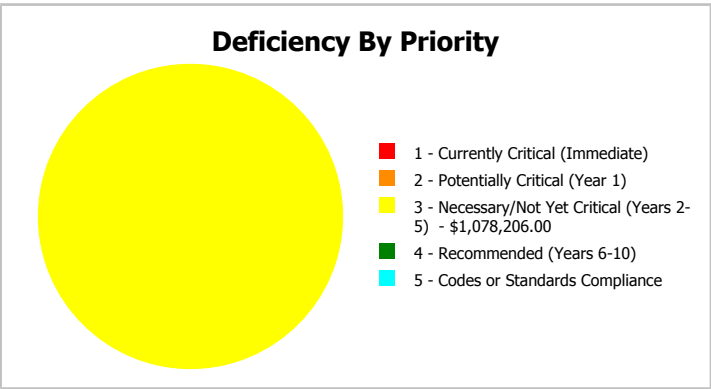
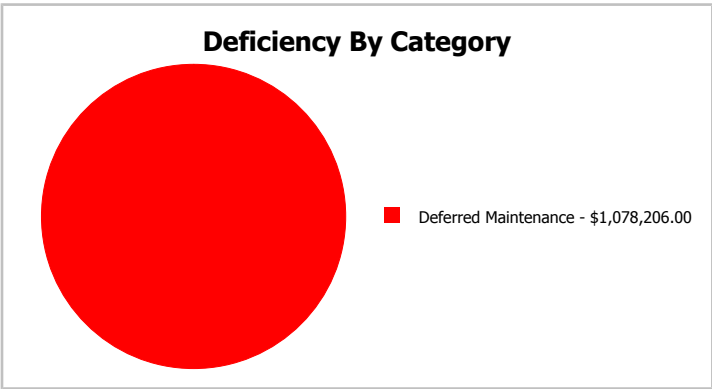
### Description:

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:	7,537
Year Built:	1975	Last Renovation:	
Repair Cost:	\$1,078,206	Replacement Value:	\$1,655,203
FCI:	65.14 %	RSLI%:	18.41 %



## 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	58.00 %	0.00 %	\$0.00
B10 - Superstructure	58.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	35.42 %	37.72 %	\$66,989.00
B30 - Roofing	10.00 %	0.00 %	\$0.00
C10 - Interior Construction	22.29 %	54.26 %	\$45,930.00
C30 - Interior Finishes	2.00 %	87.97 %	\$219,787.00
D20 - Plumbing	0.00 %	110.00 %	\$211,082.00
D30 - HVAC	0.00 %	110.00 %	\$227,662.00
D50 - Electrical	9.22 %	85.27 %	\$214,646.00
E10 - Equipment	0.00 %	110.00 %	\$92,110.00
<b>Totals:</b>	<b>18.41 %</b>	<b>65.14 %</b>	<b>\$1,078,206.00</b>

## Photo Album

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

1). Southeast Elevation - Feb 16, 2017



2). Northeast Elevation - Feb 16, 2017



3). West Elevation - Feb 16, 2017



4). South Elevation - Feb 16, 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	\$2.55	S.F.	7,537	100	1975	2075		58.00 %	0.00 %	58			\$19,219
A1030	Slab on Grade	\$8.88	S.F.	7,537	100	1975	2075		58.00 %	0.00 %	58			\$66,929
B1020	Roof Construction	\$31.11	S.F.	7,537	100	1975	2075		58.00 %	0.00 %	58			\$234,476
B2010	Exterior Walls	\$12.91	S.F.	7,537	100	1975	2075		58.00 %	0.00 %	58			\$97,303
B2020	Exterior Windows	\$8.08	S.F.	7,537	30	1975	2005		0.00 %	110.00 %	-12		\$66,989.00	\$60,899
B2030	Exterior Doors	\$2.57	S.F.	7,537	30	1997	2027		33.33 %	0.00 %	10			\$19,370
B3010130	Preformed Metal Roofing	\$11.70	S.F.	7,537	30	1975	2005	2020	10.00 %	0.00 %	3			\$88,183
C1010	Partitions	\$5.69	S.F.	7,537	75	1975	2050		44.00 %	0.00 %	33			\$42,886
C1020	Interior Doors	\$3.74	S.F.	7,537	30	1975	2005		0.00 %	110.00 %	-12		\$31,007.00	\$28,188
C1030	Fittings	\$1.80	S.F.	7,537	20	1975	1995		0.00 %	109.99 %	-22		\$14,923.00	\$13,567
C3010	Wall Finishes	\$6.64	S.F.	7,537	10	2008	2018		10.00 %	0.00 %	1			\$50,046
C3020	Floor Finishes	\$24.78	S.F.	7,537	20	1975	1995		0.00 %	110.00 %	-22		\$205,444.00	\$186,767
C3030	Ceiling Finishes	\$1.73	S.F.	7,537	25	1975	2000		0.00 %	110.00 %	-17		\$14,343.00	\$13,039
D2010	Plumbing Fixtures	\$14.45	S.F.	7,537	30	1975	2005		0.00 %	110.00 %	-12		\$119,801.00	\$108,910
D2020	Domestic Water Distribution	\$7.88	S.F.	7,537	30	1975	2005		0.00 %	110.00 %	-12		\$65,331.00	\$59,392
D2030	Sanitary Waste	\$3.13	S.F.	7,537	30	1975	2005		0.00 %	110.00 %	-12		\$25,950.00	\$23,591
D3040	Distribution Systems	\$22.11	S.F.	7,537	30	1975	2005		0.00 %	110.00 %	-12		\$183,307.00	\$166,643
D3050	Terminal & Package Units	\$2.14	S.F.	7,537	15	1975	1990		0.00 %	110.00 %	-27		\$17,742.00	\$16,129
D3060	Controls & Instrumentation	\$3.21	S.F.	7,537	20	1975	1995		0.00 %	110.00 %	-22		\$26,613.00	\$24,194
D5010	Electrical Service/Distribution	\$1.94	S.F.	7,537	40	1975	2015		0.00 %	110.00 %	-2		\$16,084.00	\$14,622
D5020	Branch Wiring	\$5.50	S.F.	7,537	30	1975	2005		0.00 %	110.00 %	-12		\$45,599.00	\$41,454
D5020	Lighting	\$12.87	S.F.	7,537	30	1975	2005		0.00 %	110.00 %	-12		\$106,701.00	\$97,001
D5030810	Security & Detection Systems	\$2.38	S.F.	7,537	15	2016	2031		93.33 %	0.00 %	14			\$17,938
D5030910	Fire Alarm Systems	\$4.32	S.F.	7,537	15	2004	2019		13.33 %	0.00 %	2			\$32,560
D5030920	Data Communication	\$5.58	S.F.	7,537	15	1975	1990		0.00 %	110.00 %	-27		\$46,262.00	\$42,056
D5090	Other Electrical Systems	\$0.81	S.F.	7,537	20	2004	2024		35.00 %	0.00 %	7			\$6,105
E1090	Other Equipment	\$11.11	S.F.	7,537	20	1975	1995		0.00 %	110.00 %	-22		\$92,110.00	\$83,736
<b>Total</b>									<b>18.41 %</b>	<b>65.14 %</b>			<b>\$1,078,206.00</b>	<b>\$1,655,203</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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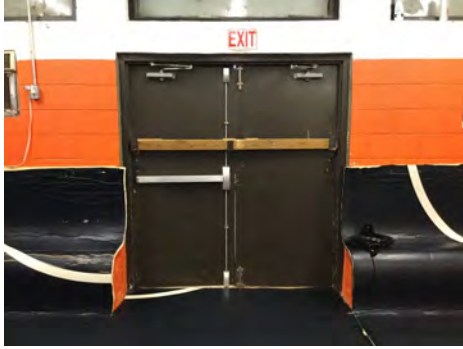
**System:** B2020 - Exterior Windows



**Note:**

## Campus Assessment Report - 1975 Building I, Little Gym

**System:** B2030 - Exterior Doors



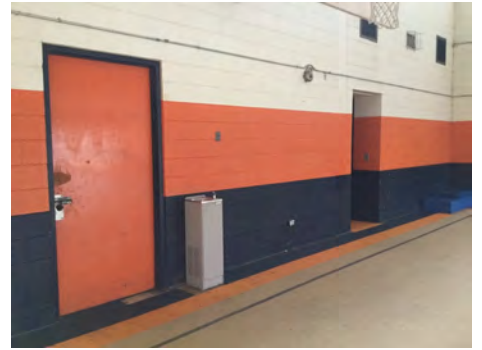
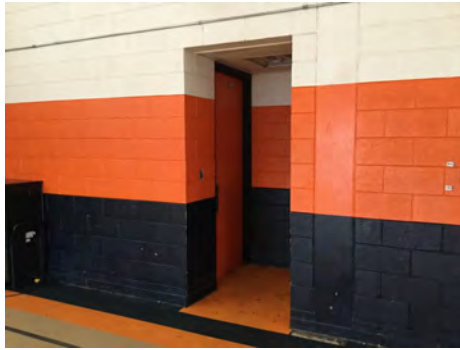
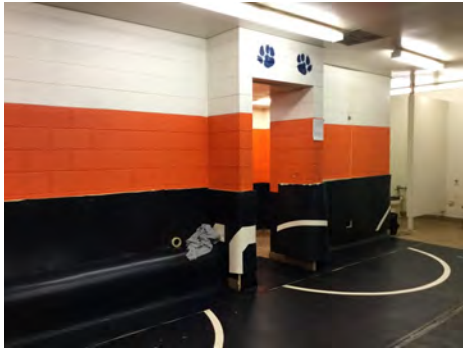
**Note:**

**System:** B3010130 - Preformed Metal Roofing



**Note:**

**System:** C1010 - Partitions

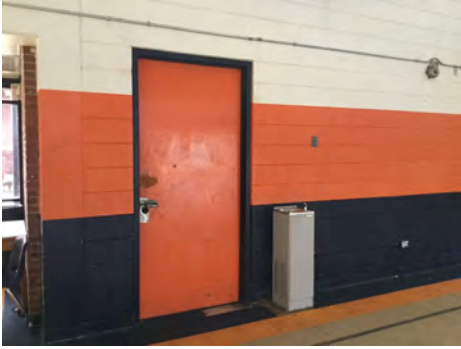


**Note:**



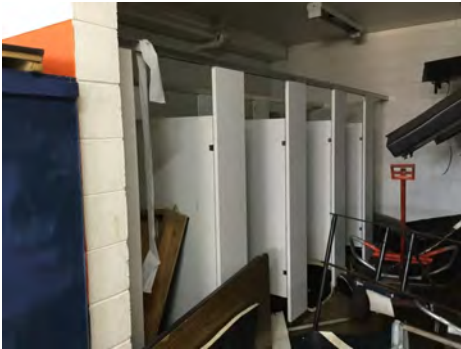
## Campus Assessment Report - 1975 Building I, Little Gym

**System:** C1020 - Interior Doors



**Note:**

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

## Campus Assessment Report - 1975 Building I, Little Gym

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**



## Campus Assessment Report - 1975 Building I, Little Gym

**System:** D2020 - Domestic Water Distribution



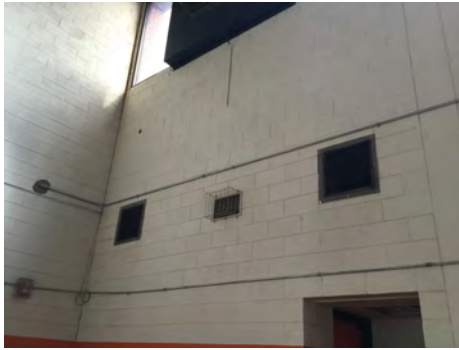
**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**



## Campus Assessment Report - 1975 Building I, Little Gym

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



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

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

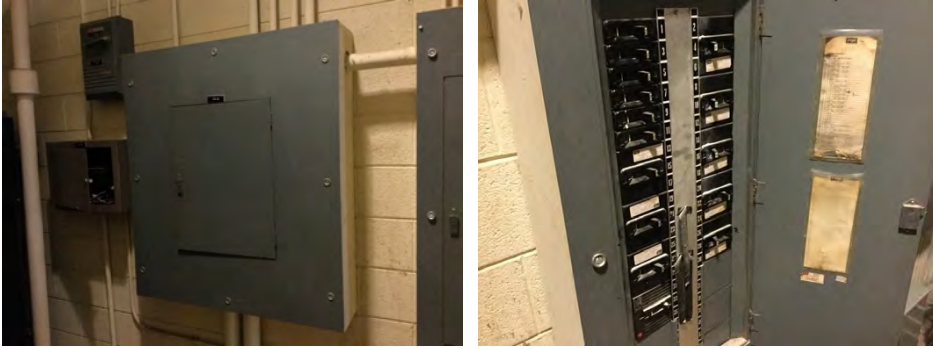


**Note:**

## Campus Assessment Report - 1975 Building I, Little Gym

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**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

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



**Note:**

## Campus Assessment Report - 1975 Building I, Little Gym

### System: D5030910 - Fire Alarm Systems



#### Note:

### System: D5030920 - Data Communication



#### Note:

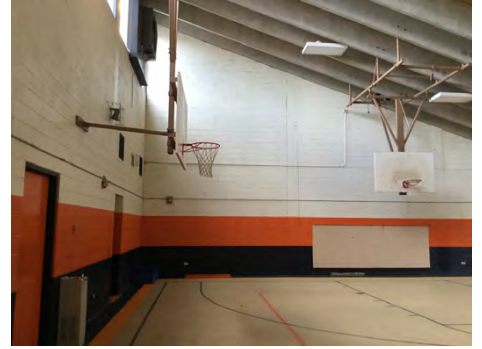
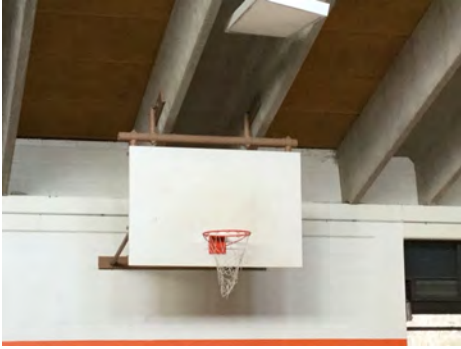
### System: D5090 - Other Electrical Systems



#### Note:

# Campus Assessment Report - 1975 Building I, Little Gym

**System:** E1090 - Other Equipment



**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>\$1,078,206</b>	<b>\$56,702</b>	<b>\$37,997</b>	<b>\$132,976</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,259</b>	<b>\$0</b>	<b>\$0</b>	<b>\$28,635</b>	<b>\$1,342,774</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	\$66,989	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,989
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,635	\$28,635
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	\$132,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,976
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$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	\$31,007	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,007
C1030 - Fittings	\$14,923	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,923
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$56,702	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,702
C3020 - Floor Finishes	\$205,444	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$205,444
C3030 - Ceiling Finishes	\$14,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,343
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

## Campus Assessment Report - 1975 Building I, Little Gym

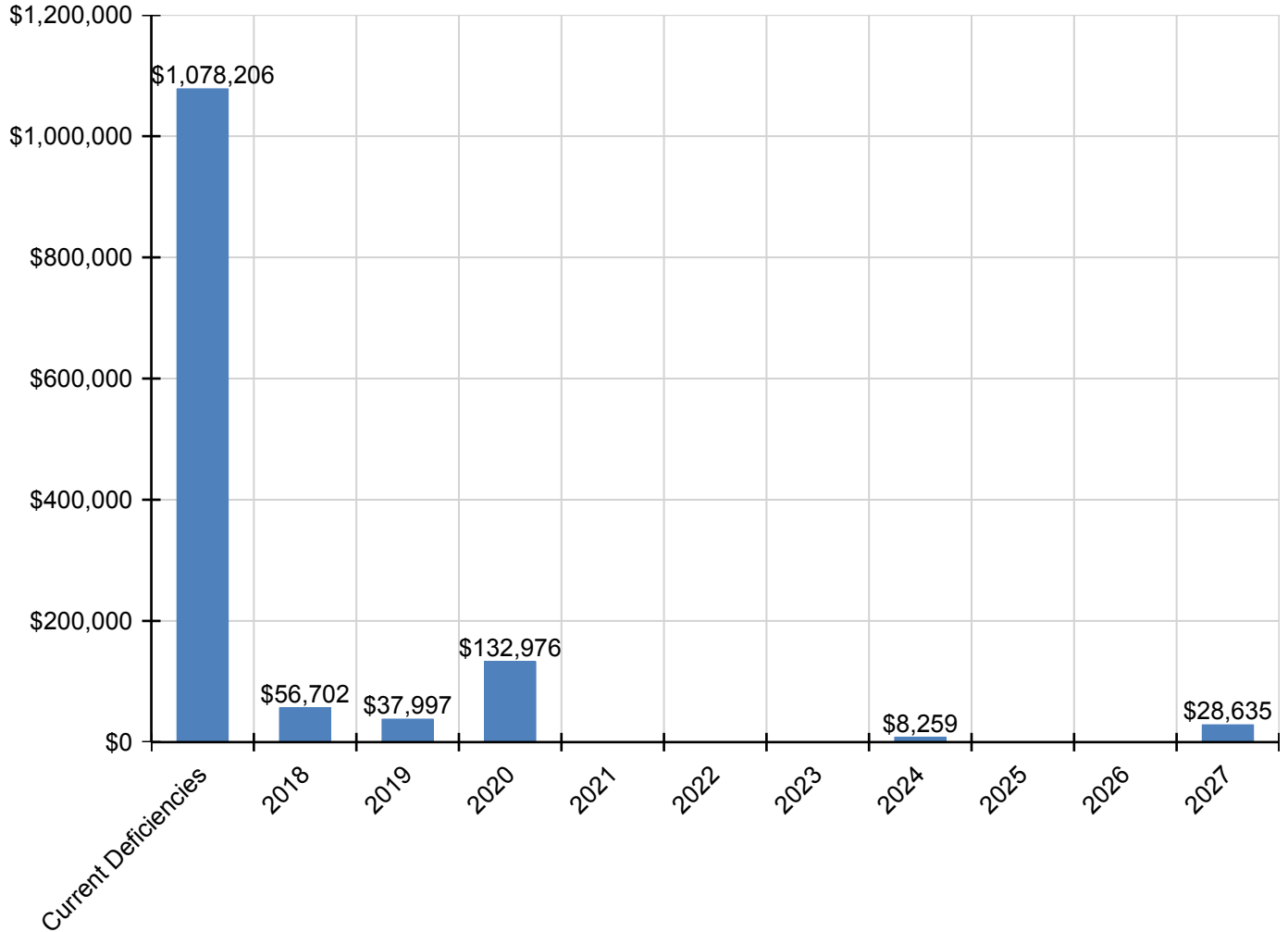
D2010 - Plumbing Fixtures	\$119,801	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,801
D2020 - Domestic Water Distribution	\$65,331	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,331
D2030 - Sanitary Waste	\$25,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,950
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$183,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,307
D3050 - Terminal & Package Units	\$17,742	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,742
D3060 - Controls & Instrumentation	\$26,613	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,613
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$16,084	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,084
D5020 - Branch Wiring	\$45,599	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,599
D5020 - Lighting	\$106,701	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,701
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	\$37,997	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,997
D5030920 - Data Communication	\$46,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,262
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,259	\$0	\$0	\$0	\$0	\$8,259
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
E1090 - Other Equipment	\$92,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,110

\* Indicates non-renewable system



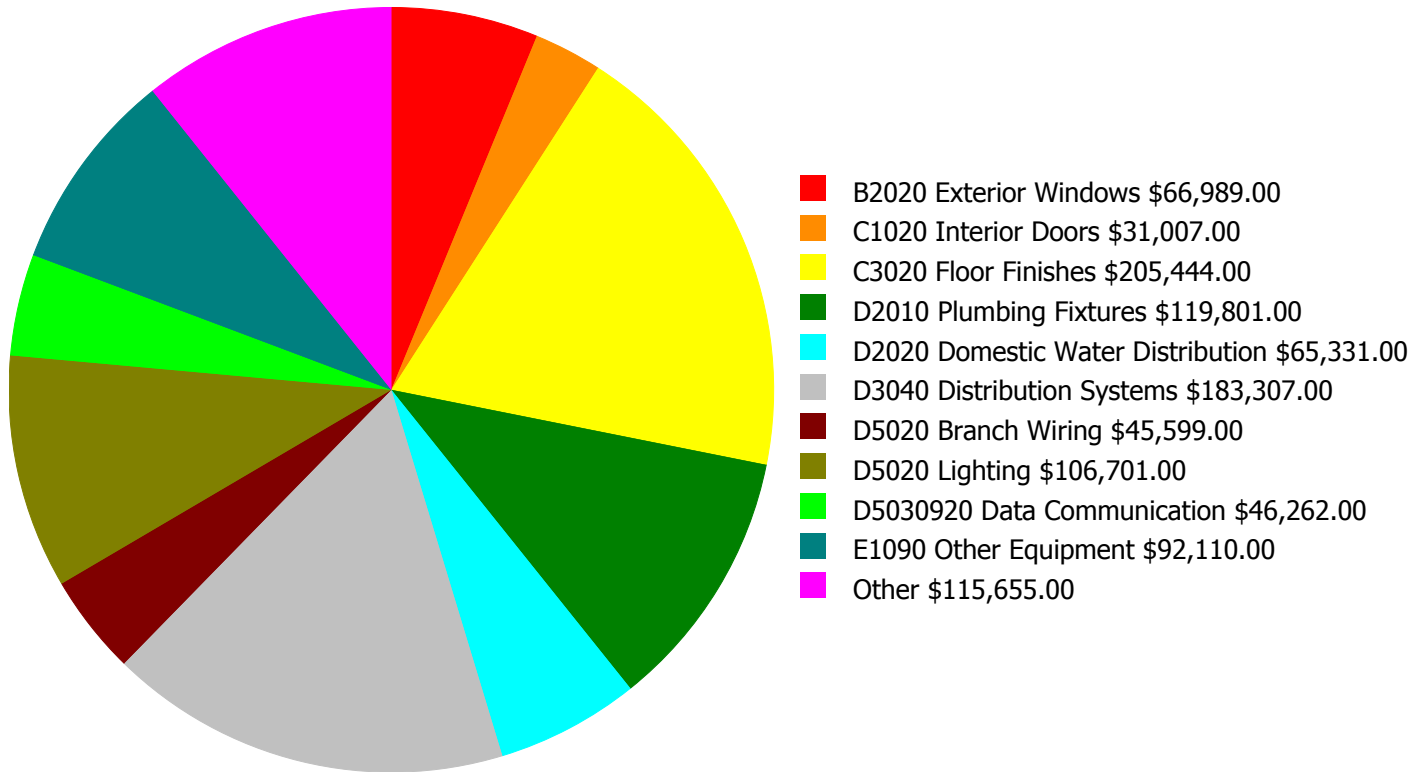
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

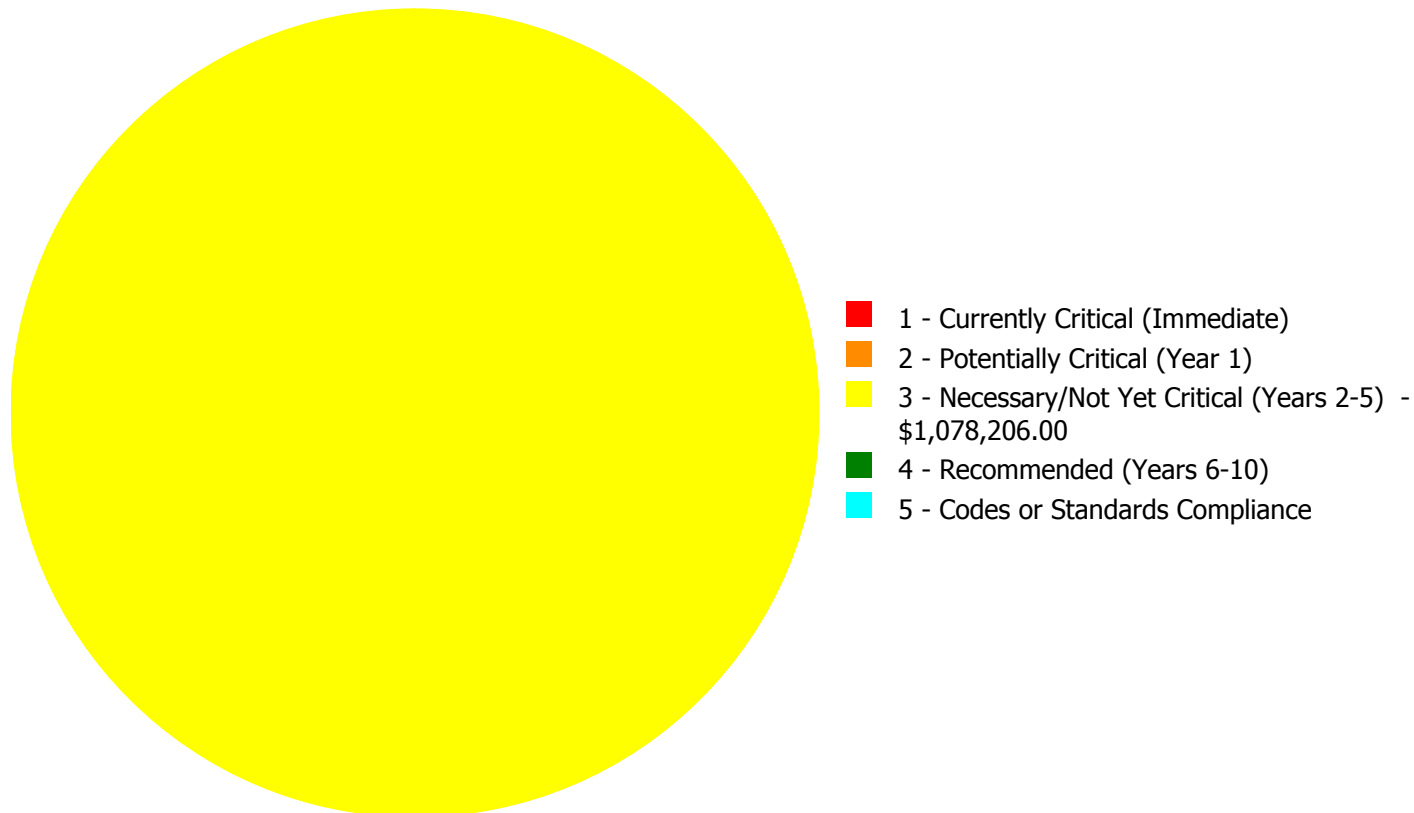
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$1,078,206.00**

## 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: \$1,078,206.00**

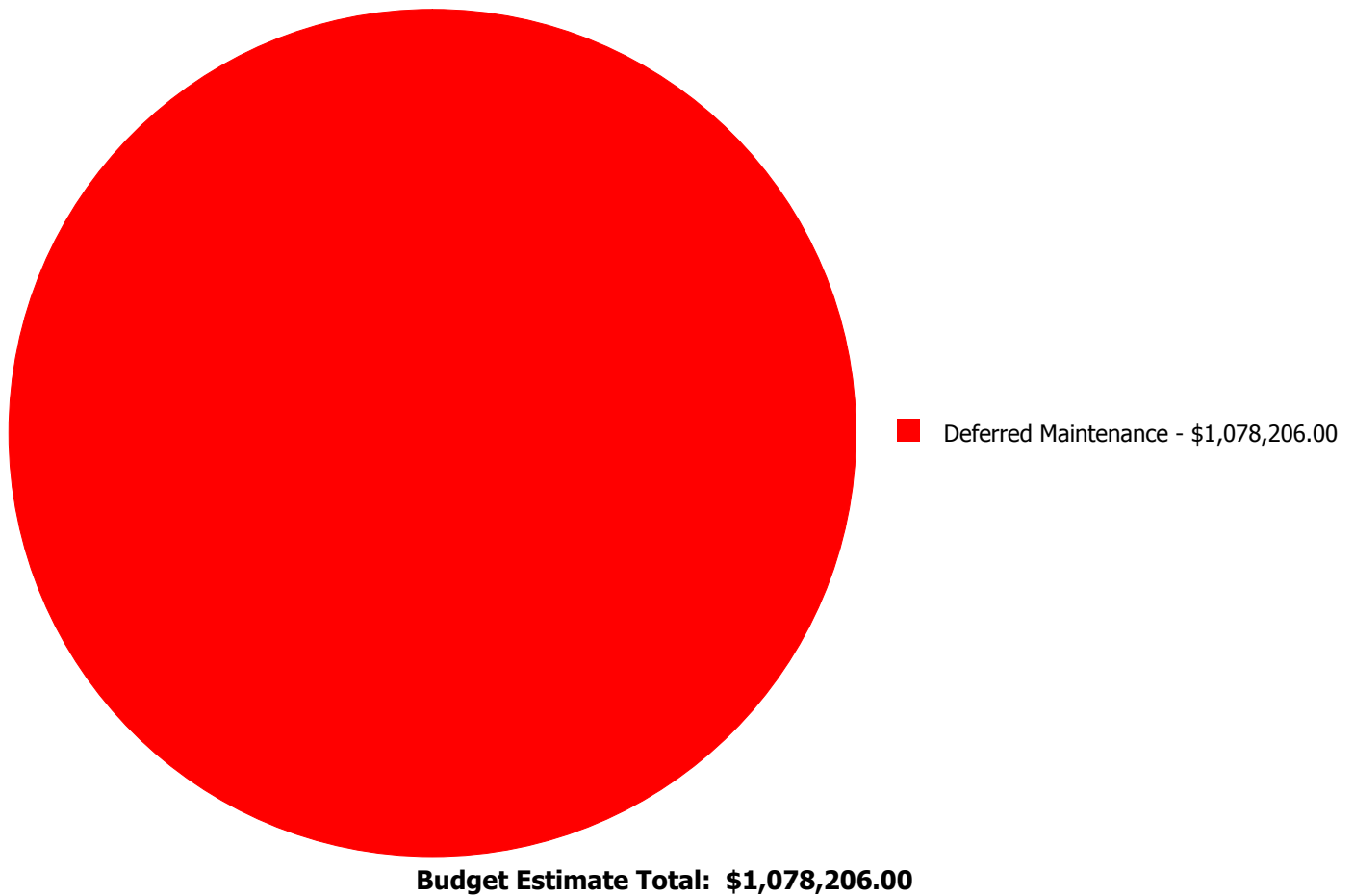
## Deficiency By Priority Investment Table

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	\$66,989.00	\$0.00	\$0.00	\$66,989.00
C1020	Interior Doors	\$0.00	\$0.00	\$31,007.00	\$0.00	\$0.00	\$31,007.00
C1030	Fittings	\$0.00	\$0.00	\$14,923.00	\$0.00	\$0.00	\$14,923.00
C3020	Floor Finishes	\$0.00	\$0.00	\$205,444.00	\$0.00	\$0.00	\$205,444.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$14,343.00	\$0.00	\$0.00	\$14,343.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$119,801.00	\$0.00	\$0.00	\$119,801.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$65,331.00	\$0.00	\$0.00	\$65,331.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$25,950.00	\$0.00	\$0.00	\$25,950.00
D3040	Distribution Systems	\$0.00	\$0.00	\$183,307.00	\$0.00	\$0.00	\$183,307.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$17,742.00	\$0.00	\$0.00	\$17,742.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$26,613.00	\$0.00	\$0.00	\$26,613.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$16,084.00	\$0.00	\$0.00	\$16,084.00
D5020	Branch Wiring	\$0.00	\$0.00	\$45,599.00	\$0.00	\$0.00	\$45,599.00
D5020	Lighting	\$0.00	\$0.00	\$106,701.00	\$0.00	\$0.00	\$106,701.00
D5030920	Data Communication	\$0.00	\$0.00	\$46,262.00	\$0.00	\$0.00	\$46,262.00
E1090	Other Equipment	\$0.00	\$0.00	\$92,110.00	\$0.00	\$0.00	\$92,110.00
<b>Total:</b>		\$0.00	\$0.00	\$1,078,206.00	\$0.00	\$0.00	\$1,078,206.00

## 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: B2020 - Exterior Windows



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,537.00  
**Unit of Measure:** S.F.  
**Estimate:** \$66,989.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

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

---

#### System: C1020 - Interior Doors



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,537.00  
**Unit of Measure:** S.F.  
**Estimate:** \$31,007.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

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

---



**System: C1030 - Fittings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,537.00  
**Unit of Measure:** S.F.  
**Estimate:** \$14,923.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

---

**System: C3020 - Floor Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,537.00  
**Unit of Measure:** S.F.  
**Estimate:** \$205,444.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** The original flooring is in poor conditions and should be replaced.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,537.00  
**Unit of Measure:** S.F.  
**Estimate:** \$14,343.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

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

---

**System: D2010 - Plumbing Fixtures**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,537.00  
**Unit of Measure:** S.F.  
**Estimate:** \$119,801.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

---

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,537.00  
**Unit of Measure:** S.F.  
**Estimate:** \$65,331.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

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

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,537.00  
**Unit of Measure:** S.F.  
**Estimate:** \$25,950.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** The sanitary waste system is beyond its expected service life and should be replaced.

---

**System: D3040 - Distribution Systems**

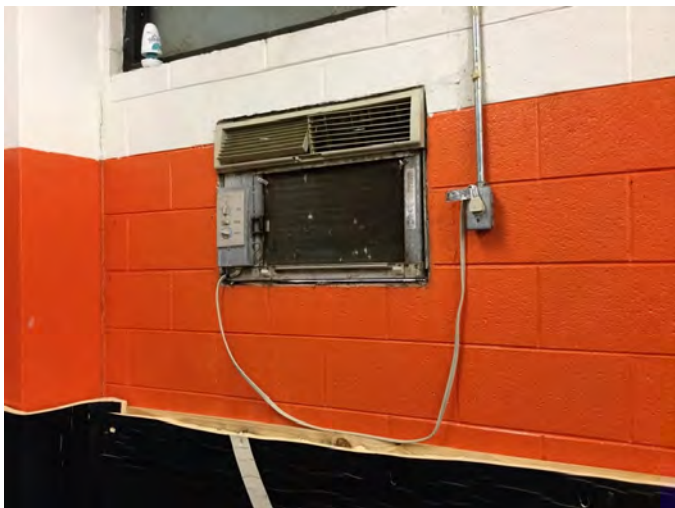


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,537.00  
**Unit of Measure:** S.F.  
**Estimate:** \$183,307.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

---

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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,537.00  
**Unit of Measure:** S.F.  
**Estimate:** \$17,742.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** Terminal and package units are beyond their expected service life and should be scheduled for replacement.

---



**System: D3060 - Controls & Instrumentation**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,537.00  
**Unit of Measure:** S.F.  
**Estimate:** \$26,613.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** The controls and instrumentation system is in marginal condition and should be schedule for replacement.

---

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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,537.00  
**Unit of Measure:** S.F.  
**Estimate:** \$16,084.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

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

---

**System: D5020 - Branch Wiring**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,537.00  
**Unit of Measure:** S.F.  
**Estimate:** \$45,599.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

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

---

**System: D5020 - Lighting**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,537.00  
**Unit of Measure:** S.F.  
**Estimate:** \$106,701.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

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

---



**System: D5030920 - Data Communication**

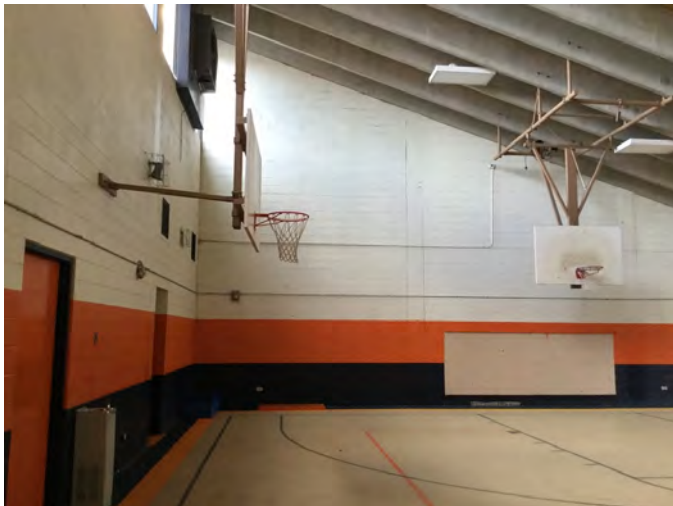


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,537.00  
**Unit of Measure:** S.F.  
**Estimate:** \$46,262.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** The data communication system is beyond its expected service life and should be scheduled for replacement.

---

**System: E1090 - Other Equipment**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,537.00  
**Unit of Measure:** S.F.  
**Estimate:** \$92,110.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** The other equipment is in deteriorating conditions 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:	HS -High School
Gross Area (SF):	34,888
Year Built:	1976
Last Renovation:	
Replacement Value:	\$7,108,429
Repair Cost:	\$4,452,337.00
Total FCI:	62.63 %
Total RSLI:	26.65 %
FCA Score:	37.37



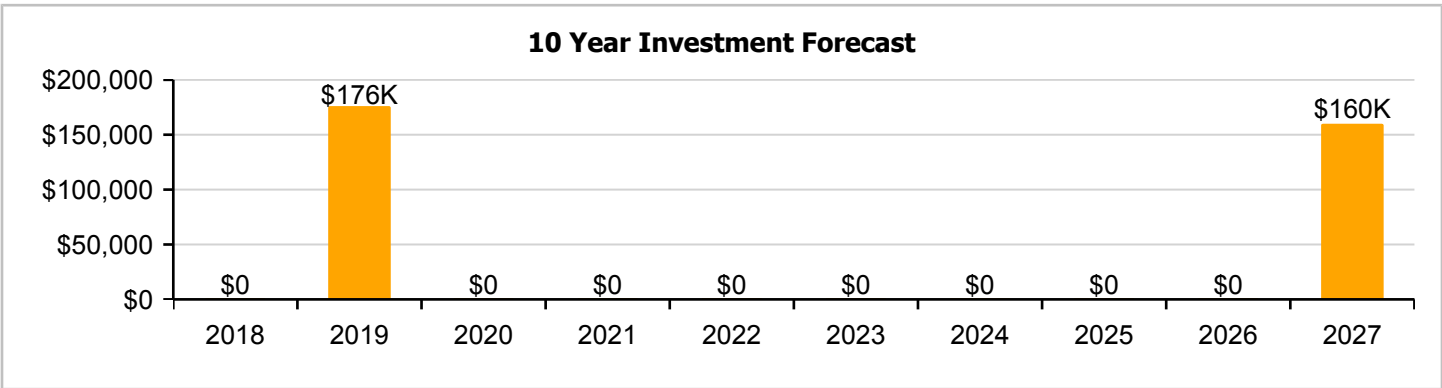
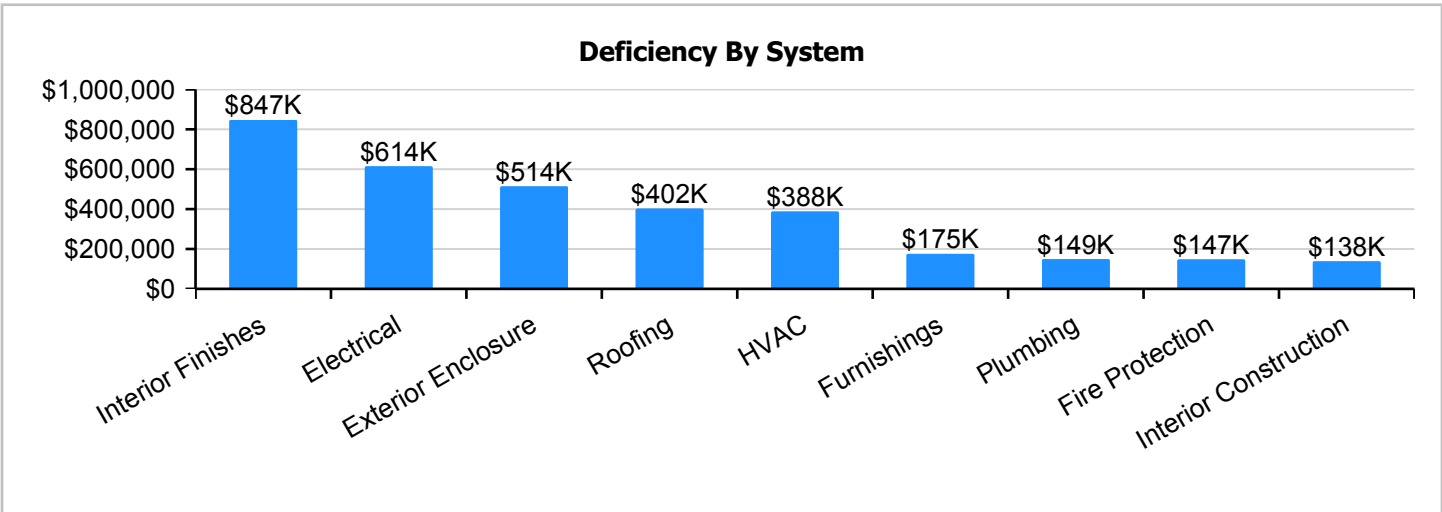
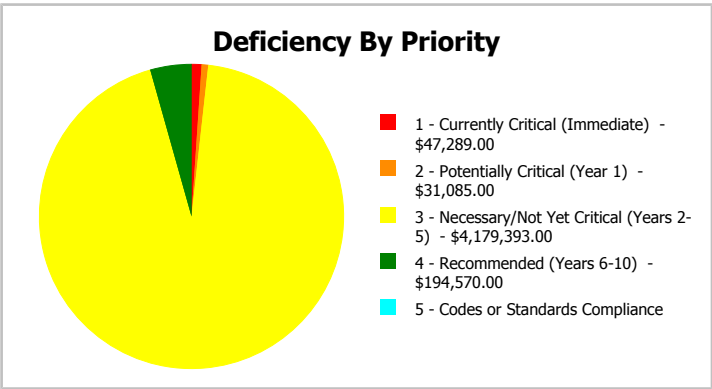
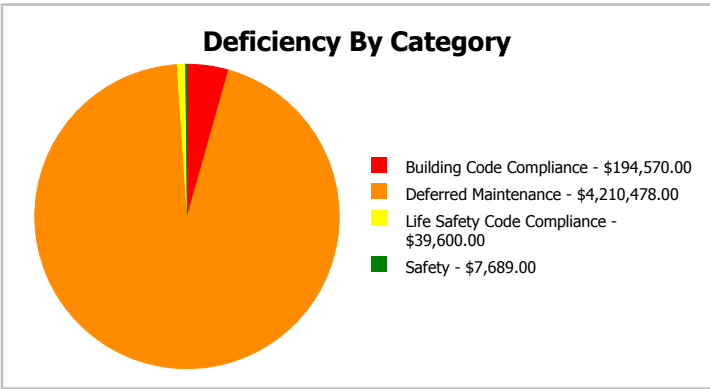
**Description:**

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:	34,888
Year Built:	1976	Last Renovation:	
Repair Cost:	\$4,452,337	Replacement Value:	\$7,108,429
FCI:	62.63 %	RSLI%:	26.65 %



## 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	59.00 %	0.00 %	\$0.00
B10 - Superstructure	59.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	23.27 %	71.60 %	\$678,203.00
B30 - Roofing	0.00 %	137.37 %	\$530,528.00
C10 - Interior Construction	24.73 %	49.99 %	\$181,906.00
C20 - Stairs	59.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	110.00 %	\$1,117,533.00
D20 - Plumbing	51.86 %	35.60 %	\$196,105.00
D30 - HVAC	30.04 %	48.23 %	\$511,563.00
D40 - Fire Protection	0.00 %	110.00 %	\$194,570.00
D50 - Electrical	21.74 %	69.56 %	\$810,517.00
E20 - Furnishings	0.00 %	110.00 %	\$231,412.00
<b>Totals:</b>	<b>26.65 %</b>	<b>62.63 %</b>	<b>\$4,452,337.00</b>

## Photo Album

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

1). South Elevation - Feb 12, 2017



2). East Elevation - Feb 12, 2017



3). North Elevation - Feb 12, 2017



4). West Elevation - Feb 12, 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 - 1976 Building H

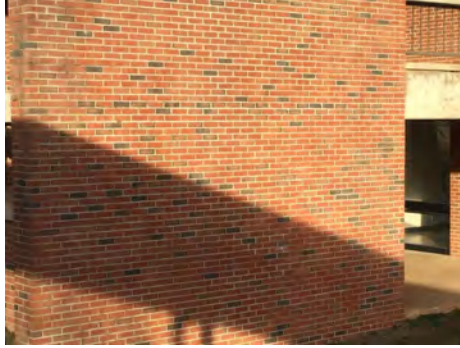
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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	\$2.64	S.F.	34,888	100	1976	2076		59.00 %	0.00 %	59			\$92,104
A1030	Slab on Grade	\$4.94	S.F.	34,888	100	1976	2076		59.00 %	0.00 %	59			\$172,347
B1010	Floor Construction	\$13.82	S.F.	34,888	100	1976	2076		59.00 %	0.00 %	59			\$482,152
B1020	Roof Construction	\$9.20	S.F.	34,888	100	1976	2076		59.00 %	0.00 %	59			\$320,970
B2010	Exterior Walls	\$10.71	S.F.	34,888	100	1976	2076		59.00 %	12.66 %	59		\$47,289.00	\$373,650
B2020	Exterior Windows	\$15.46	S.F.	34,888	30	1976	2006		0.00 %	110.00 %	-11		\$593,305.00	\$539,368
B2030	Exterior Doors	\$0.98	S.F.	34,888	30	1976	2006		0.00 %	110.00 %	-11		\$37,609.00	\$34,190
B3010105	Built-Up	\$10.82	S.F.	34,888	25	1976	2001		0.00 %	138.00 %	-16		\$520,934.00	\$377,488
B3020	Roof Openings	\$0.25	S.F.	34,888	25	1976	2001		0.00 %	110.00 %	-16		\$9,594.00	\$8,722
C1010	Partitions	\$5.69	S.F.	34,888	75	1976	2051		45.33 %	0.00 %	34			\$198,513
C1020	Interior Doors	\$2.94	S.F.	34,888	30	1976	2006		0.00 %	110.00 %	-11		\$112,828.00	\$102,571
C1030	Fittings	\$1.80	S.F.	34,888	20	1976	1996		0.00 %	110.00 %	-21		\$69,078.00	\$62,798
C2010	Stair Construction	\$4.69	S.F.	34,888	100	1976	2076		59.00 %	0.00 %	59			\$163,625
C3010	Wall Finishes	\$3.10	S.F.	34,888	10	1976	1986		0.00 %	110.00 %	-31		\$118,968.00	\$108,153
C3020	Floor Finishes	\$13.24	S.F.	34,888	20	1976	1996		0.00 %	110.00 %	-21		\$508,109.00	\$461,917
C3030	Ceiling Finishes	\$12.78	S.F.	34,888	25	1976	2001		0.00 %	110.00 %	-16		\$490,456.00	\$445,869
D2010	Plumbing Fixtures	\$10.68	S.F.	34,888	30	2010	2040		76.67 %	0.00 %	23			\$372,604
D2020	Domestic Water Distribution	\$1.98	S.F.	34,888	30	1976	2006		0.00 %	110.00 %	-11		\$75,986.00	\$69,078
D2030	Sanitary Waste	\$3.13	S.F.	34,888	30	1976	2006		0.00 %	110.00 %	-11		\$120,119.00	\$109,199
D3020	Heat Generating Systems	\$8.38	S.F.	34,888	30	2006	2036		63.33 %	0.00 %	19			\$292,361
D3030	Cooling Generating Systems	\$8.69	S.F.	34,888	25	2003	2028		44.00 %	0.00 %	11			\$303,177
D3040	Distribution Systems	\$10.12	S.F.	34,888	30	1976	2006		0.00 %	110.00 %	-11		\$388,373.00	\$353,067
D3060	Controls & Instrumentation	\$3.21	S.F.	34,888	20	1976	1996		0.00 %	110.00 %	-21		\$123,190.00	\$111,990
D4010	Sprinklers	\$4.40	S.F.	34,888	30			2016	0.00 %	110.00 %	-1		\$168,858.00	\$153,507
D4020	Standpipes	\$0.67	S.F.	34,888	30			2016	0.00 %	110.00 %	-1		\$25,712.00	\$23,375
D5010	Electrical Service/Distribution	\$1.94	S.F.	34,888	40	1976	2016		0.00 %	110.00 %	-1		\$74,451.00	\$67,683
D5020	Branch Wiring	\$5.50	S.F.	34,888	30	1976	2006		0.00 %	110.00 %	-11		\$211,072.00	\$191,884
D5020	Lighting	\$12.87	S.F.	34,888	30	1976	2006		0.00 %	110.00 %	-11		\$493,909.00	\$449,009
D5030810	Security & Detection Systems	\$2.38	S.F.	34,888	15	2016	2031		93.33 %	0.00 %	14			\$83,033
D5030910	Fire Alarm Systems	\$4.32	S.F.	34,888	15	2004	2019		13.33 %	0.00 %	2			\$150,716
D5030920	Data Communication	\$5.58	S.F.	34,888	15	2014	2029		80.00 %	0.00 %	12			\$194,675
D5090	Other Electrical Systems	\$0.81	S.F.	34,888	20	1997	2017		0.00 %	110.00 %	0		\$31,085.00	\$28,259
E2010	Fixed Furnishings	\$6.03	S.F.	34,888	20	1976	1996		0.00 %	110.00 %	-21		\$231,412.00	\$210,375
<b>Total</b>									<b>26.65 %</b>	<b>62.63 %</b>			<b>\$4,452,337.00</b>	<b>\$7,108,429</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



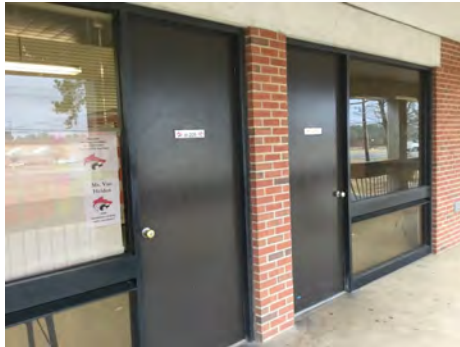
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**



## Campus Assessment Report - 1976 Building H

**System:** B3010105 - Built-Up



**Note:**

**System:** B3020 - Roof Openings



**Note:**

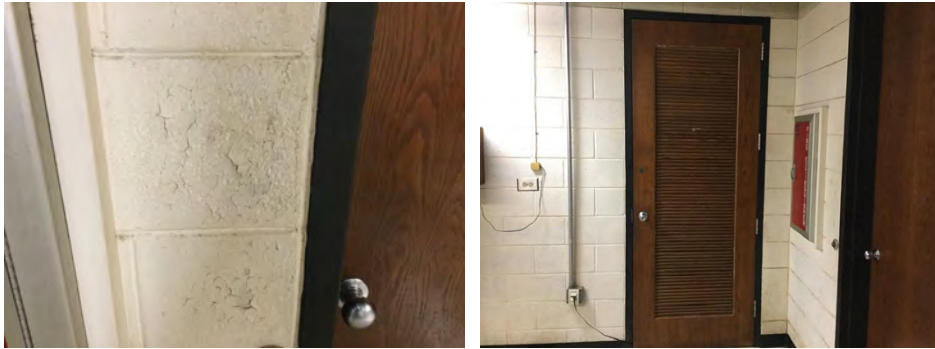
**System:** C1010 - Partitions



**Note:**

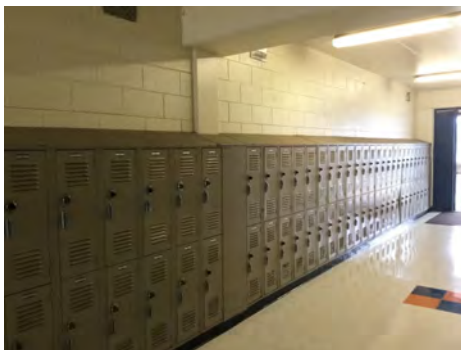
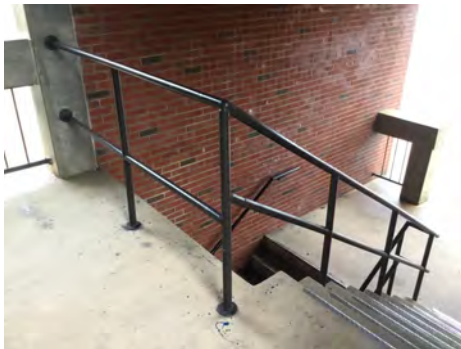
# Campus Assessment Report - 1976 Building H

**System:** C1020 - Interior Doors



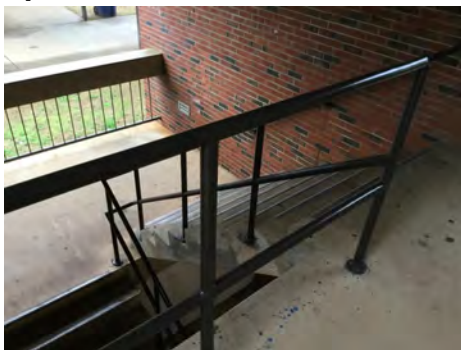
**Note:**

**System:** C1030 - Fittings



**Note:**

**System:** C2010 - Stair Construction



**Note:**



# Campus Assessment Report - 1976 Building H

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**



## Campus Assessment Report - 1976 Building H

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

# Campus Assessment Report - 1976 Building H

**System:** D3020 - Heat Generating Systems



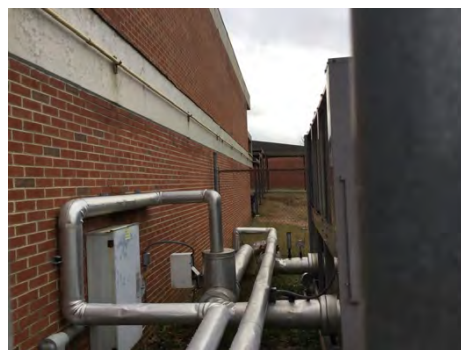
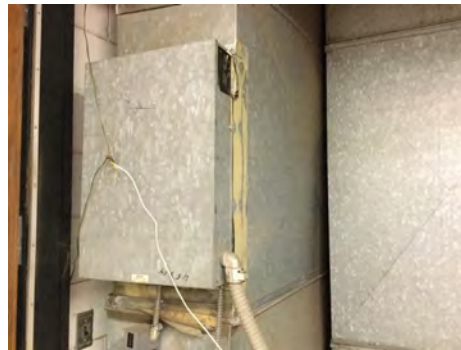
**Note:**

**System:** D3030 - Cooling Generating Systems



**Note:**

**System:** D3040 - Distribution Systems



**Note:**



## Campus Assessment Report - 1976 Building H

**System:** D3060 - Controls & Instrumentation



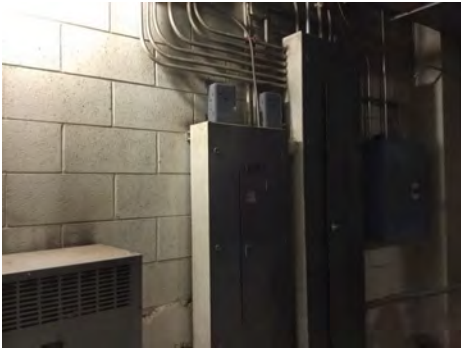
**Note:**

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

## Campus Assessment Report - 1976 Building H

**System:** D5020 - Lighting



**Note:**

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



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

## Campus Assessment Report - 1976 Building H

**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical 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>\$4,452,337</b>	<b>\$0</b>	<b>\$175,884</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$159,883</b>	<b>\$4,788,105</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>	\$47,289	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,289
<b>B2020 - Exterior Windows</b>	\$593,305	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$593,305
<b>B2030 - Exterior Doors</b>	\$37,609	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,609
<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>B3010105 - Built-Up</b>	\$520,934	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$520,934
<b>B3020 - Roof Openings</b>	\$9,594	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,594
<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>	\$112,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,828
<b>C1030 - Fittings</b>	\$69,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,078
<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>	\$118,968	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,883	\$278,851



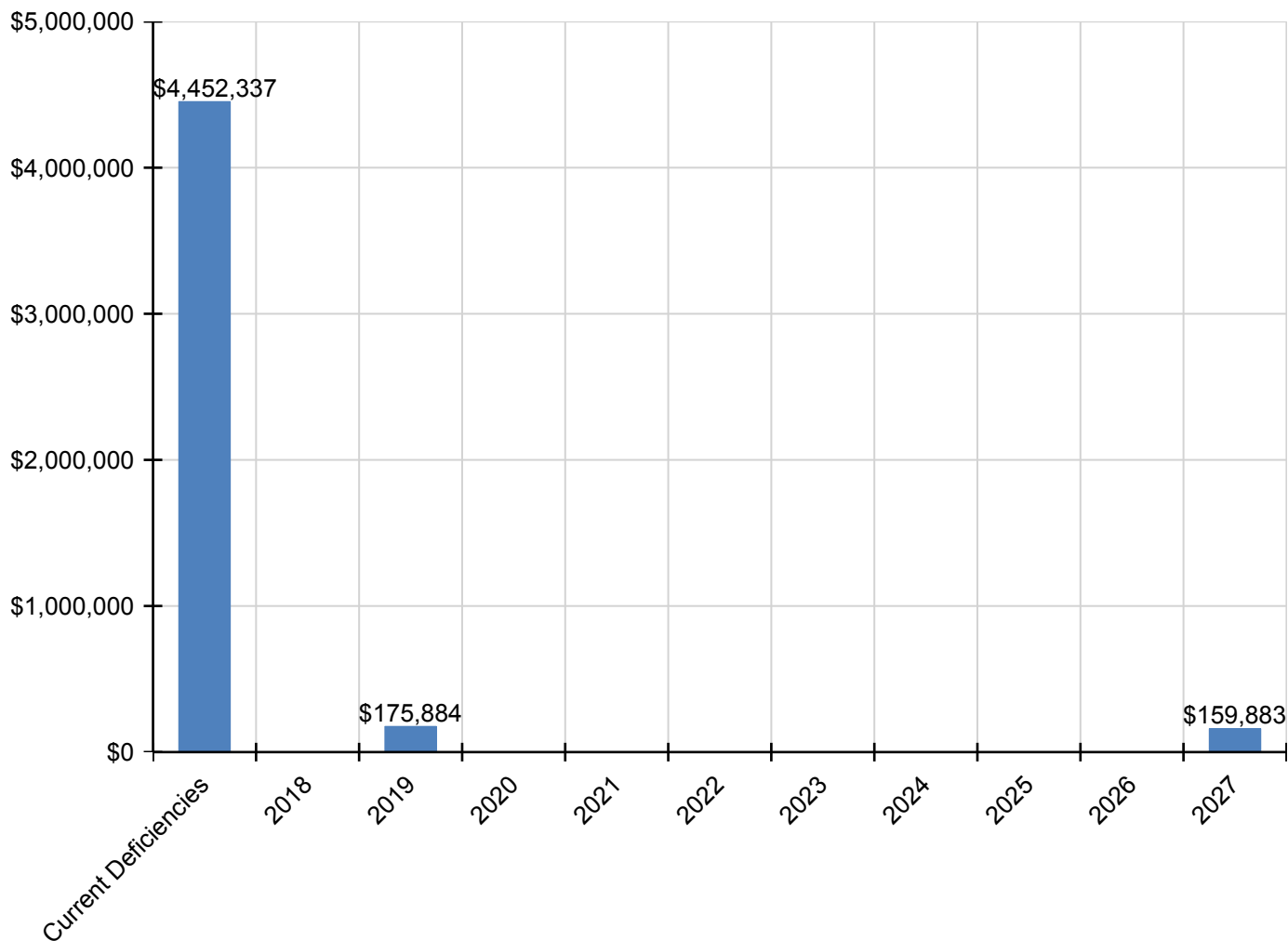
## Campus Assessment Report - 1976 Building H

C3020 - Floor Finishes	\$508,109	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$508,109
C3030 - Ceiling Finishes	\$490,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$490,456
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	\$75,986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,986
D2030 - Sanitary Waste	\$120,119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,119
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	\$388,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$388,373
D3060 - Controls & Instrumentation	\$123,190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123,190
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$168,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168,858
D4020 - Standpipes	\$25,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,712
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$74,451	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,451
D5020 - Branch Wiring	\$211,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$211,072
D5020 - Lighting	\$493,909	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$493,909
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	\$175,884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175,884
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$31,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,085
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	\$231,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$231,412

\* Indicates non-renewable system

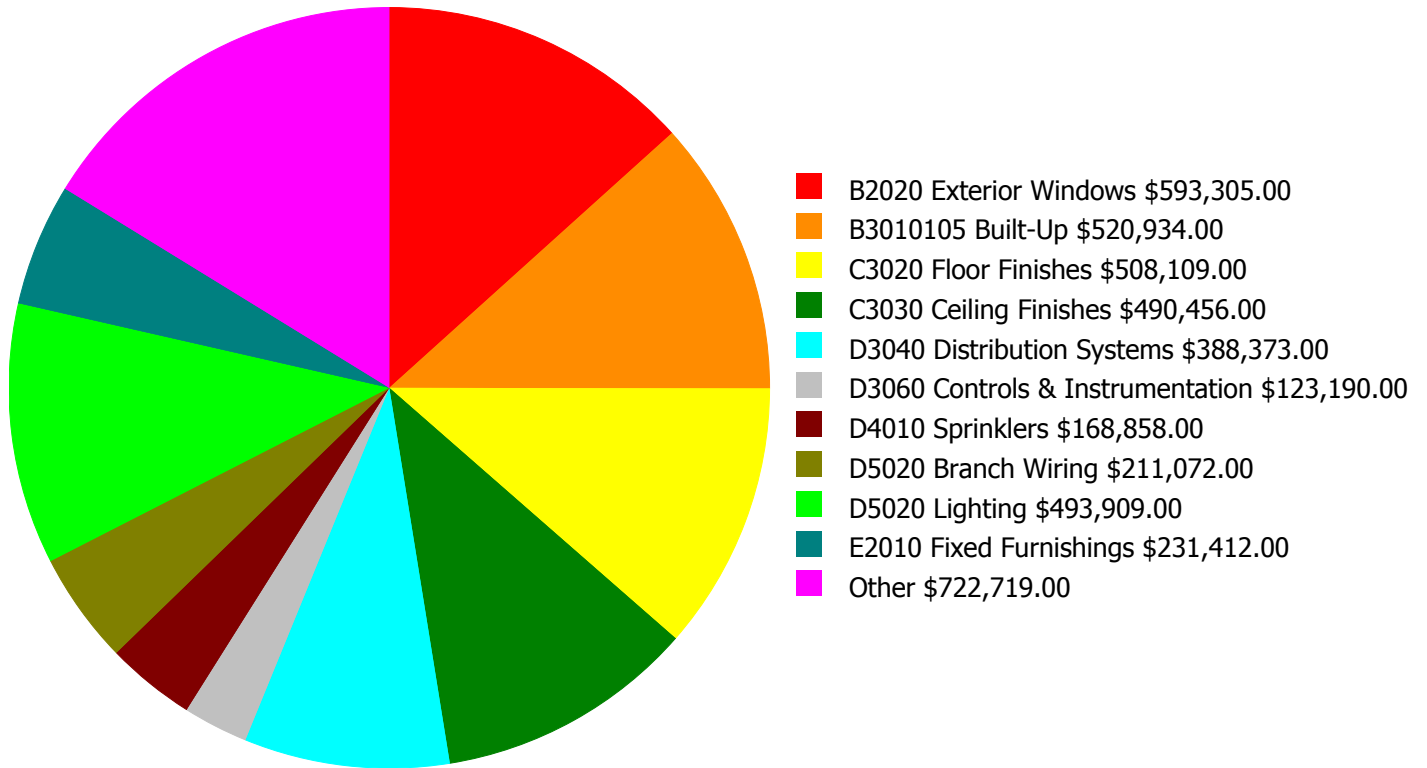
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

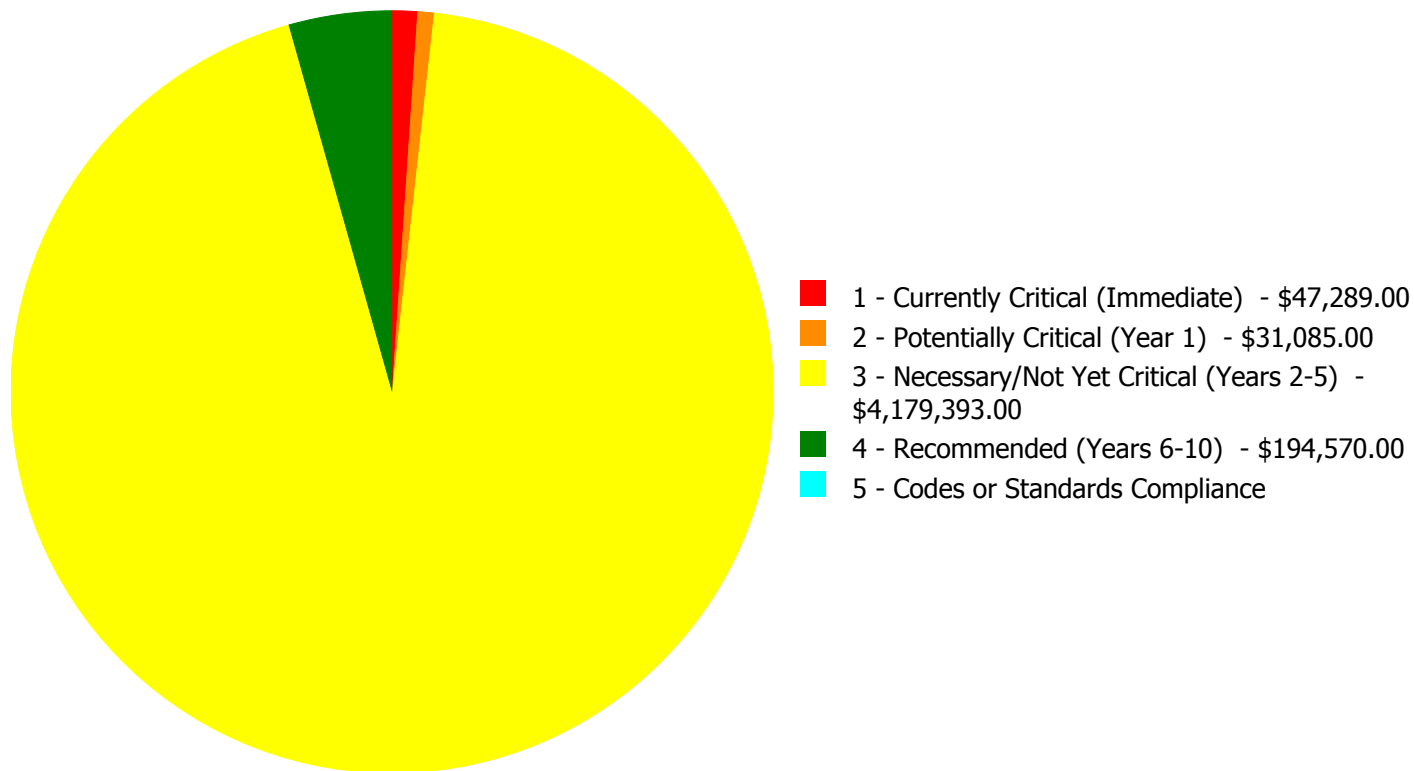
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$4,452,337.00**

### 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: \$4,452,337.00**

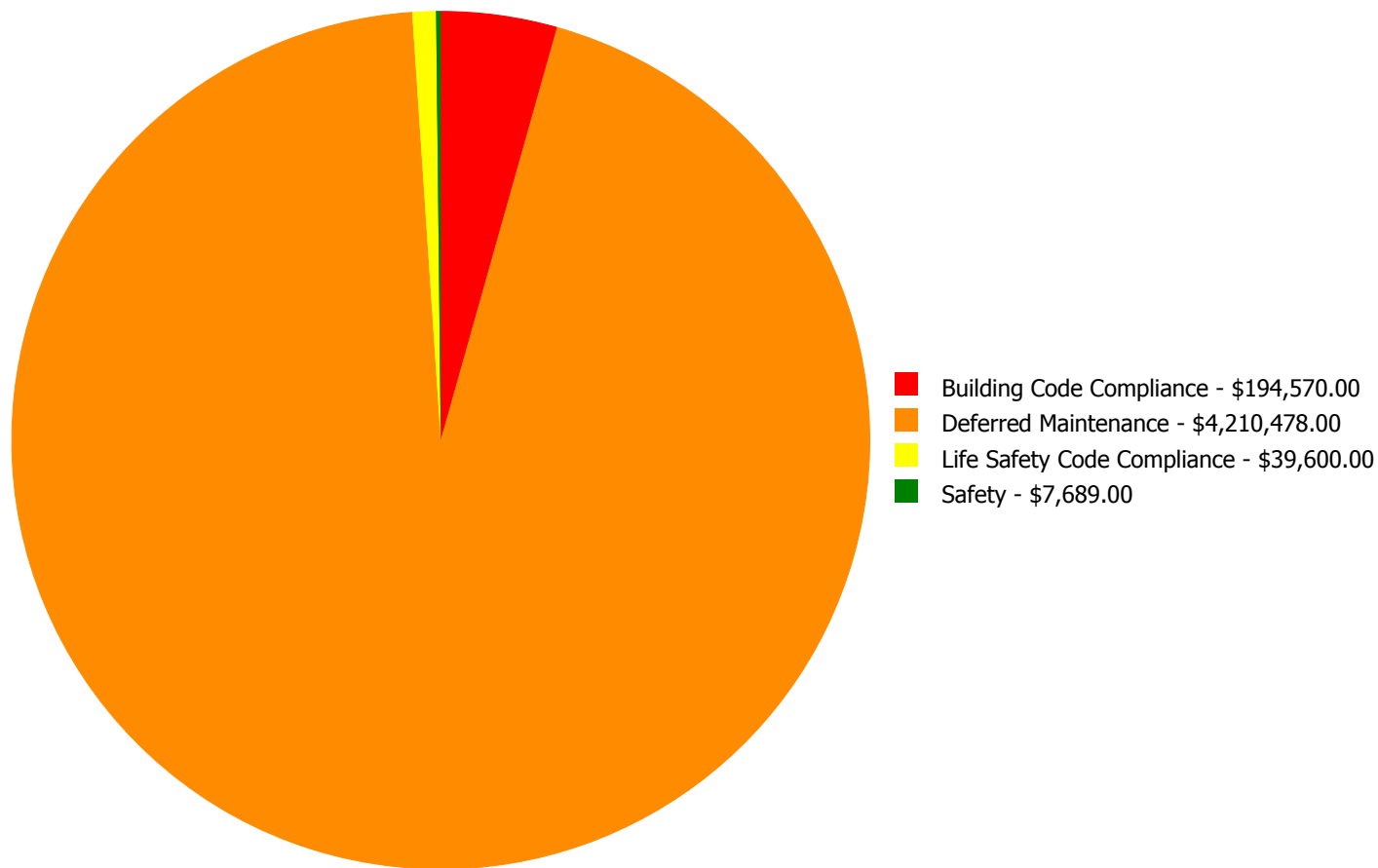
## Deficiency By Priority Investment Table

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
B2010	Exterior Walls	\$47,289.00	\$0.00	\$0.00	\$0.00	\$0.00	\$47,289.00
B2020	Exterior Windows	\$0.00	\$0.00	\$593,305.00	\$0.00	\$0.00	\$593,305.00
B2030	Exterior Doors	\$0.00	\$0.00	\$37,609.00	\$0.00	\$0.00	\$37,609.00
B3010105	Built-Up	\$0.00	\$0.00	\$520,934.00	\$0.00	\$0.00	\$520,934.00
B3020	Roof Openings	\$0.00	\$0.00	\$9,594.00	\$0.00	\$0.00	\$9,594.00
C1020	Interior Doors	\$0.00	\$0.00	\$112,828.00	\$0.00	\$0.00	\$112,828.00
C1030	Fittings	\$0.00	\$0.00	\$69,078.00	\$0.00	\$0.00	\$69,078.00
C3010	Wall Finishes	\$0.00	\$0.00	\$118,968.00	\$0.00	\$0.00	\$118,968.00
C3020	Floor Finishes	\$0.00	\$0.00	\$508,109.00	\$0.00	\$0.00	\$508,109.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$490,456.00	\$0.00	\$0.00	\$490,456.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$75,986.00	\$0.00	\$0.00	\$75,986.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$120,119.00	\$0.00	\$0.00	\$120,119.00
D3040	Distribution Systems	\$0.00	\$0.00	\$388,373.00	\$0.00	\$0.00	\$388,373.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$123,190.00	\$0.00	\$0.00	\$123,190.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$168,858.00	\$0.00	\$168,858.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$25,712.00	\$0.00	\$25,712.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$74,451.00	\$0.00	\$0.00	\$74,451.00
D5020	Branch Wiring	\$0.00	\$0.00	\$211,072.00	\$0.00	\$0.00	\$211,072.00
D5020	Lighting	\$0.00	\$0.00	\$493,909.00	\$0.00	\$0.00	\$493,909.00
D5090	Other Electrical Systems	\$0.00	\$31,085.00	\$0.00	\$0.00	\$0.00	\$31,085.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$231,412.00	\$0.00	\$0.00	\$231,412.00
	<b>Total:</b>	\$47,289.00	\$31,085.00	\$4,179,393.00	\$194,570.00	\$0.00	\$4,452,337.00

### 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: \$4,452,337.00**

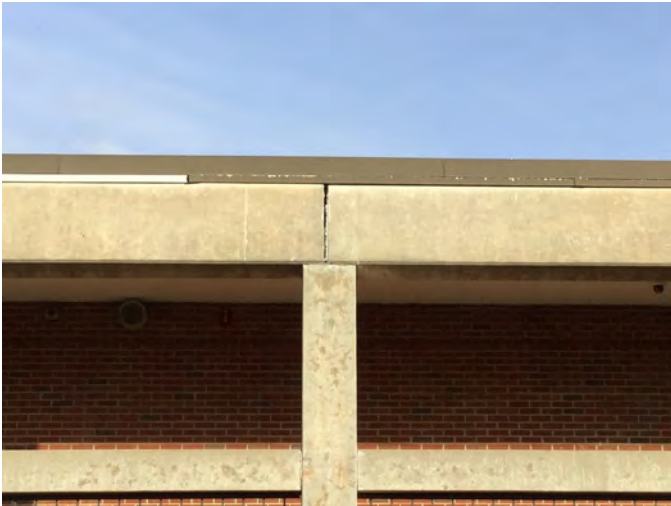


## Deficiency Details by Priority

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

### Priority 1 - Currently Critical (Immediate):

#### System: B2010 - Exterior Walls



**Location:** Exterior Columns  
**Distress:** Failing  
**Category:** Life Safety Code Compliance  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Engineering study-2016-08-16 18:28:55  
**Qty:** 1.00  
**Unit of Measure:** Ea.  
**Estimate:** \$39,600.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

**Notes:** It was observed on the exterior columns are showing signs of failure with cracks and structural shifting/displaced throughout the building, and an engineering study is recommended to determine the cause. Pricing does not include remediation measures.

#### System: B2010 - Exterior Walls



**Location:** 1st Floor Corridor, Northeast End  
**Distress:** Damaged  
**Category:** Safety  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Repair clay brick wall, 1st floor  
**Qty:** 100.00  
**Unit of Measure:** S.F.  
**Estimate:** \$7,689.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/23/2017

**Notes:** Repair retaining wall.

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

**System: D5090 - Other Electrical Systems**



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$31,085.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/27/2017

**Notes:** System is lacking emergency exit signage at stairs and corridors.

---

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

**System: B2020 - Exterior Windows**



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$593,305.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: B2030 - Exterior Doors**



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$37,609.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: B3010105 - Built-Up**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$520,934.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The built-up system is beyond its expected service life and should be scheduled for replacement.

---

**System: B3020 - Roof Openings**



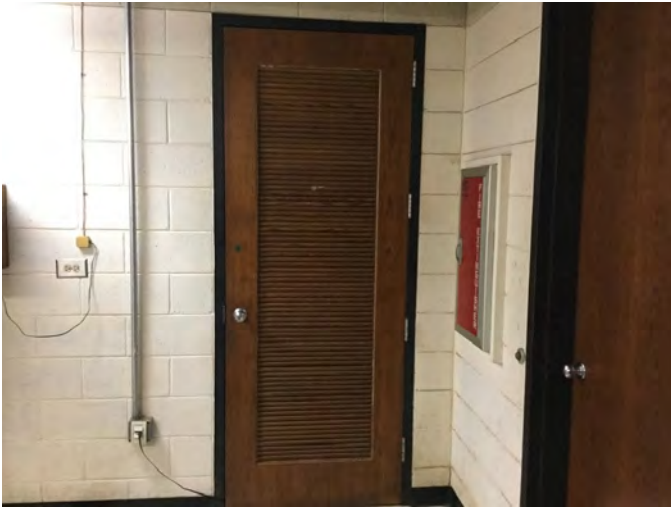
**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$9,594.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** Roof hatch does not comply with OSHA standards; roof opening protection and proper extension of fixed ladder to platform is not provided.

---



**System: C1020 - Interior Doors**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$112,828.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: C1030 - Fittings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$69,078.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

---

**System: C3010 - Wall Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$118,968.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The wall finishes are aged, scuffed, fading, stained and should be replaced.

---

**System: C3020 - Floor Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$508,109.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The original flooring is in poor conditions and should be replaced.

---



**System: C3030 - Ceiling Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$490,456.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$75,986.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$120,119.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The sanitary waste system is beyond its expected service life and should be replaced.

---

**System: D3040 - Distribution Systems**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$388,373.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$123,190.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The controls and instrumentation system is in marginal condition and should be schedule for replacement.

---

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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$74,451.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: D5020 - Branch Wiring**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$211,072.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: D5020 - Lighting**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$493,909.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---



**System: E2010 - Fixed Furnishings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$231,412.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**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 the building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$168,858.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**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 the building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 34,888.00  
**Unit of Measure:** S.F.  
**Estimate:** \$25,712.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** A standpipe 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):	7,474
Year Built:	1976
Last Renovation:	
Replacement Value:	\$1,439,869
Repair Cost:	\$853,559.00
Total FCI:	59.28 %
Total RSLI:	21.06 %
FCA Score:	40.72



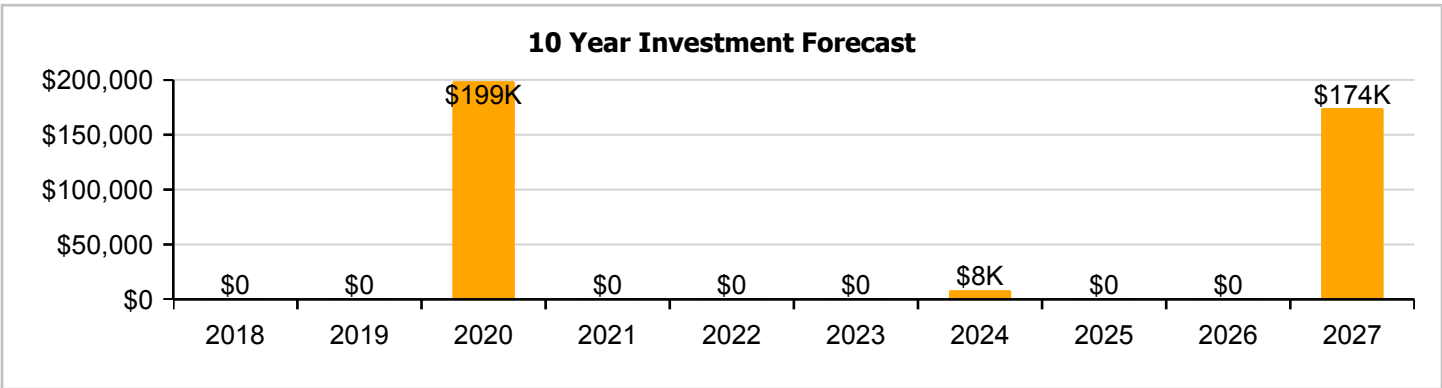
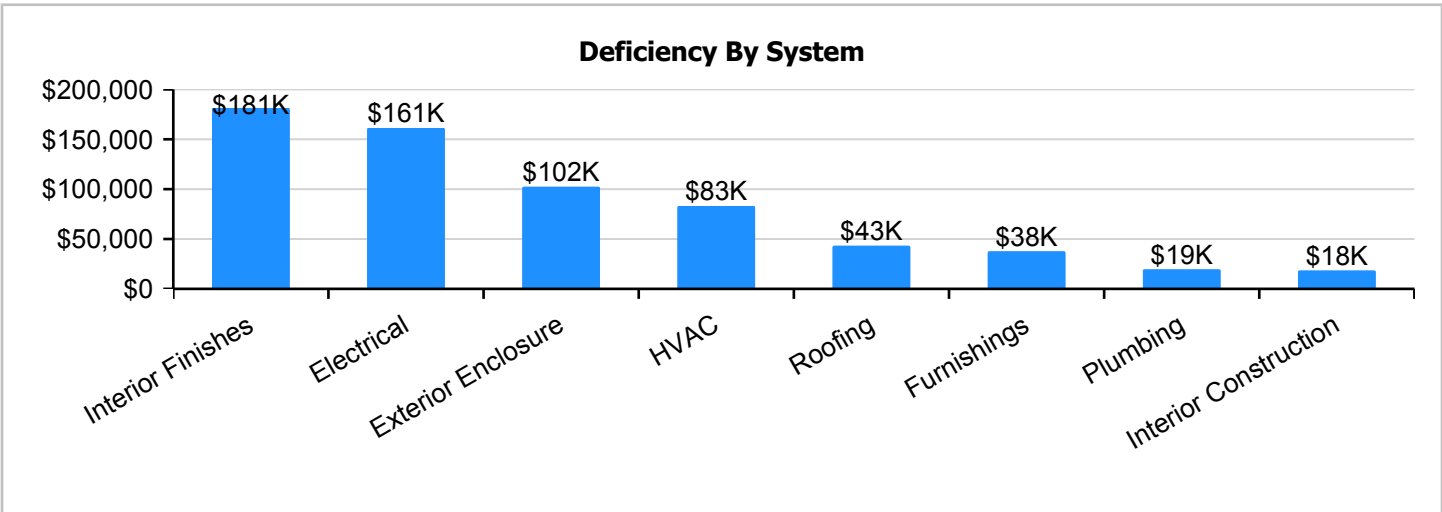
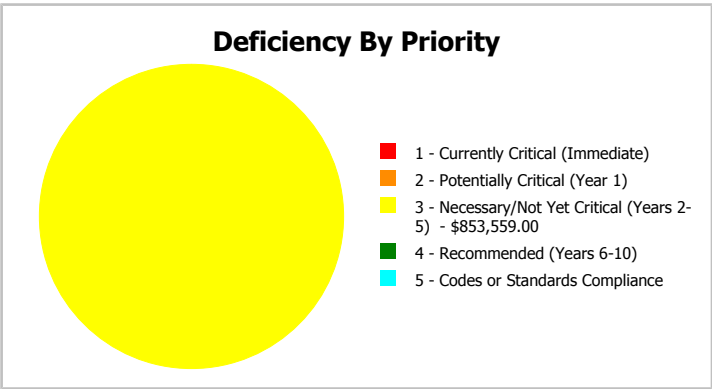
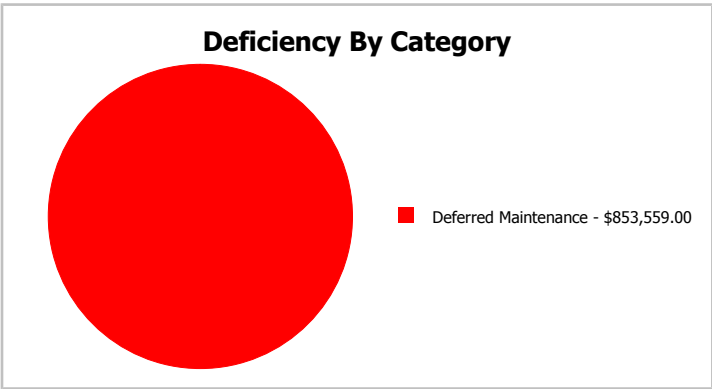
### Description:

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:	7,474
Year Built:	1976	Last Renovation:	
Repair Cost:	\$853,559	Replacement Value:	\$1,439,869
FCI:	59.28 %	RSLI%:	21.06 %



## 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	59.00 %	0.00 %	\$0.00
A20 - Basement Construction	59.00 %	0.00 %	\$0.00
B10 - Superstructure	59.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	23.27 %	66.61 %	\$135,160.00
B30 - Roofing	0.00 %	146.00 %	\$57,070.00
C10 - Interior Construction	29.89 %	37.47 %	\$24,171.00
C30 - Interior Finishes	0.00 %	110.00 %	\$239,406.00
D20 - Plumbing	26.73 %	21.80 %	\$25,733.00
D30 - HVAC	12.48 %	41.37 %	\$109,592.00
D50 - Electrical	1.06 %	106.66 %	\$212,852.00
E20 - Furnishings	0.00 %	110.00 %	\$49,575.00
<b>Totals:</b>	<b>21.06 %</b>	<b>59.28 %</b>	<b>\$853,559.00</b>

## Photo Album

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

1). South Elevation - Feb 12, 2017



2). East Elevation - Feb 12, 2017



3). North Elevation - Feb 12, 2017



4). West Elevation - Feb 12, 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	\$2.64	S.F.	7,474	100	1976	2076		59.00 %	0.00 %	59			\$19,731
A1030	Slab on Grade	\$4.94	S.F.	7,474	100	1976	2076		59.00 %	0.00 %	59			\$36,922
A2010	Basement Excavation	\$1.00	S.F.	7,474	100	1976	2076		59.00 %	0.00 %	59			\$7,474
A2020	Basement Walls	\$6.96	S.F.	7,474	100	1976	2076		59.00 %	0.00 %	59			\$52,019
B1010	Floor Construction	\$13.82	S.F.	7,474	100	1976	2076		59.00 %	0.00 %	59			\$103,291
B1020	Roof Construction	\$9.20	S.F.	7,474	100	1976	2076		59.00 %	0.00 %	59			\$68,761
B2010	Exterior Walls	\$10.71	S.F.	7,474	100	1976	2076		59.00 %	0.00 %	59			\$80,047
B2020	Exterior Windows	\$0.98	S.F.	7,474	30	1976	2006		0.00 %	109.99 %	-11		\$8,057.00	\$7,325
B2030	Exterior Doors	\$15.46	S.F.	7,474	30	1976	2006		0.00 %	110.00 %	-11		\$127,103.00	\$115,548
B3010140	Asphalt Shingles	\$5.23	S.F.	7,474	20	1976	1996		0.00 %	146.00 %	-21		\$57,070.00	\$39,089
C1010	Partitions	\$5.69	S.F.	7,474	75	1976	2051		45.33 %	0.00 %	34			\$42,527
C1020	Interior Doors	\$2.94	S.F.	7,474	30	1976	2006		0.00 %	110.00 %	-11		\$24,171.00	\$21,974
C3010	Wall Finishes	\$3.10	S.F.	7,474	10	1976	1986		0.00 %	110.00 %	-31		\$25,486.00	\$23,169
C3020	Floor Finishes	\$13.24	S.F.	7,474	20	1976	1996		0.00 %	110.00 %	-21		\$108,851.00	\$98,956
C3030	Ceiling Finishes	\$12.78	S.F.	7,474	25	1976	2001		0.00 %	110.00 %	-16		\$105,069.00	\$95,518
D2010	Plumbing Fixtures	\$10.68	S.F.	7,474	30	1997	2027		33.33 %	0.00 %	10			\$79,822
D2020	Domestic Water Distribution	\$1.98	S.F.	7,474	30	1997	2027		33.33 %	0.00 %	10			\$14,799
D2030	Sanitary Waste	\$3.13	S.F.	7,474	30	1976	2006		0.00 %	110.00 %	-11		\$25,733.00	\$23,394
D3040	Distribution Systems	\$10.12	S.F.	7,474	30	1976	2006		0.00 %	110.00 %	-11		\$83,201.00	\$75,637
D3050	Terminal & Package Units	\$22.11	S.F.	7,474	15	2005	2020		20.00 %	0.00 %	3			\$165,250
D3060	Controls & Instrumentation	\$3.21	S.F.	7,474	20	1976	1996		0.00 %	110.00 %	-21		\$26,391.00	\$23,992
D5010	Electrical Service/Distribution	\$1.94	S.F.	7,474	40	1976	2016		0.00 %	110.00 %	-1		\$15,950.00	\$14,500
D5020	Branch Wiring	\$5.50	S.F.	7,474	30	1976	2006		0.00 %	110.00 %	-11		\$45,218.00	\$41,107
D5020	Lighting	\$12.87	S.F.	7,474	30	1976	2006		0.00 %	110.00 %	-11		\$105,809.00	\$96,190
D5030920	Data Communication	\$5.58	S.F.	7,474	15	1976	1991		0.00 %	110.00 %	-26		\$45,875.00	\$41,705
D5090	Other Electrical Systems	\$0.81	S.F.	7,474	20	2004	2024		35.00 %	0.00 %	7			\$6,054
E2010	Fixed Furnishings	\$6.03	S.F.	7,474	20	1997	2017		0.00 %	110.00 %	0		\$49,575.00	\$45,068
<b>Total</b>									<b>21.06 %</b>	<b>59.28 %</b>			<b>\$853,559.00</b>	<b>\$1,439,869</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:**

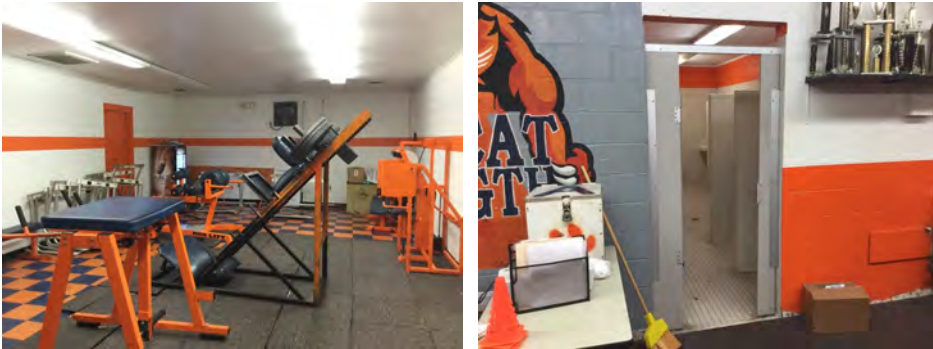
# Campus Assessment Report - 1976 Building PE

**System:** B3010140 - Asphalt Shingles



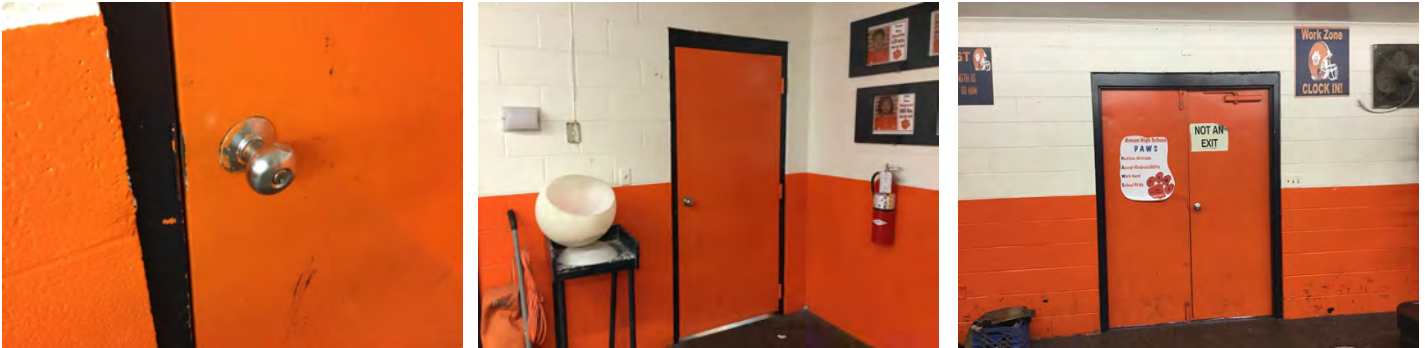
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors

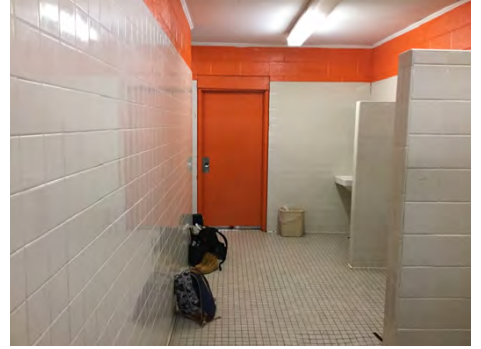
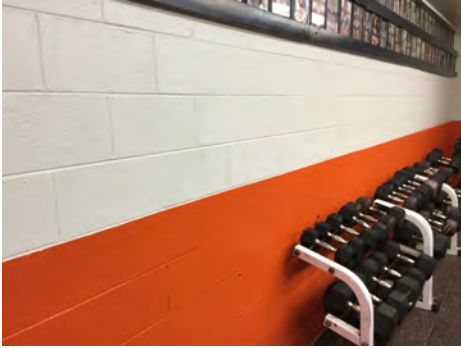


**Note:**



# Campus Assessment Report - 1976 Building PE

**System:** C3010 - Wall Finishes



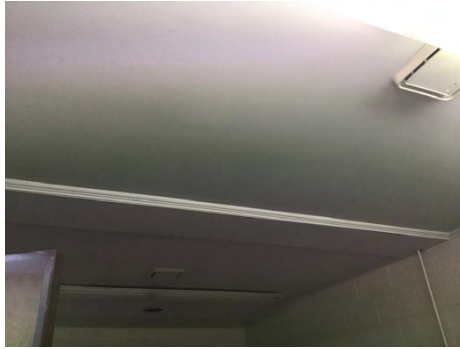
**Note:**

**System:** C3020 - Floor Finishes



**Note:**

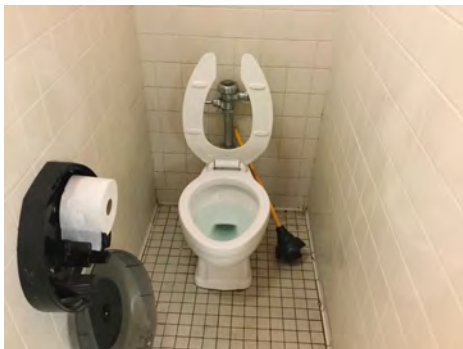
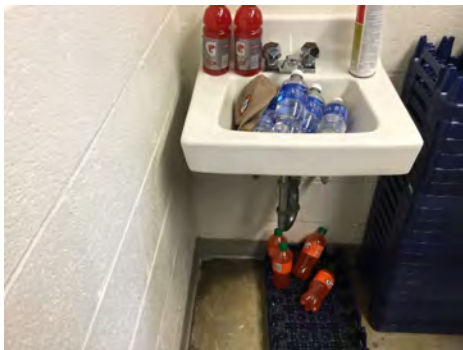
**System:** C3030 - Ceiling Finishes



**Note:**

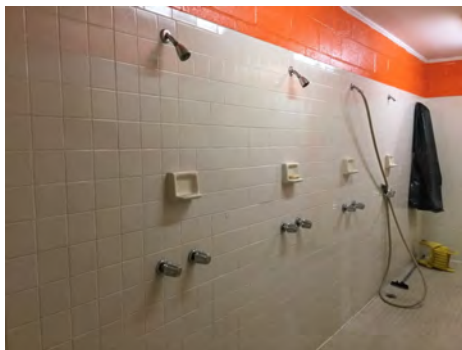
# Campus Assessment Report - 1976 Building PE

**System:** D2010 - Plumbing Fixtures



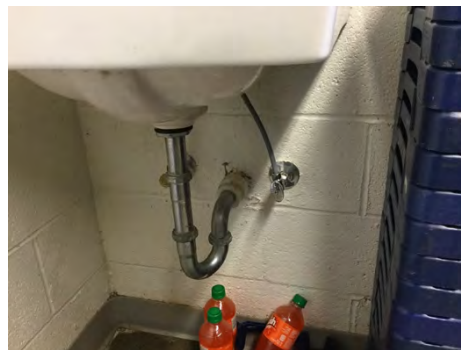
**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**



## Campus Assessment Report - 1976 Building PE

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**System:** D3040 - Distribution Systems



**Note:**

---

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



**Note:**

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**System:** D3060 - Controls & Instrumentation



**Note:**

# Campus Assessment Report - 1976 Building PE

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



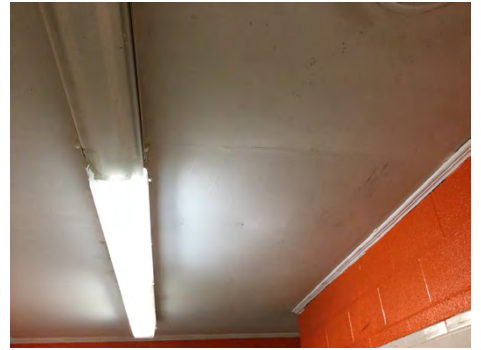
**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**



## Campus Assessment Report - 1976 Building PE

**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical 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.

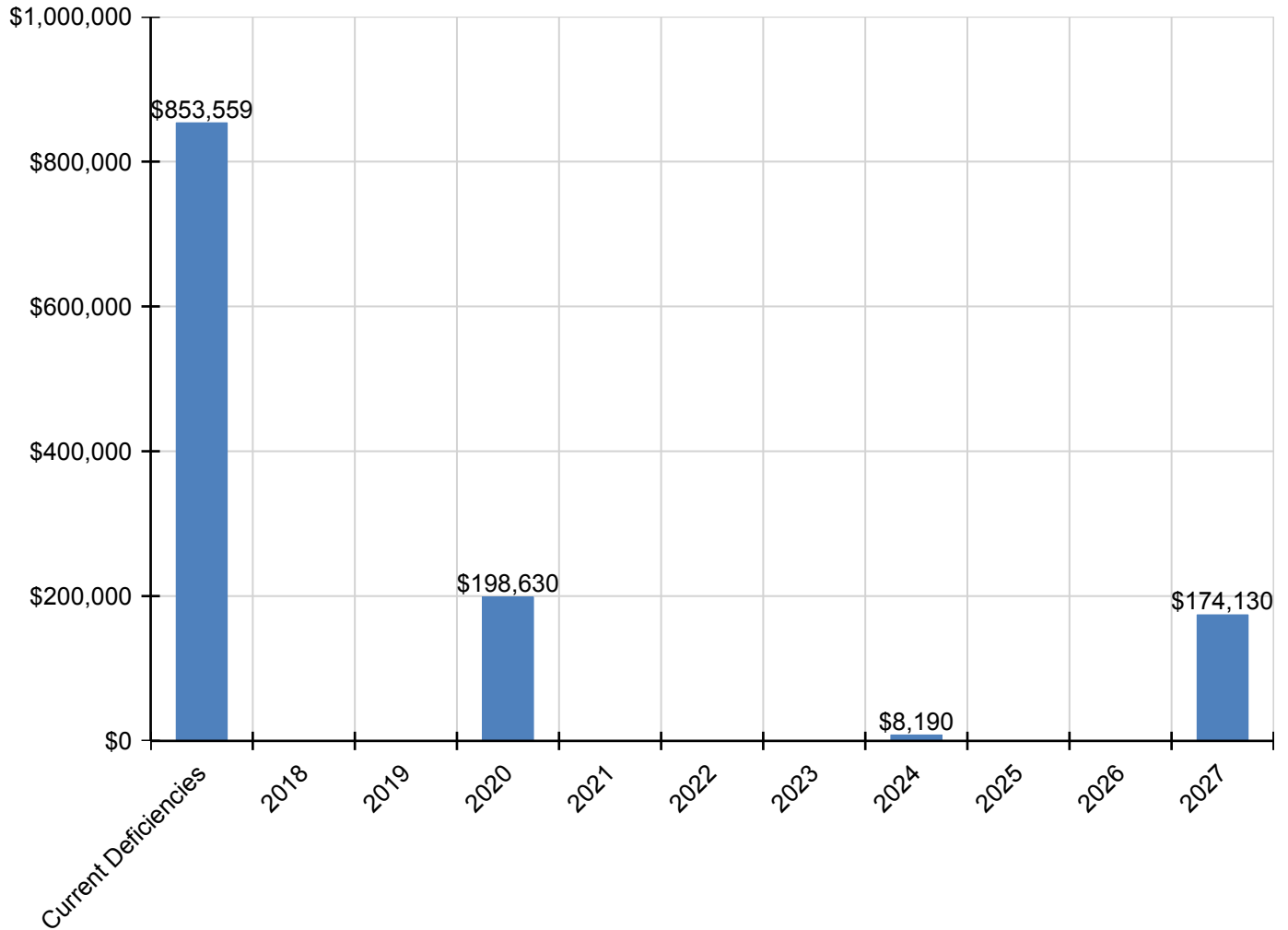
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$853,559</b>	<b>\$0</b>	<b>\$0</b>	<b>\$198,630</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,190</b>	<b>\$0</b>	<b>\$0</b>	<b>\$174,130</b>	<b>\$1,234,509</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>	\$8,057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,057
<b>B2030 - Exterior Doors</b>	\$127,103	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127,103
<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>	\$57,070	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,070
<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>	\$24,171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,171
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$25,486	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,251	\$59,737
<b>C3020 - Floor Finishes</b>	\$108,851	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,851



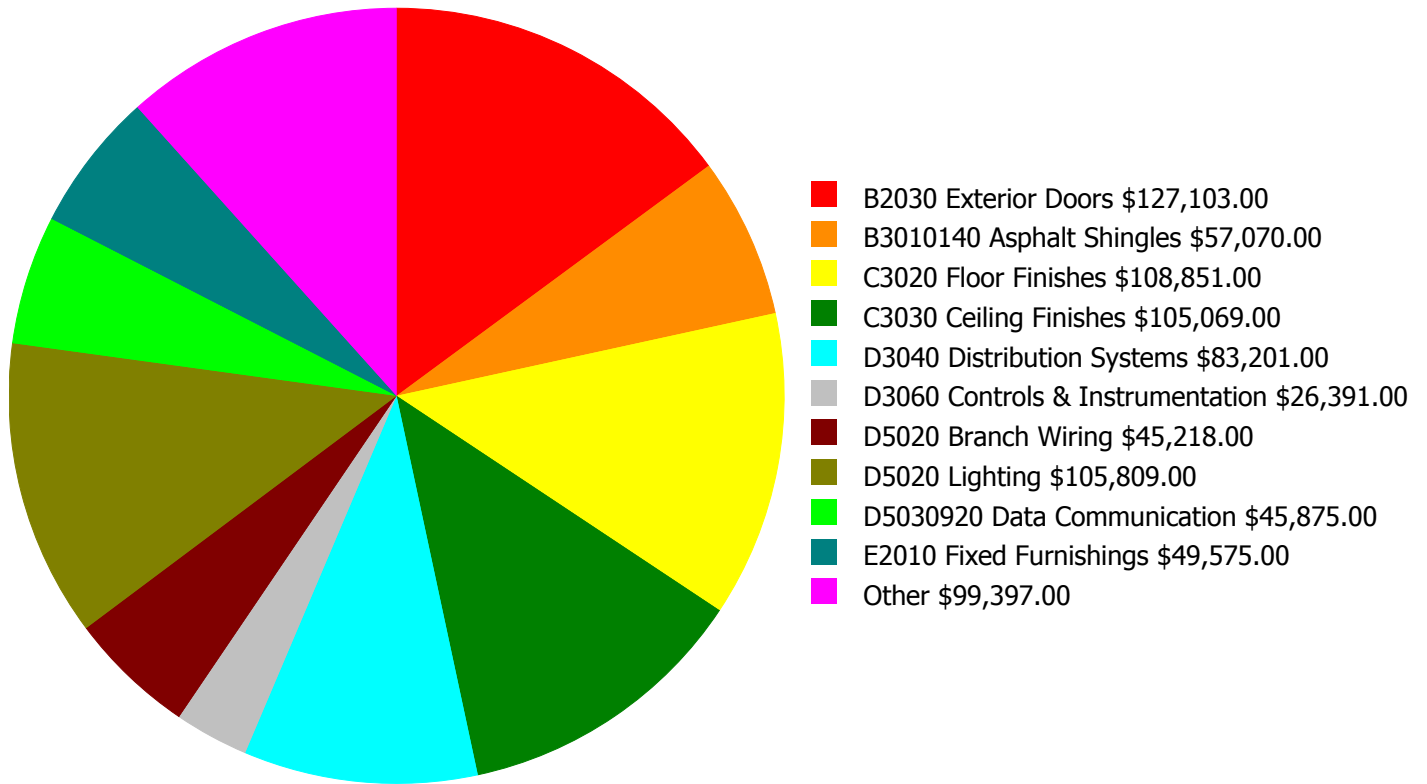
## Forecasted Capital Renewal Requirement

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



### Deficiency Summary by System

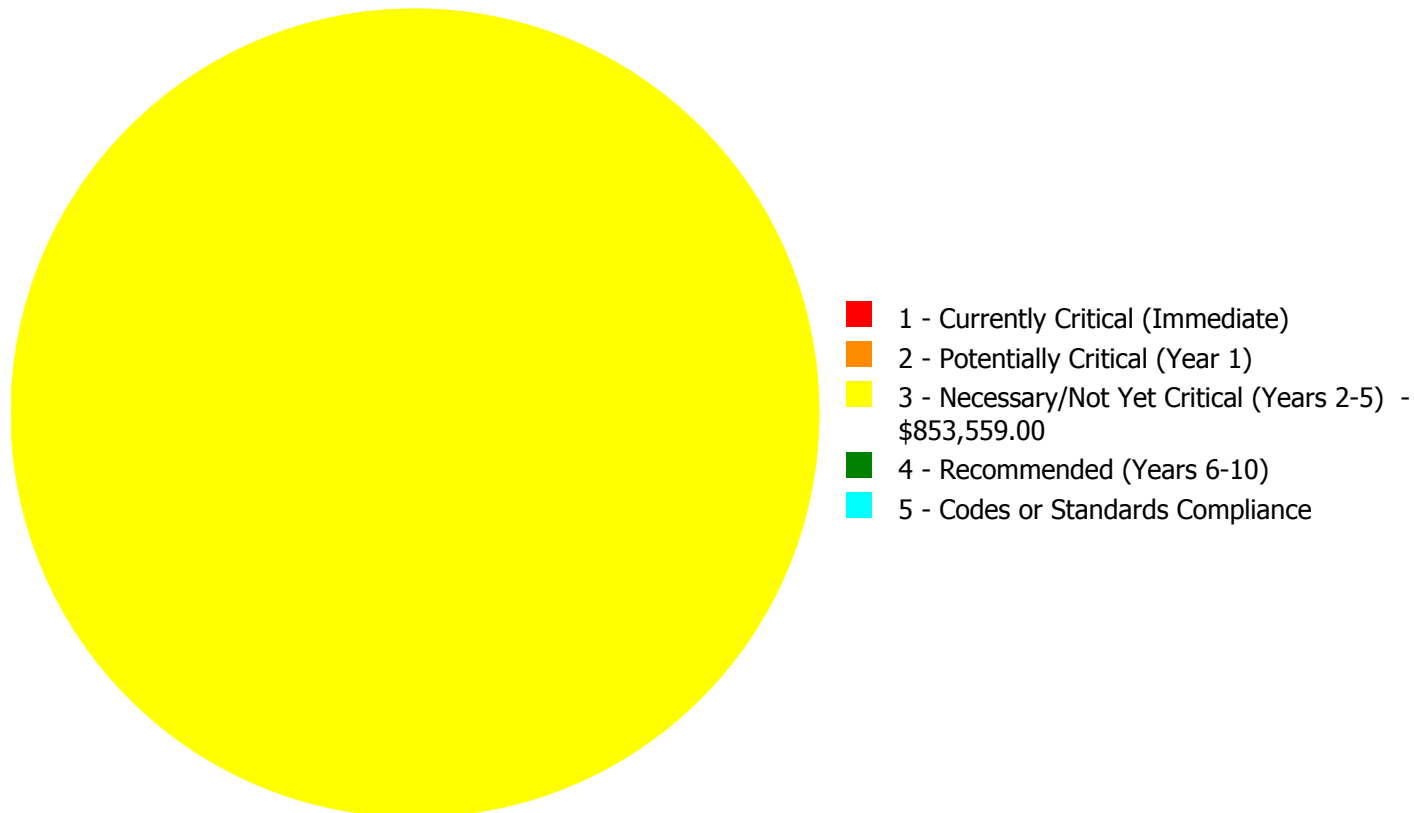
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$853,559.00**

## 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: \$853,559.00**



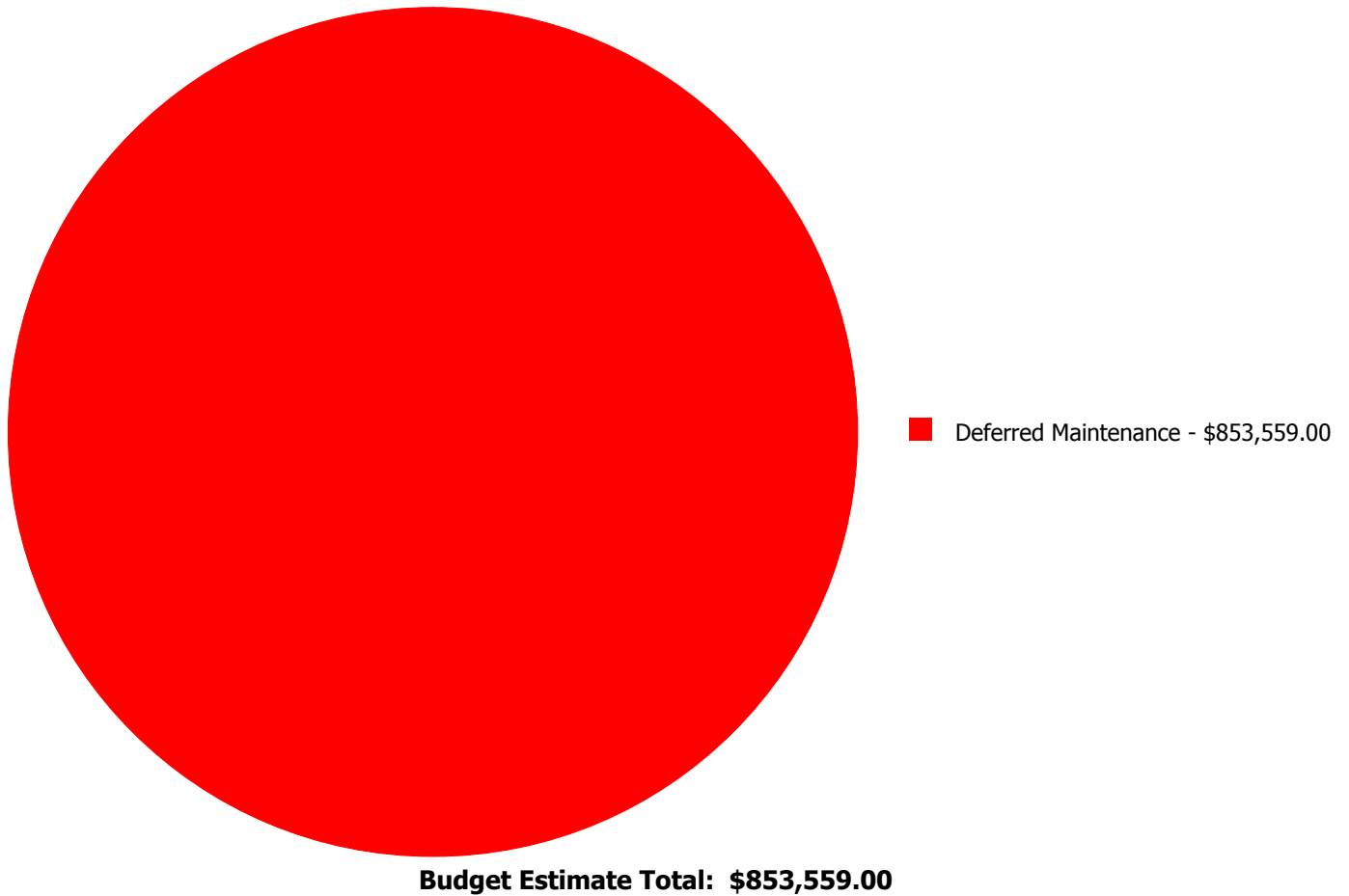
## Deficiency By Priority Investment Table

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	\$8,057.00	\$0.00	\$0.00	\$8,057.00
B2030	Exterior Doors	\$0.00	\$0.00	\$127,103.00	\$0.00	\$0.00	\$127,103.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$57,070.00	\$0.00	\$0.00	\$57,070.00
C1020	Interior Doors	\$0.00	\$0.00	\$24,171.00	\$0.00	\$0.00	\$24,171.00
C3010	Wall Finishes	\$0.00	\$0.00	\$25,486.00	\$0.00	\$0.00	\$25,486.00
C3020	Floor Finishes	\$0.00	\$0.00	\$108,851.00	\$0.00	\$0.00	\$108,851.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$105,069.00	\$0.00	\$0.00	\$105,069.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$25,733.00	\$0.00	\$0.00	\$25,733.00
D3040	Distribution Systems	\$0.00	\$0.00	\$83,201.00	\$0.00	\$0.00	\$83,201.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$26,391.00	\$0.00	\$0.00	\$26,391.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$15,950.00	\$0.00	\$0.00	\$15,950.00
D5020	Branch Wiring	\$0.00	\$0.00	\$45,218.00	\$0.00	\$0.00	\$45,218.00
D5020	Lighting	\$0.00	\$0.00	\$105,809.00	\$0.00	\$0.00	\$105,809.00
D5030920	Data Communication	\$0.00	\$0.00	\$45,875.00	\$0.00	\$0.00	\$45,875.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$49,575.00	\$0.00	\$0.00	\$49,575.00
	<b>Total:</b>	\$0.00	\$0.00	\$853,559.00	\$0.00	\$0.00	\$853,559.00

## 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: B2020 - Exterior Windows



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,474.00  
**Unit of Measure:** S.F.  
**Estimate:** \$8,057.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

#### System: B2030 - Exterior Doors



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,474.00  
**Unit of Measure:** S.F.  
**Estimate:** \$127,103.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

**System: B3010140 - Asphalt Shingles**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,474.00  
**Unit of Measure:** S.F.  
**Estimate:** \$57,070.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The asphalt shingles system is beyond its expected service life and should be scheduled for replacement.

---

**System: C1020 - Interior Doors**

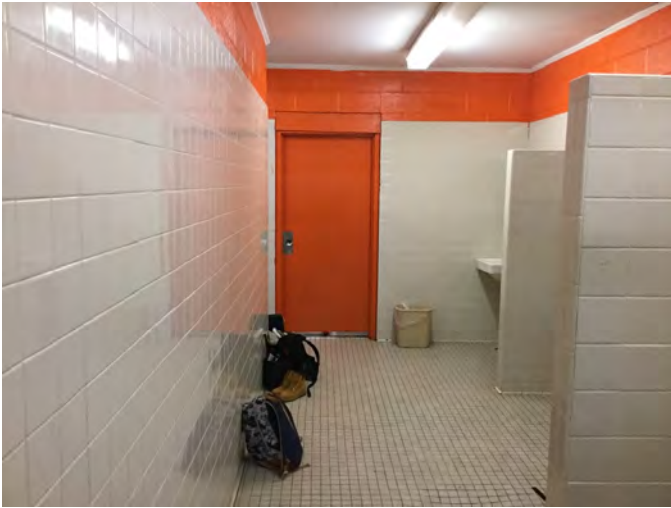


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,474.00  
**Unit of Measure:** S.F.  
**Estimate:** \$24,171.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: C3010 - Wall Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,474.00  
**Unit of Measure:** S.F.  
**Estimate:** \$25,486.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The wall finishes are aged, scuffed, fading, stained and should be replaced.

---

**System: C3020 - Floor Finishes**

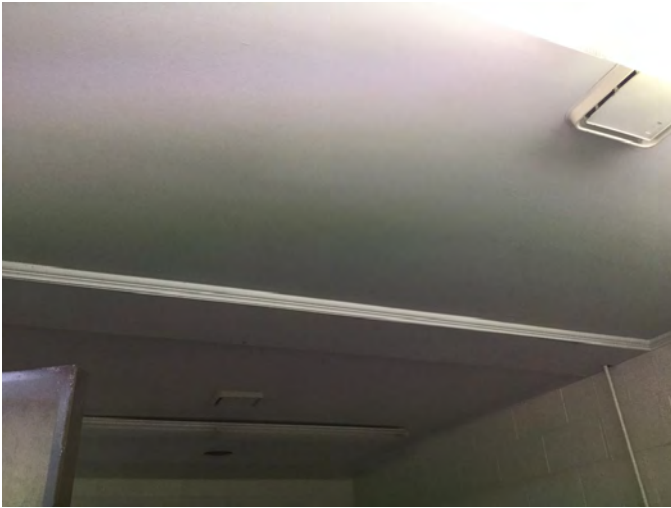


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,474.00  
**Unit of Measure:** S.F.  
**Estimate:** \$108,851.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The original flooring is in poor conditions and should be replaced.

---

**System: C3030 - Ceiling Finishes**

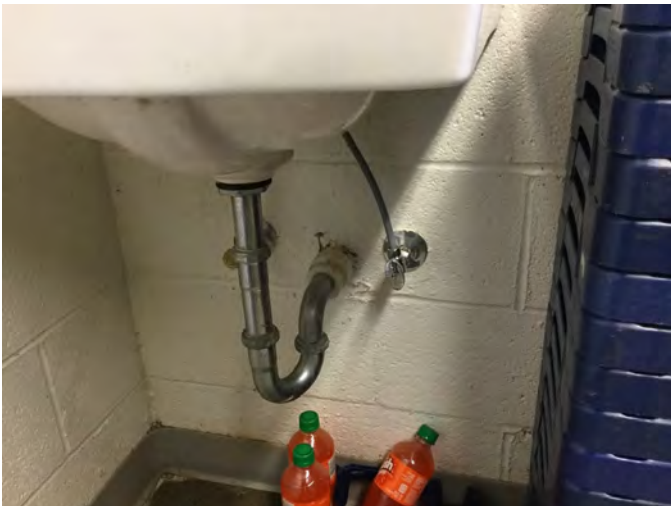


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,474.00  
**Unit of Measure:** S.F.  
**Estimate:** \$105,069.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,474.00  
**Unit of Measure:** S.F.  
**Estimate:** \$25,733.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The sanitary waste system is beyond its expected service life and should be replaced.

---



**System: D3040 - Distribution Systems**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,474.00  
**Unit of Measure:** S.F.  
**Estimate:** \$83,201.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

---

**System: D3060 - Controls & Instrumentation**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,474.00  
**Unit of Measure:** S.F.  
**Estimate:** \$26,391.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The controls and instrumentation system is in marginal condition and should be schedule for replacement.

---

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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,474.00  
**Unit of Measure:** S.F.  
**Estimate:** \$15,950.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: D5020 - Branch Wiring**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,474.00  
**Unit of Measure:** S.F.  
**Estimate:** \$45,218.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: D5020 - Lighting**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,474.00  
**Unit of Measure:** S.F.  
**Estimate:** \$105,809.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

---

**System: D5030920 - Data Communication**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,474.00  
**Unit of Measure:** S.F.  
**Estimate:** \$45,875.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The phone system is beyond its expected service life and should be scheduled for replacement.

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,474.00  
**Unit of Measure:** S.F.  
**Estimate:** \$49,575.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

**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:	HS -High School
Gross Area (SF):	400
Year Built:	1988
Last Renovation:	
Replacement Value:	\$41,700
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	59.11 %
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:	400
Year Built:	1988	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$41,700
FCI:	0.00 %	RSLI%:	59.11 %

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	71.00 %	0.00 %	\$0.00
B10 - Superstructure	71.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	55.76 %	0.00 %	\$0.00
B30 - Roofing	3.33 %	0.00 %	\$0.00
<b>Totals:</b>	<b>59.11 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). East Elevation - Feb 12, 2017



2). North Elevation - Feb 12, 2017



3). Southwest Elevation - Feb 12, 2017



4). Southeast Elevation - Feb 12, 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.	400	100	1988	2088		71.00 %	0.00 %	71			\$8,052
A1030	Slab on Grade	\$19.75	S.F.	400	100	1988	2088		71.00 %	0.00 %	71			\$7,900
B1020	Roof Construction	\$16.26	S.F.	400	100	1988	2088		71.00 %	0.00 %	71			\$6,504
B2010	Exterior Walls	\$29.79	S.F.	400	100	1988	2088		71.00 %	0.00 %	71			\$11,916
B2030	Exterior Doors	\$8.66	S.F.	400	30	1988	2018		3.33 %	0.00 %	1			\$3,464
B3010130	Preformed Metal Roofing	\$9.66	S.F.	400	30	1988	2018		3.33 %	0.00 %	1			\$3,864
<b>Total</b>									<b>59.11 %</b>					<b>\$41,700</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 - 1988 Tractor Storage Bldg

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**System:** B3010130 - Preformed Metal Roofing



**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.

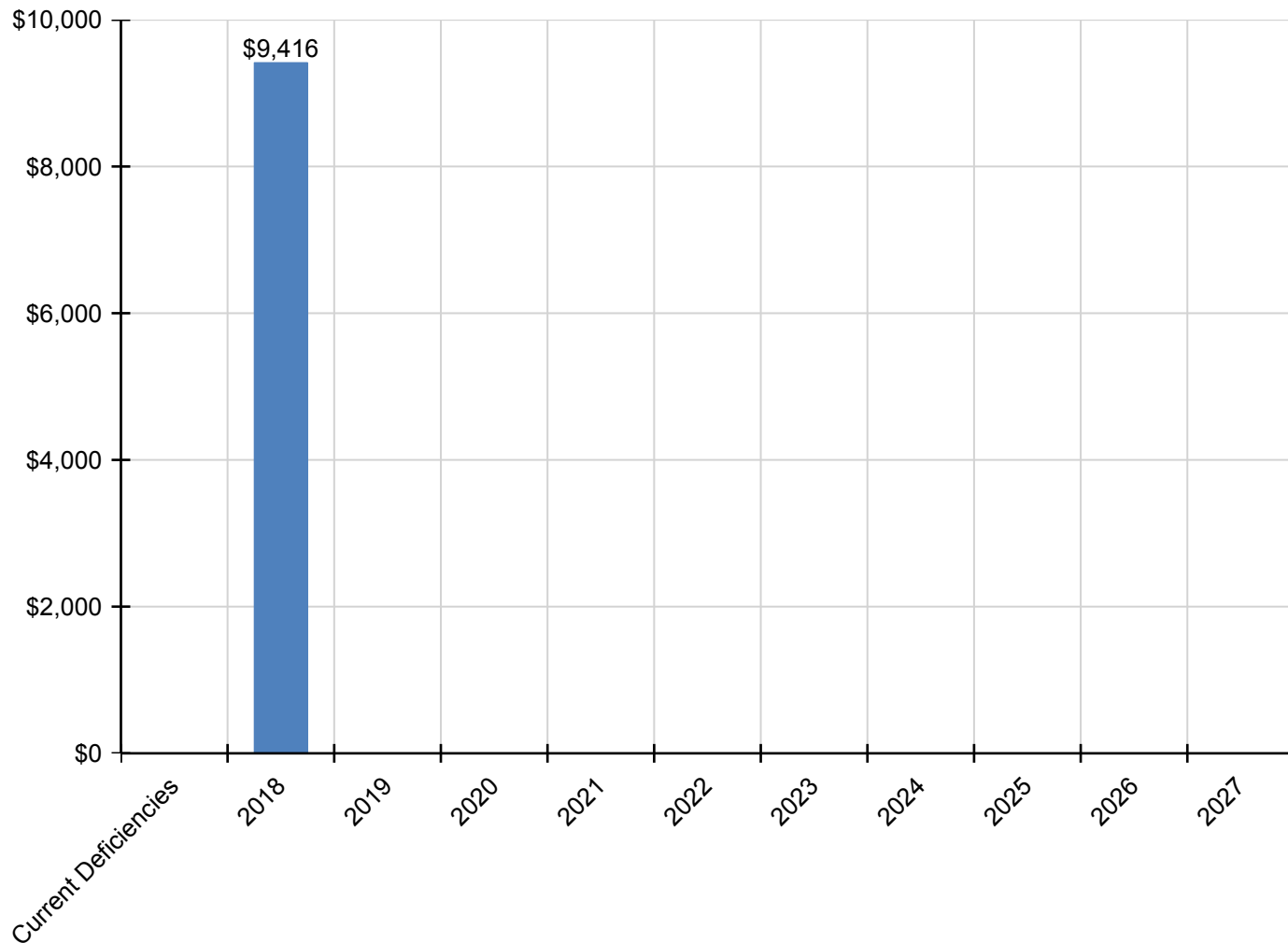
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$9,416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,416
<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	\$3,924	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,924
<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	\$5,492	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,492

*\* 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):	5,946
Year Built:	1997
Last Renovation:	
Replacement Value:	\$1,198,772
Repair Cost:	\$165,608.00
Total FCI:	13.81 %
Total RSLI:	53.40 %
FCA Score:	86.19



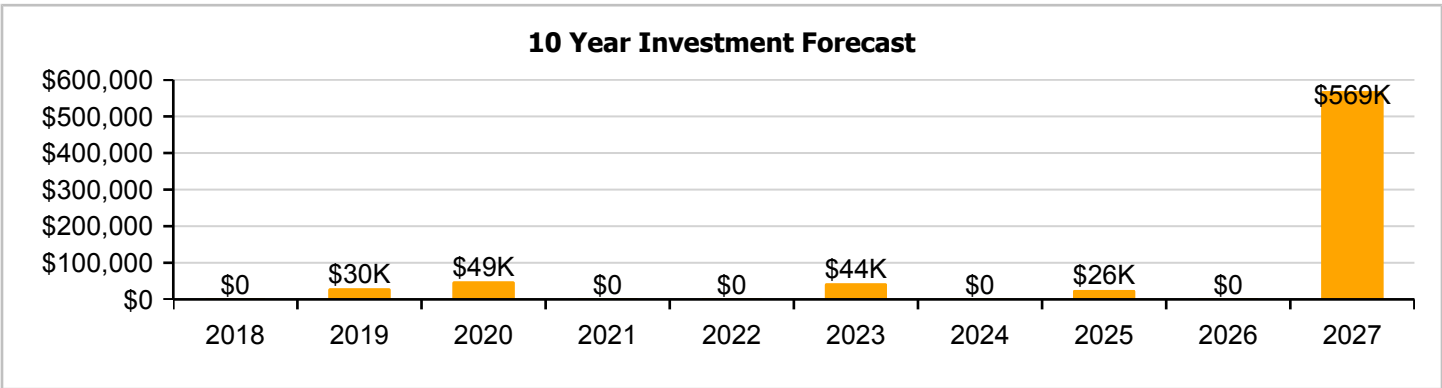
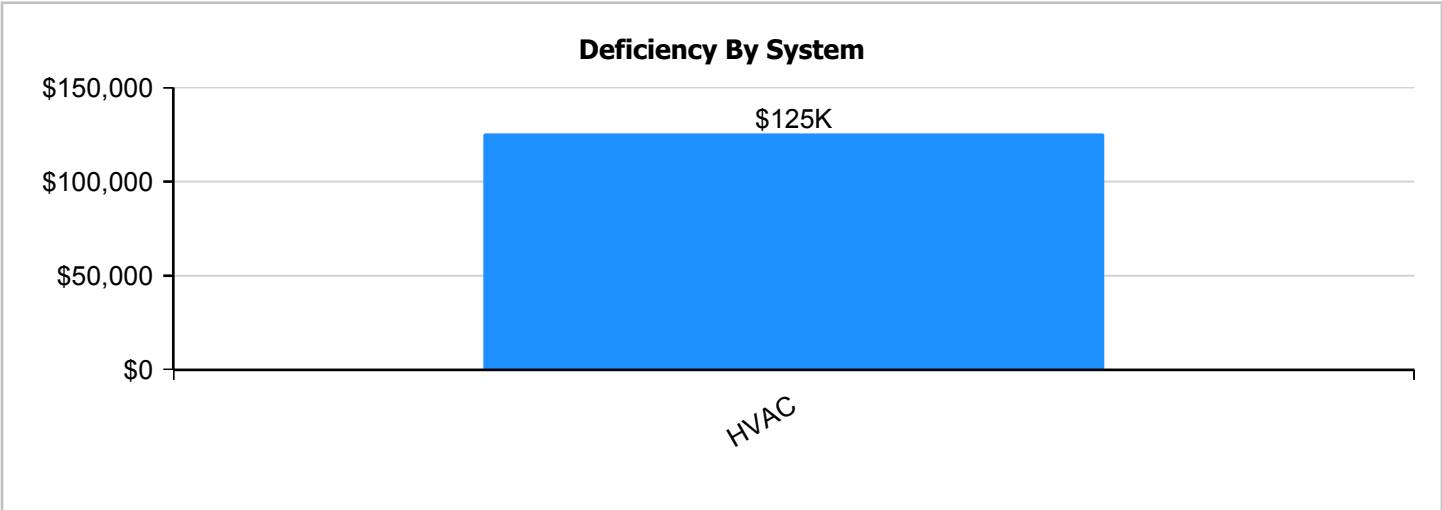
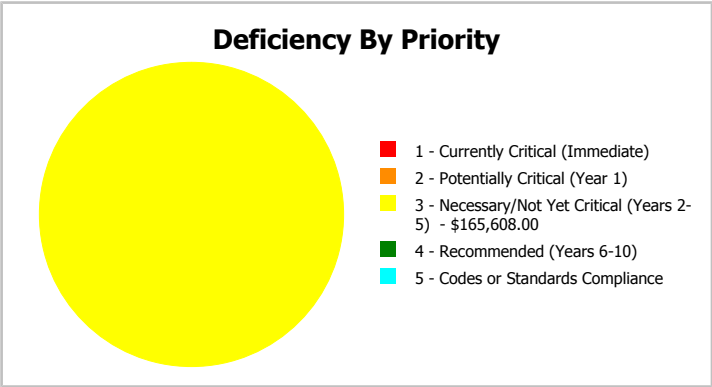
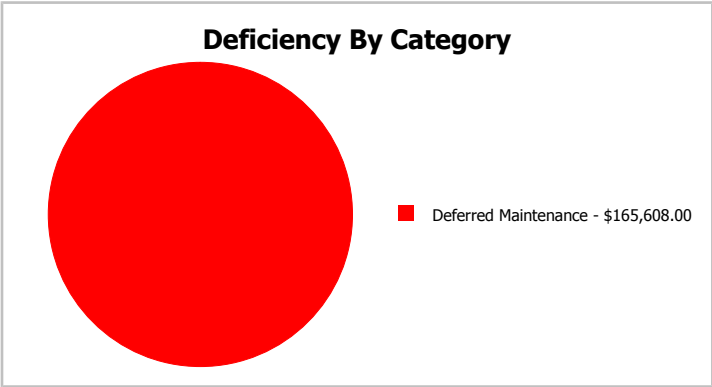
**Description:**

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:	5,946
Year Built:	1997	Last Renovation:	
Repair Cost:	\$165,608	Replacement Value:	\$1,198,772
FCI:	13.81 %	RSLI%:	53.40 %



## 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	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	51.74 %	0.00 %	\$0.00
B30 - Roofing	33.33 %	0.00 %	\$0.00
C10 - Interior Construction	81.85 %	0.00 %	\$0.00
C30 - Interior Finishes	89.81 %	0.00 %	\$0.00
D20 - Plumbing	73.92 %	0.00 %	\$0.00
D30 - HVAC	9.52 %	78.59 %	\$165,608.00
D50 - Electrical	36.66 %	0.00 %	\$0.00
E10 - Equipment	85.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>53.40 %</b>	<b>13.81 %</b>	<b>\$165,608.00</b>

## Photo Album

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

1). South Elevation - Feb 16, 2017



2). North Elevation - Feb 16, 2017



3). West Elevation - Feb 16, 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 - 1997 Addition, Commons Area

### 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	\$2.64	S.F.	5,946	100	1997	2097		80.00 %	0.00 %	80			\$15,697
A1030	Slab on Grade	\$4.94	S.F.	5,946	100	1997	2097		80.00 %	0.00 %	80			\$29,373
B1020	Roof Construction	\$9.20	S.F.	5,946	100	1997	2097		80.00 %	0.00 %	80			\$54,703
B2010	Exterior Walls	\$10.71	S.F.	5,946	100	1997	2097		80.00 %	0.00 %	80			\$63,682
B2020	Exterior Windows	\$15.46	S.F.	5,946	30	1997	2027		33.33 %	0.00 %	10			\$91,925
B2030	Exterior Doors	\$0.98	S.F.	5,946	30	1997	2027		33.33 %	0.00 %	10			\$5,827
B3010130	Preformed Metal Roofing	\$11.70	S.F.	5,946	30	1997	2027		33.33 %	0.00 %	10			\$69,568
C1010	Partitions	\$5.69	S.F.	5,946	75	1997	2072		73.33 %	0.00 %	55			\$33,833
C1020	Interior Doors	\$2.94	S.F.	5,946	30	2015	2045		93.33 %	0.00 %	28			\$17,481
C1030	Fittings	\$1.80	S.F.	5,946	20	2015	2035		90.00 %	0.00 %	18			\$10,703
C3010	Wall Finishes	\$3.10	S.F.	5,946	10	2015	2025		80.00 %	0.00 %	8			\$18,433
C3020	Floor Finishes	\$13.24	S.F.	5,946	20	2015	2035		90.00 %	0.00 %	18			\$78,725
C3030	Ceiling Finishes	\$12.78	S.F.	5,946	25	2015	2040		92.00 %	0.00 %	23			\$75,990
D2010	Plumbing Fixtures	\$10.68	S.F.	5,946	30	2015	2045		93.33 %	0.00 %	28			\$63,503
D2020	Domestic Water Distribution	\$1.98	S.F.	5,946	30	1997	2027		33.33 %	0.00 %	10			\$11,773
D2030	Sanitary Waste	\$3.13	S.F.	5,946	30	1997	2027		33.33 %	0.00 %	10			\$18,611
D3040	Distribution Systems	\$10.12	S.F.	5,946	30	1997	2027		33.33 %	0.00 %	10			\$60,174
D3050	Terminal & Package Units	\$22.11	S.F.	5,946	15	1997	2012		0.00 %	110.00 %	-5		\$144,613.00	\$131,466
D3060	Controls & Instrumentation	\$3.21	S.F.	5,946	20	1997	2017		0.00 %	110.00 %	0		\$20,995.00	\$19,087
D5010	Electrical Service/Distribution	\$1.94	S.F.	5,946	40	1997	2037		50.00 %	0.00 %	20			\$11,535
D5020	Branch Wiring	\$5.50	S.F.	5,946	30	1997	2027		33.33 %	0.00 %	10			\$32,703
D5020	Lighting	\$12.87	S.F.	5,946	30	1997	2027		33.33 %	0.00 %	10			\$76,525
D5030810	Security & Detection Systems	\$2.38	S.F.	5,946	15	2016	2031		93.33 %	0.00 %	14			\$14,151
D5030910	Fire Alarm Systems	\$4.32	S.F.	5,946	15	2004	2019		13.33 %	0.00 %	2			\$25,687
D5030920	Data Communication	\$5.58	S.F.	5,946	15	2008	2023		40.00 %	0.00 %	6			\$33,179
D5090	Other Electrical Systems	\$0.81	S.F.	5,946	20	1997	2017	2020	15.00 %	0.00 %	3			\$4,816
E1020	Institutional Equipment	\$15.77	S.F.	5,946	20	2014	2034		85.00 %	0.00 %	17			\$93,768
E2010	Fixed Furnishings	\$6.03	S.F.	5,946	20	1997	2017	2020	15.00 %	0.00 %	3			\$35,854
<b>Total</b>									<b>53.40 %</b>	<b>13.81 %</b>			<b>\$165,608.00</b>	<b>\$1,198,772</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



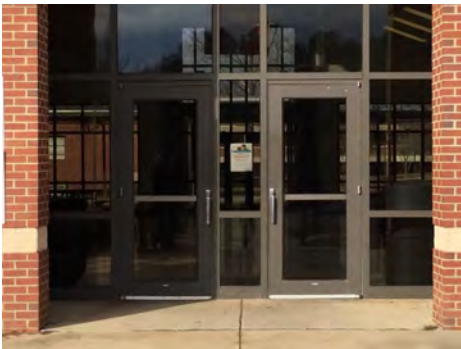
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

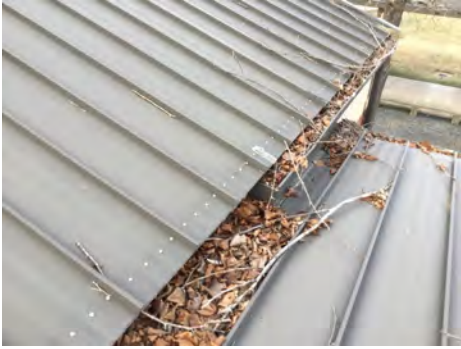
**System:** B2030 - Exterior Doors



**Note:**

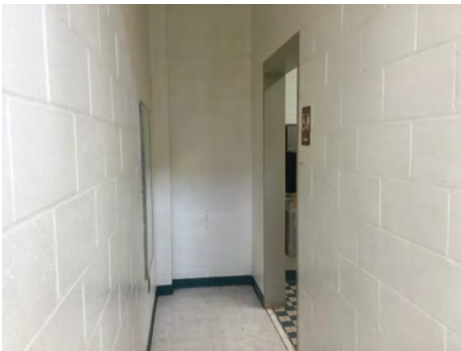
## Campus Assessment Report - 1997 Addition, Commons Area

**System:** B3010130 - Preformed Metal Roofing



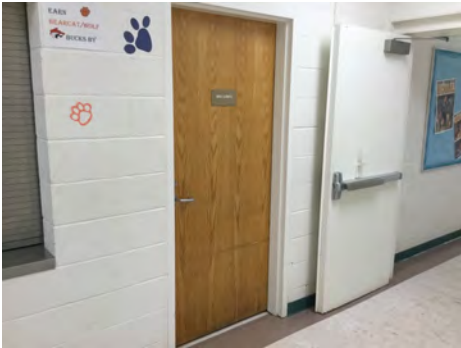
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**



## Campus Assessment Report - 1997 Addition, Commons Area

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

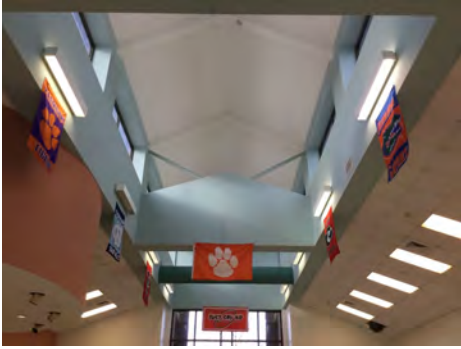
**System:** C3020 - Floor Finishes



**Note:**

## Campus Assessment Report - 1997 Addition, Commons Area

**System:** C3030 - Ceiling Finishes



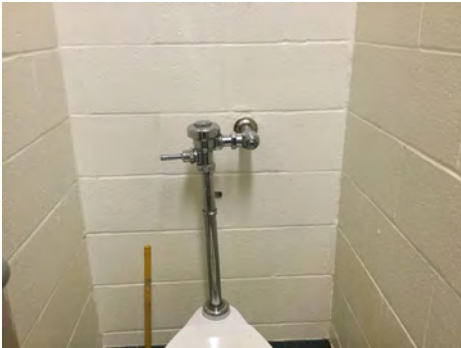
**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 1997 Addition, Commons Area

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**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**



## Campus Assessment Report - 1997 Addition, Commons Area

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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 - 1997 Addition, Commons Area

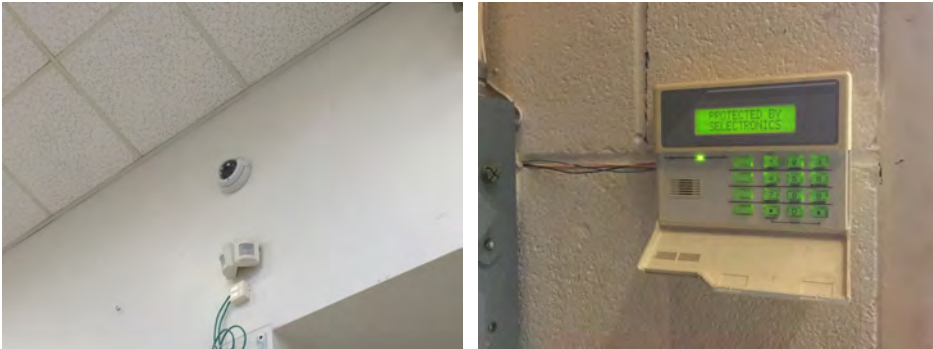
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**System:** D5020 - Lighting



**Note:**

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



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

## Campus Assessment Report - 1997 Addition, Commons Area

**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

## Campus Assessment Report - 1997 Addition, Commons Area

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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>\$165,608</b>	<b>\$0</b>	<b>\$29,976</b>	<b>\$48,886</b>	<b>\$0</b>	<b>\$0</b>	<b>\$43,579</b>	<b>\$0</b>	<b>\$25,685</b>	<b>\$0</b>	<b>\$568,874</b>	<b>\$882,609</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	\$135,894	\$135,894
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,615	\$8,615
<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	\$129,021	\$129,021
<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	\$0	\$0	\$0	\$25,685	\$0	\$0	\$25,685
<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

## Campus Assessment Report - 1997 Addition, Commons Area

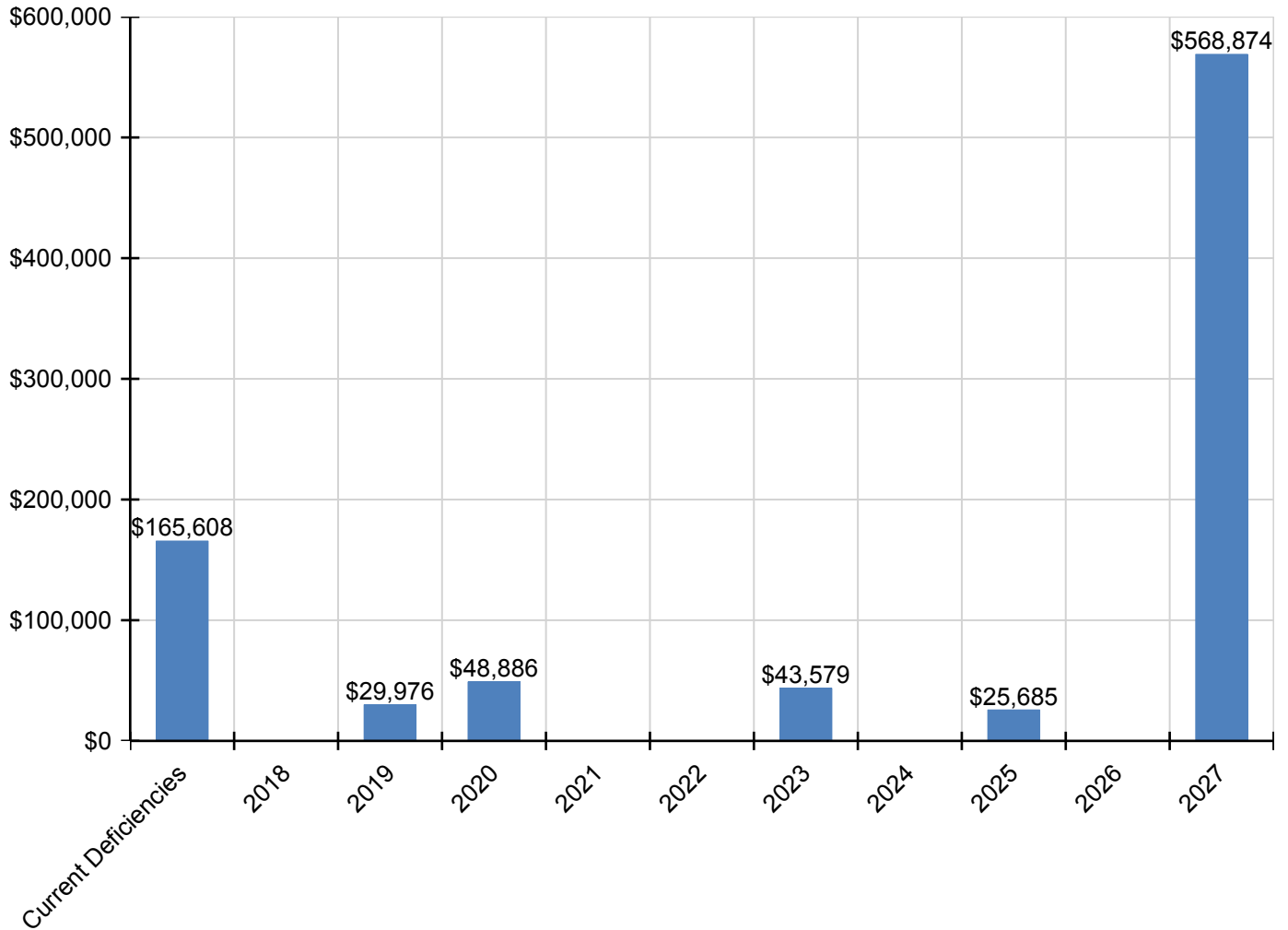
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,404	\$17,404
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,513	\$27,513
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,955	\$88,955
D3050 - Terminal & Package Units	\$144,613	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$144,613
D3060 - Controls & Instrumentation	\$20,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,995
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	\$48,345	\$48,345
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,128	\$113,128
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	\$29,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,976
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$43,579	\$0	\$0	\$0	\$0	\$0	\$43,579
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$5,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,789
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	\$43,097	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,097

\* Indicates non-renewable system



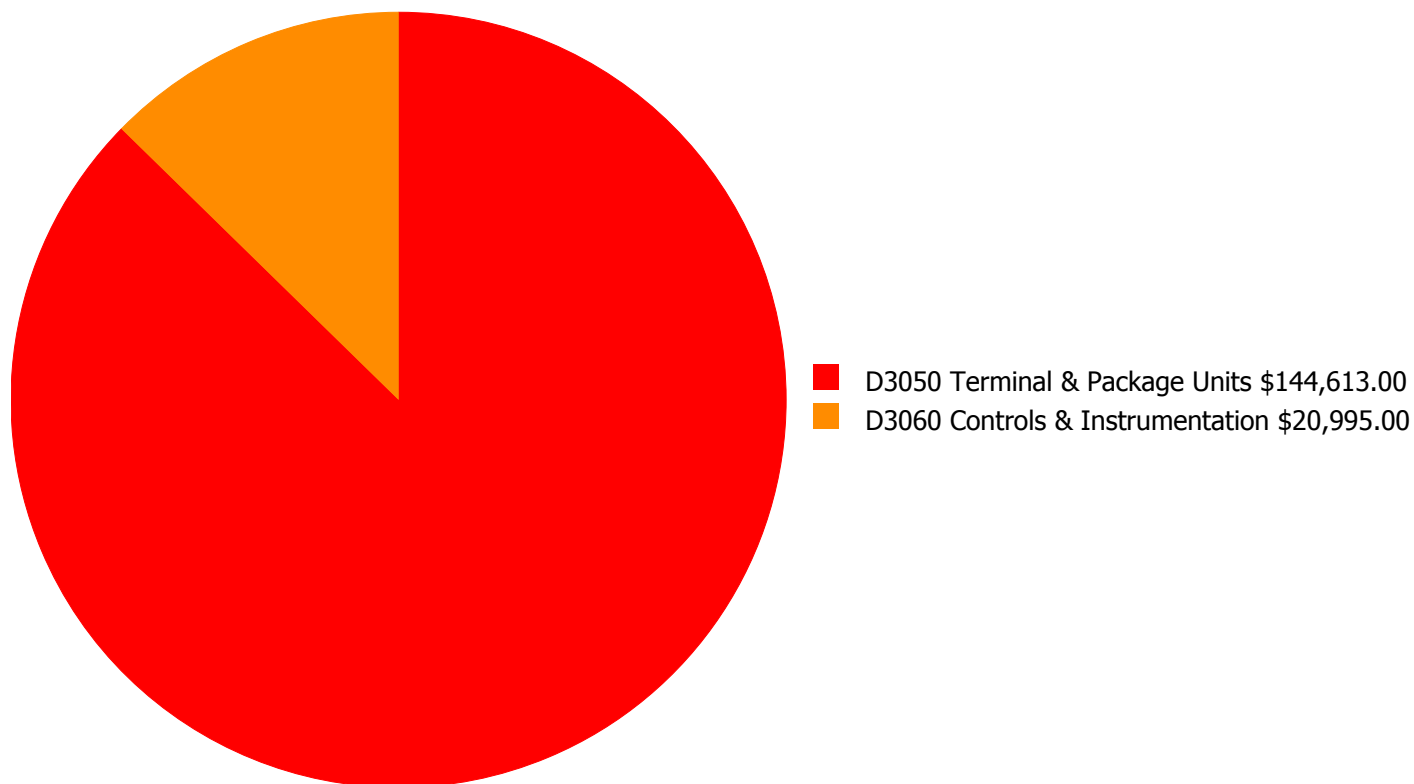
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

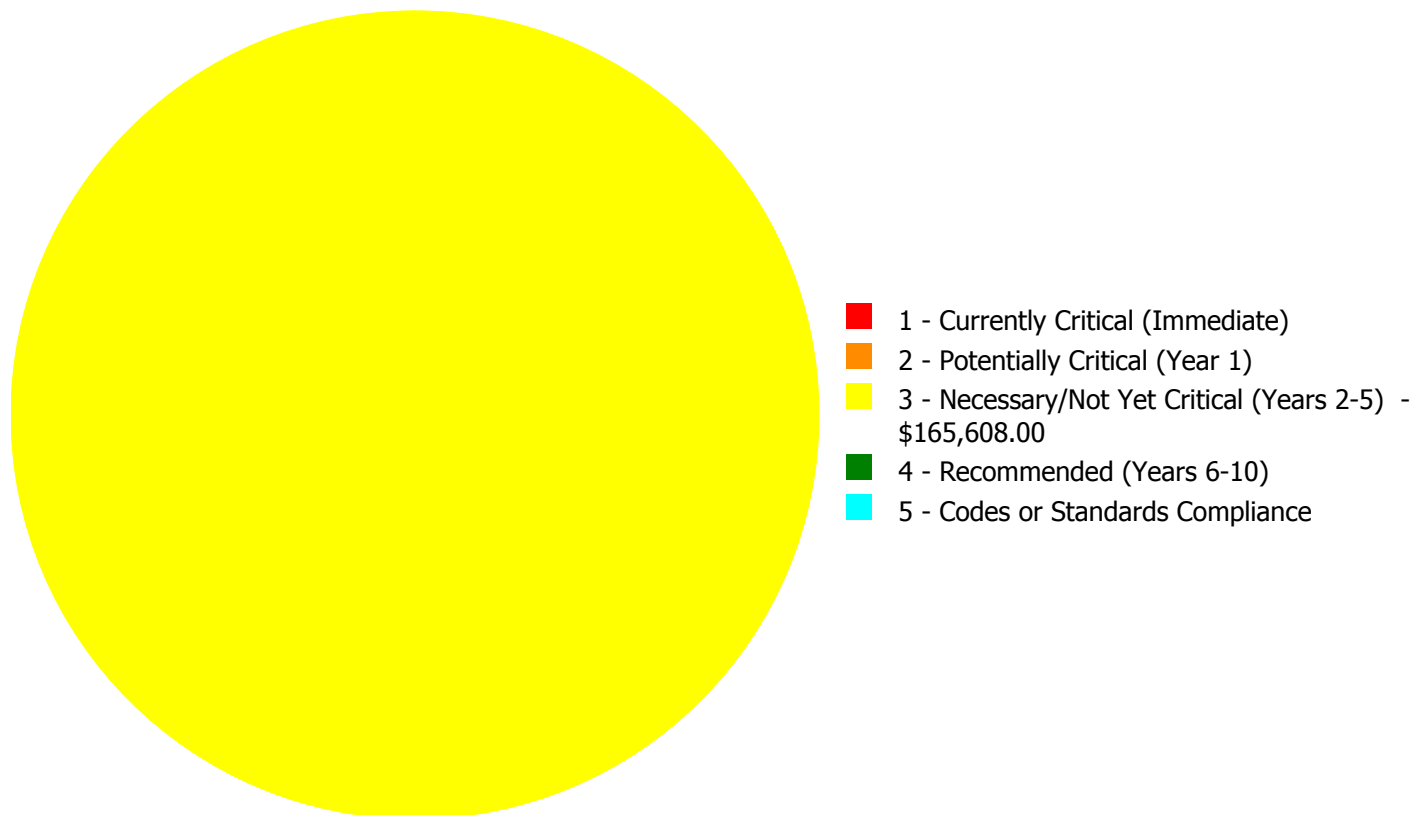
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$165,608.00**

## 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: \$165,608.00**

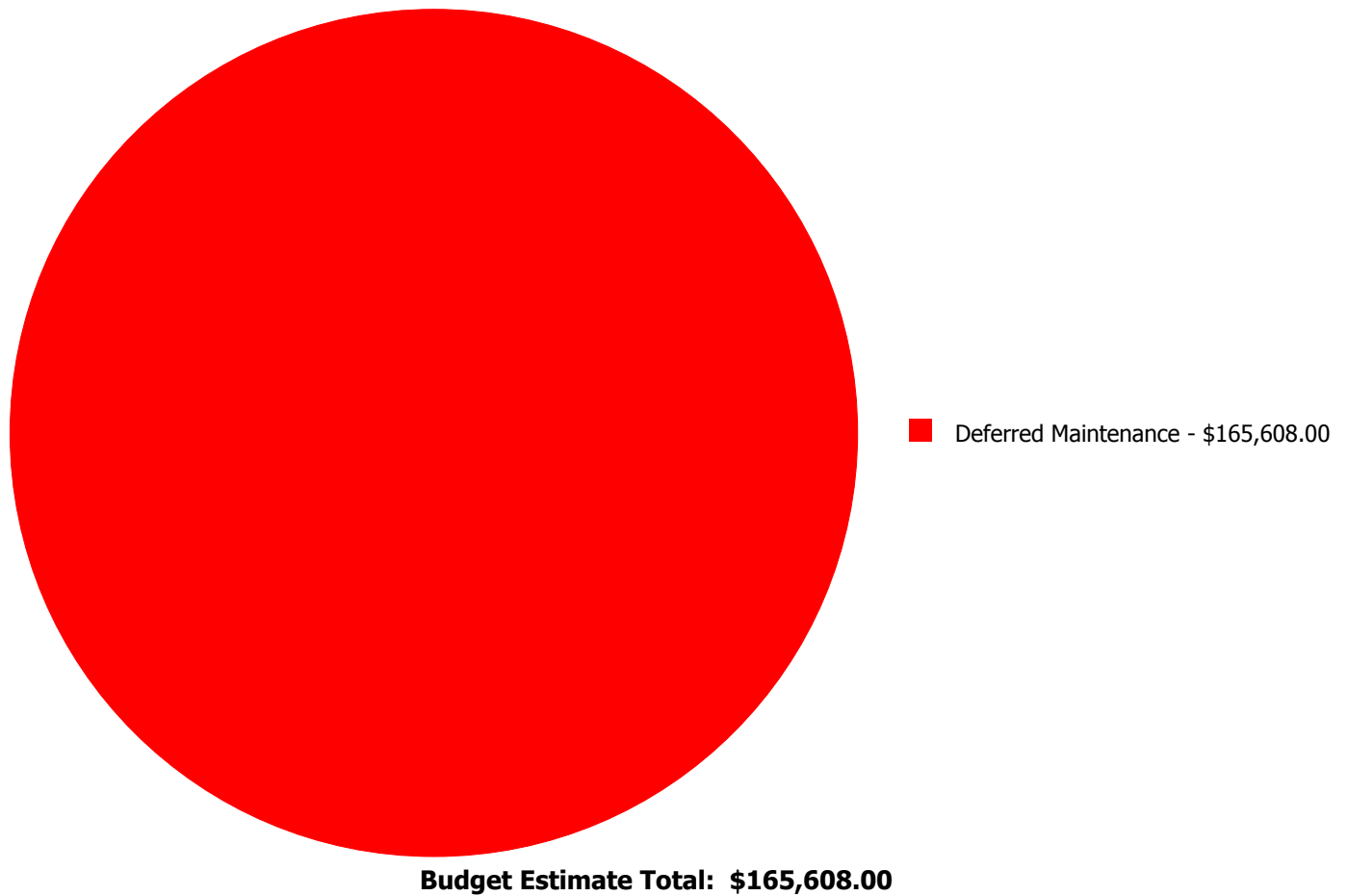
## Deficiency By Priority Investment Table

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	\$144,613.00	\$0.00	\$0.00	\$144,613.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$20,995.00	\$0.00	\$0.00	\$20,995.00
	<b>Total:</b>	\$0.00	\$0.00	\$165,608.00	\$0.00	\$0.00	\$165,608.00

## 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: D3050 - Terminal & Package Units



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 5,946.00  
**Unit of Measure:** S.F.  
**Estimate:** \$144,613.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** Terminal and package units are beyond their expected service life and should be scheduled for replacement.

#### System: D3060 - Controls & Instrumentation



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 5,946.00  
**Unit of Measure:** S.F.  
**Estimate:** \$20,995.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** The controls and instrumentation system is in marginal condition and should be schedule for replacement.



**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):	9,921
Year Built:	1997
Last Renovation:	
Replacement Value:	\$2,049,778
Repair Cost:	\$331,541.00
Total FCI:	16.17 %
Total RSLI:	31.21 %
FCA Score:	83.83



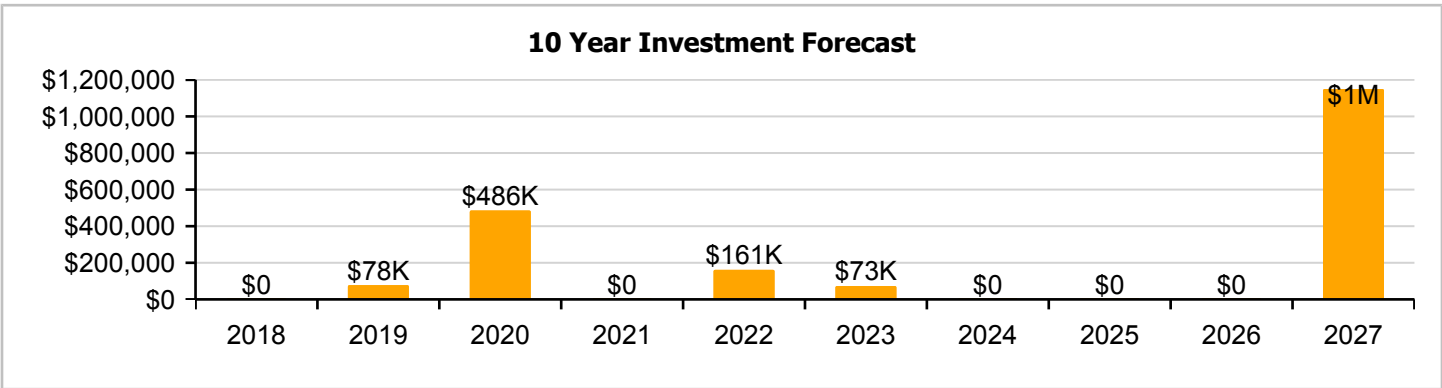
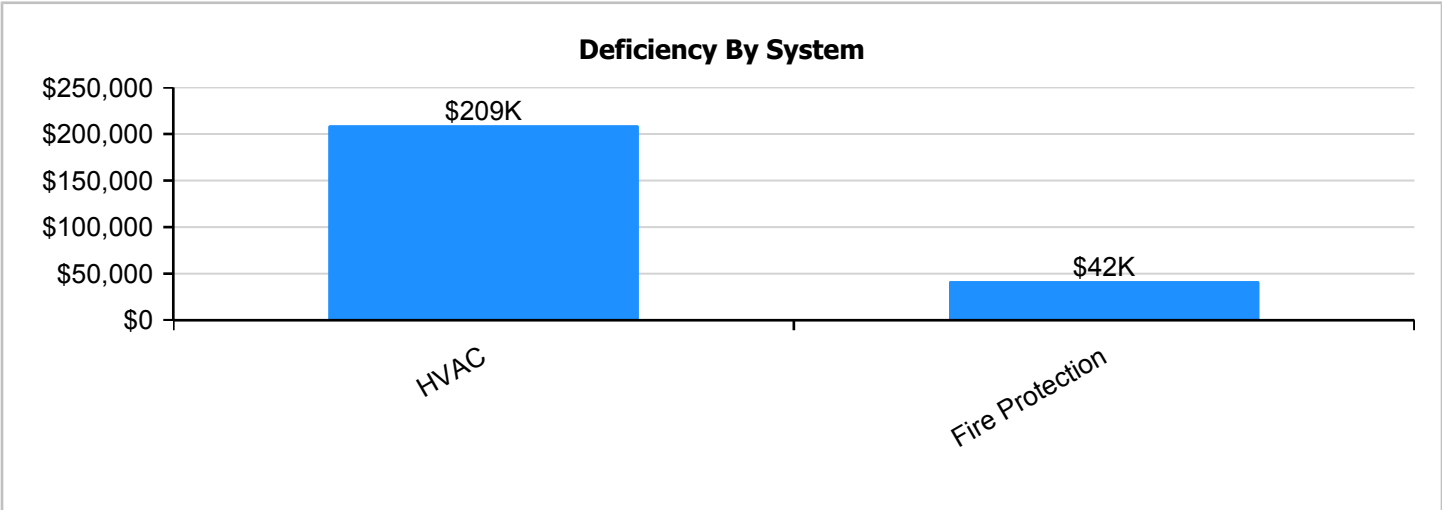
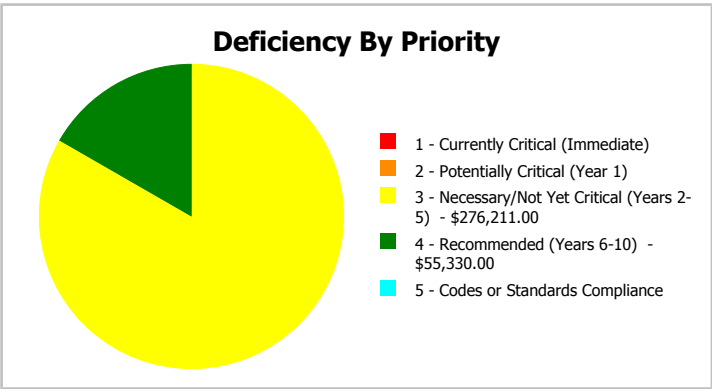
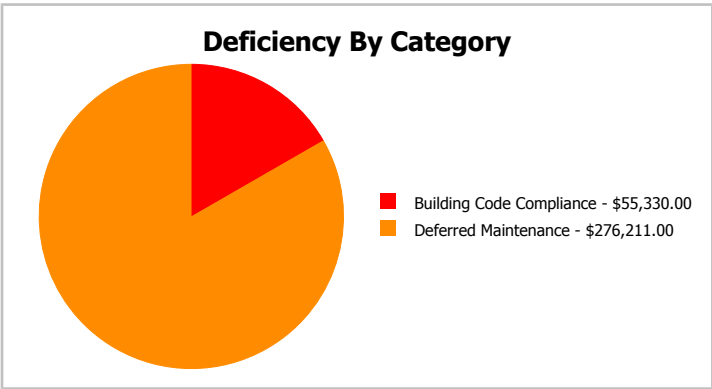
**Description:**

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:	9,921
Year Built:	1997	Last Renovation:	
Repair Cost:	\$331,541	Replacement Value:	\$2,049,778
FCI:	16.17 %	RSLI%:	31.21 %



## 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	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	51.71 %	0.00 %	\$0.00
B30 - Roofing	33.33 %	0.00 %	\$0.00
C10 - Interior Construction	51.99 %	0.00 %	\$0.00
C30 - Interior Finishes	18.79 %	0.00 %	\$0.00
D20 - Plumbing	33.33 %	0.00 %	\$0.00
D30 - HVAC	9.52 %	78.58 %	\$276,211.00
D40 - Fire Protection	0.00 %	110.00 %	\$55,330.00
D50 - Electrical	30.96 %	0.00 %	\$0.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>31.21 %</b>	<b>16.17 %</b>	<b>\$331,541.00</b>

## Photo Album

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

1). Southeast Elevation - Feb 12, 2017



2). Northeast Elevation - Feb 12, 2017



3). West Elevation - Feb 12, 2017



4). South Elevation - Feb 12, 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 - 1997 Building J, Media Center

## 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	\$2.64	S.F.	9,921	100	1997	2097		80.00 %	0.00 %	80			\$26,191
A1030	Slab on Grade	\$4.94	S.F.	9,921	100	1997	2097		80.00 %	0.00 %	80			\$49,010
B1020	Roof Construction	\$9.19	S.F.	9,921	100	1997	2097		80.00 %	0.00 %	80			\$91,174
B2010	Exterior Walls	\$10.69	S.F.	9,921	100	1997	2097		80.00 %	0.00 %	80			\$106,055
B2020	Exterior Windows	\$12.28	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$121,830
B2030	Exterior Doors	\$4.17	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$41,371
B3010130	Preformed Metal Roofing	\$11.70	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$116,076
C1010	Partitions	\$5.69	S.F.	9,921	75	1997	2072		73.33 %	0.00 %	55			\$56,450
C1020	Interior Doors	\$2.94	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$29,168
C1030	Fittings	\$1.80	S.F.	9,921	20	1997	2017	2020	15.00 %	0.00 %	3			\$17,858
C3010	Wall Finishes	\$3.10	S.F.	9,921	10	1997	2007	2020	30.00 %	0.00 %	3			\$30,755
C3020	Floor Finishes	\$13.23	S.F.	9,921	20	1997	2017	2020	15.00 %	0.00 %	3			\$131,255
C3030	Ceiling Finishes	\$12.76	S.F.	9,921	25	1997	2022		20.00 %	0.00 %	5			\$126,592
D2010	Plumbing Fixtures	\$10.68	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$105,956
D2020	Domestic Water Distribution	\$1.98	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$19,644
D2030	Sanitary Waste	\$3.13	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$31,053
D3040	Distribution Systems	\$10.12	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$100,401
D3050	Terminal & Package Units	\$22.10	S.F.	9,921	15	1997	2012		0.00 %	110.00 %	-5		\$241,180.00	\$219,254
D3060	Controls & Instrumentation	\$3.21	S.F.	9,921	20	1997	2017		0.00 %	110.00 %	0		\$35,031.00	\$31,846
D4010	Sprinklers	\$4.40	S.F.	9,921	30			2016	0.00 %	110.00 %	-1		\$48,018.00	\$43,652
D4020	Standpipes	\$0.67	S.F.	9,921	30			2016	0.00 %	110.00 %	-1		\$7,312.00	\$6,647
D5010	Electrical Service/Distribution	\$1.94	S.F.	9,921	40	1997	2037		50.00 %	0.00 %	20			\$19,247
D5020	Branch Wiring	\$5.50	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$54,566
D5020	Lighting	\$12.87	S.F.	9,921	30	1997	2027		33.33 %	0.00 %	10			\$127,683
D5030810	Security & Detection Systems	\$2.38	S.F.	9,921	15	2004	2019		13.33 %	0.00 %	2			\$23,612
D5030910	Fire Alarm Systems	\$4.32	S.F.	9,921	15	2004	2019		13.33 %	0.00 %	2			\$42,859
D5030920	Data Communication	\$5.58	S.F.	9,921	15	2008	2023		40.00 %	0.00 %	6			\$55,359
D5090	Other Electrical Systems	\$0.81	S.F.	9,921	20	1997	2017	2020	15.00 %	0.00 %	3			\$8,036
E1020	Institutional Equipment	\$15.77	S.F.	9,921	20	1997	2017	2020	15.00 %	0.00 %	3			\$156,454
E2010	Fixed Furnishings	\$6.02	S.F.	9,921	20	1997	2017	2020	15.00 %	0.00 %	3			\$59,724
<b>Total</b>									<b>31.21 %</b>	<b>16.17 %</b>			<b>\$331,541.00</b>	<b>\$2,049,778</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:**

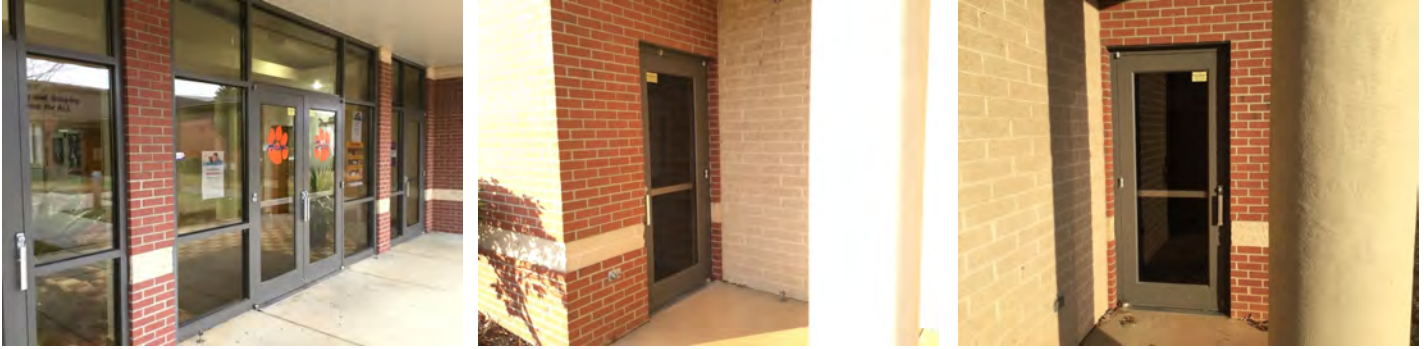
**System:** B2020 - Exterior Windows



**Note:**

## Campus Assessment Report - 1997 Building J, Media Center

**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010130 - Preformed Metal Roofing



**Note:**

**System:** C1010 - Partitions



**Note:**



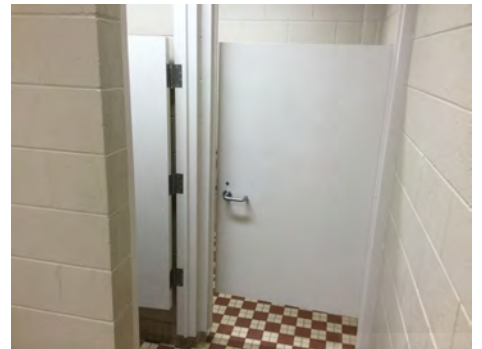
## Campus Assessment Report - 1997 Building J, Media Center

**System:** C1020 - Interior Doors



**Note:**

**System:** C1030 - Fittings



**Note:**

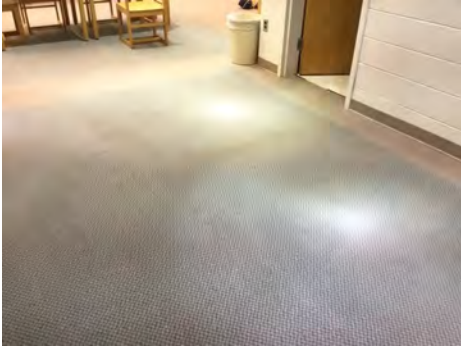
**System:** C3010 - Wall Finishes



**Note:**

# Campus Assessment Report - 1997 Building J, Media Center

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures

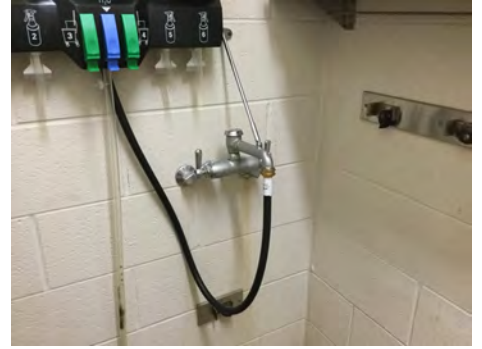


**Note:**



## Campus Assessment Report - 1997 Building J, Media Center

**System:** D2020 - Domestic Water Distribution



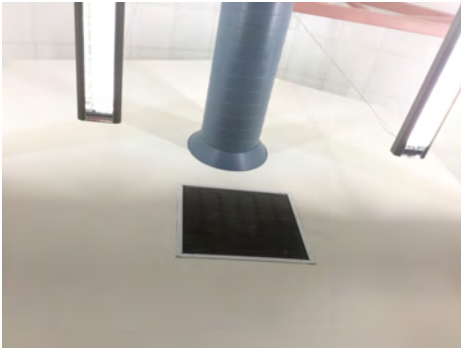
**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

## Campus Assessment Report - 1997 Building J, Media Center

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



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

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



**Note:**



## Campus Assessment Report - 1997 Building J, Media Center

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

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



**Note:**

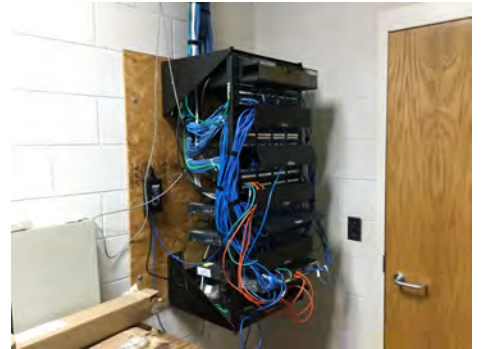
## Campus Assessment Report - 1997 Building J, Media Center

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

## Campus Assessment Report - 1997 Building J, Media Center

**System:** E1020 - Institutional 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>\$331,541</b>	<b>\$0</b>	<b>\$77,571</b>	<b>\$485,708</b>	<b>\$0</b>	<b>\$161,430</b>	<b>\$72,712</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,149,079</b>	<b>\$2,278,042</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	\$180,102	<b>\$180,102</b>
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,159	<b>\$61,159</b>
<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	\$215,274	<b>\$215,274</b>
<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	\$43,120	<b>\$43,120</b>
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$21,466	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$21,466</b>
<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	\$36,968	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$36,968</b>
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$157,768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$157,768</b>
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$161,430	\$0	\$0	\$0	\$0	\$0	<b>\$161,430</b>
<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



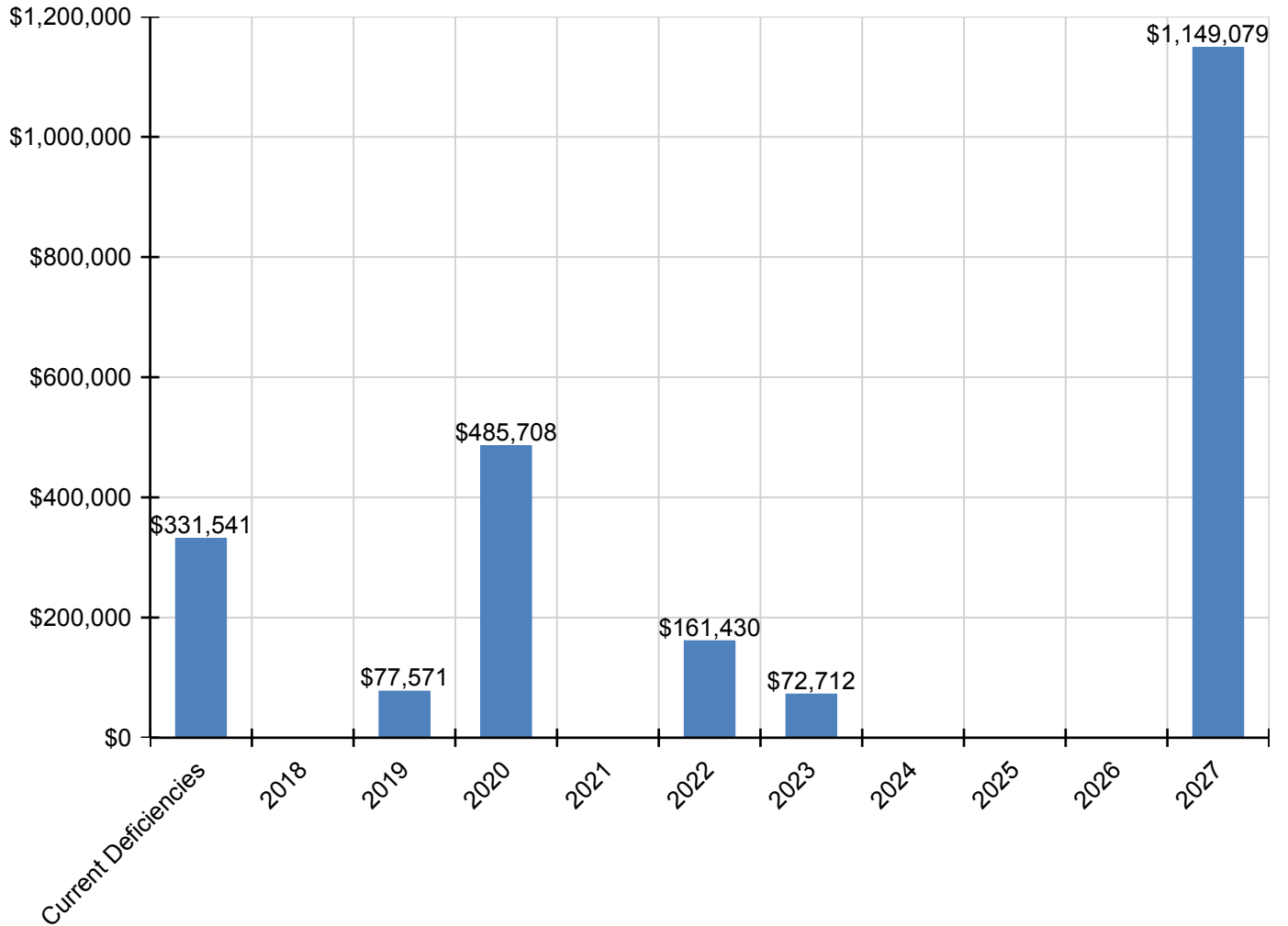
## Campus Assessment Report - 1997 Building J, Media Center

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,636	<b>\$156,636</b>
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,039	<b>\$29,039</b>
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,905	<b>\$45,905</b>
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,423	<b>\$148,423</b>
D3050 - Terminal & Package Units	\$241,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$241,180</b>
D3060 - Controls & Instrumentation	\$35,031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$35,031</b>
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D4010 - Sprinklers	\$48,018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$48,018</b>
D4020 - Standpipes	\$7,312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$7,312</b>
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,665	<b>\$80,665</b>
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,756	<b>\$188,756</b>
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D5030810 - Security & Detection Systems	\$0	\$0	\$27,555	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$27,555</b>
D5030910 - Fire Alarm Systems	\$0	\$0	\$50,016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$50,016</b>
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$72,712	\$0	\$0	\$0	\$0	\$0	<b>\$72,712</b>
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$9,660	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$9,660</b>
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
E1020 - Institutional Equipment	\$0	\$0	\$0	\$188,058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$188,058</b>
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$71,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$71,789</b>

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

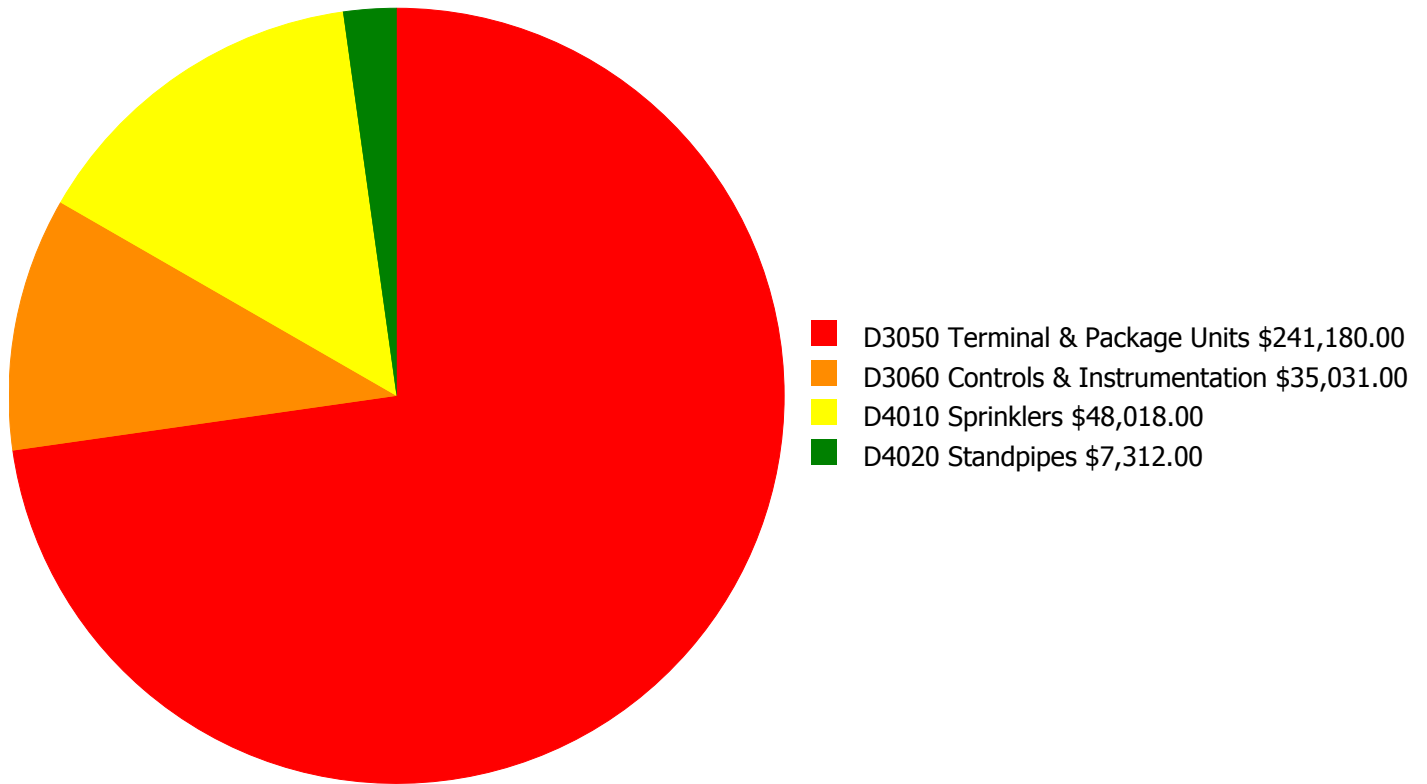
The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.





## Deficiency Summary by System

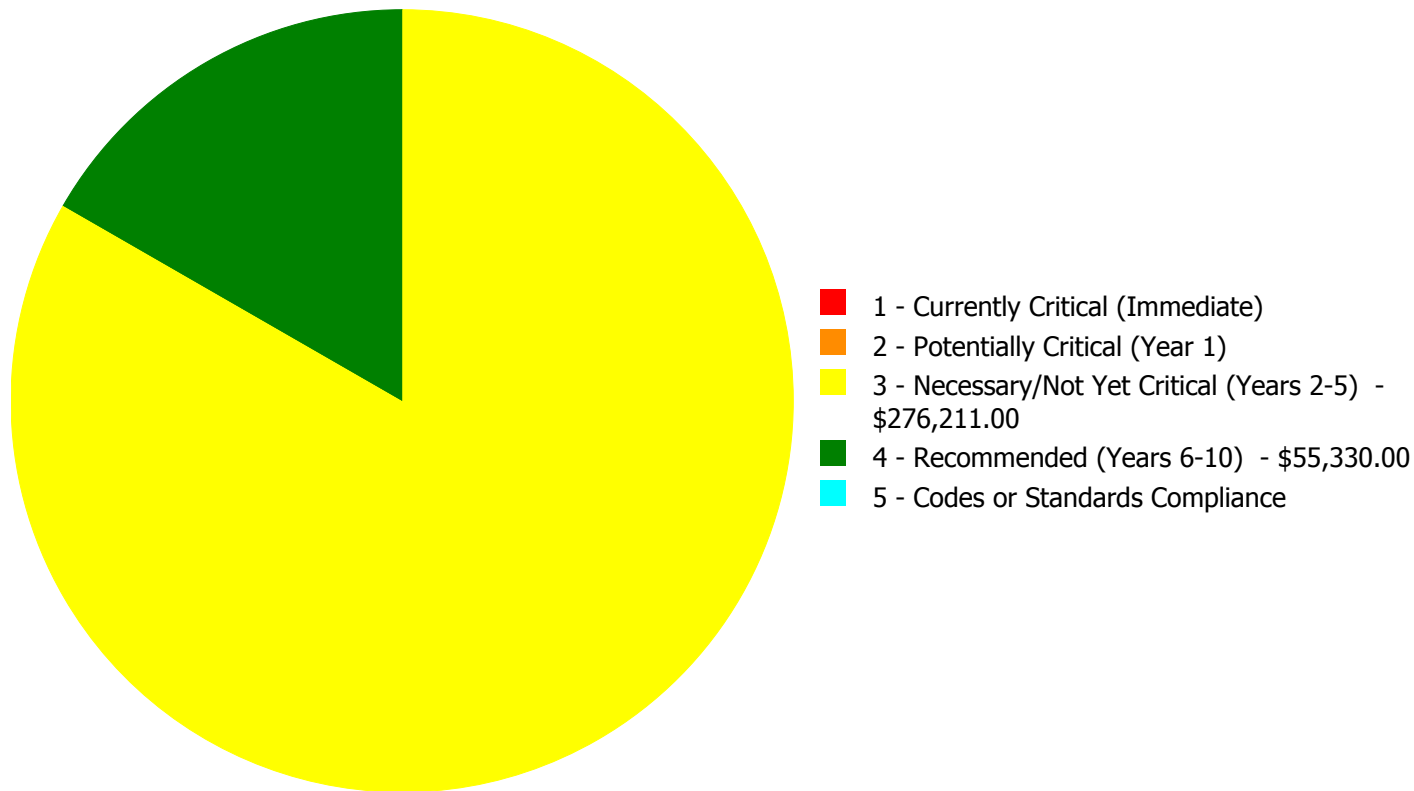
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$331,541.00**

## 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: \$331,541.00**

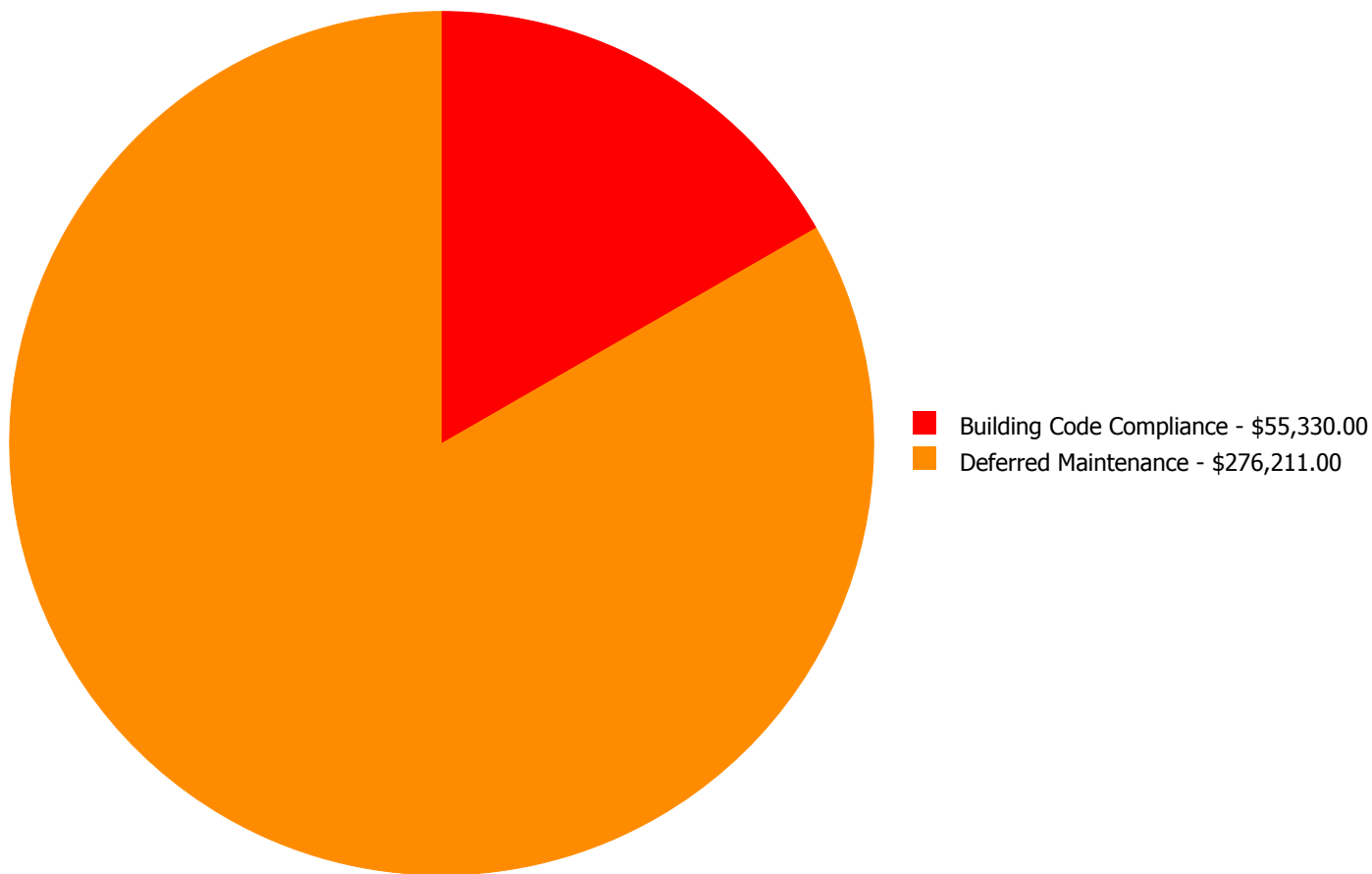
## Deficiency By Priority Investment Table

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	\$241,180.00	\$0.00	\$0.00	\$241,180.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$35,031.00	\$0.00	\$0.00	\$35,031.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$48,018.00	\$0.00	\$48,018.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$7,312.00	\$0.00	\$7,312.00
	<b>Total:</b>	\$0.00	\$0.00	\$276,211.00	\$55,330.00	\$0.00	\$331,541.00

### 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: \$331,541.00**

## 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 the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 9,921.00  
**Unit of Measure:** S.F.  
**Estimate:** \$241,180.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** Terminal and package units are beyond their expected service life and should be scheduled for replacement.

#### System: D3060 - Controls & Instrumentation



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 9,921.00  
**Unit of Measure:** S.F.  
**Estimate:** \$35,031.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The controls and instrumentation system is in marginal condition and should be schedule for replacement.

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

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout the building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 9,921.00  
**Unit of Measure:** S.F.  
**Estimate:** \$48,018.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**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 the building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 9,921.00  
**Unit of Measure:** S.F.  
**Estimate:** \$7,312.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** A standpipe 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):	50,864
Year Built:	1997
Last Renovation:	
Replacement Value:	\$10,305,554
Repair Cost:	\$974,097.00
Total FCI:	9.45 %
Total RSLI:	42.71 %
FCA Score:	90.55



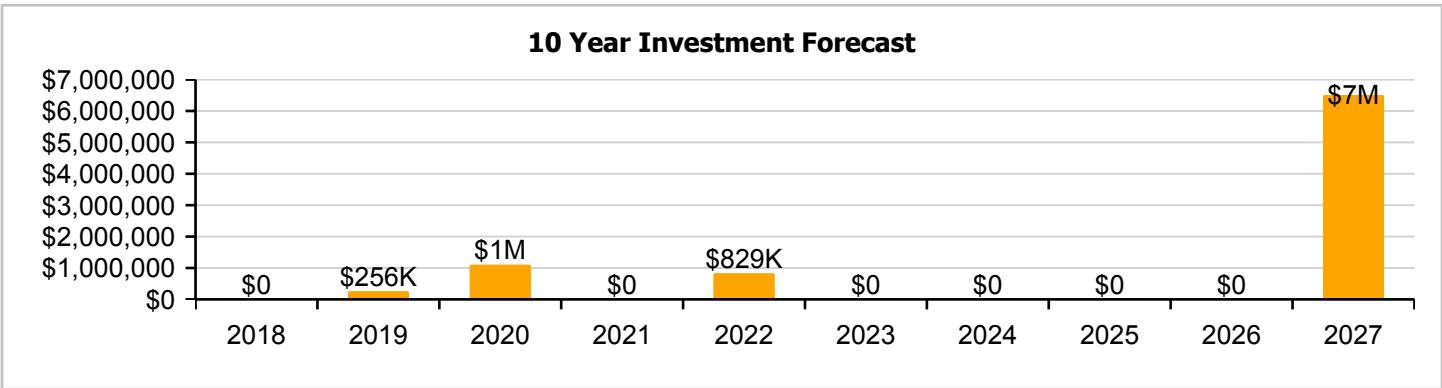
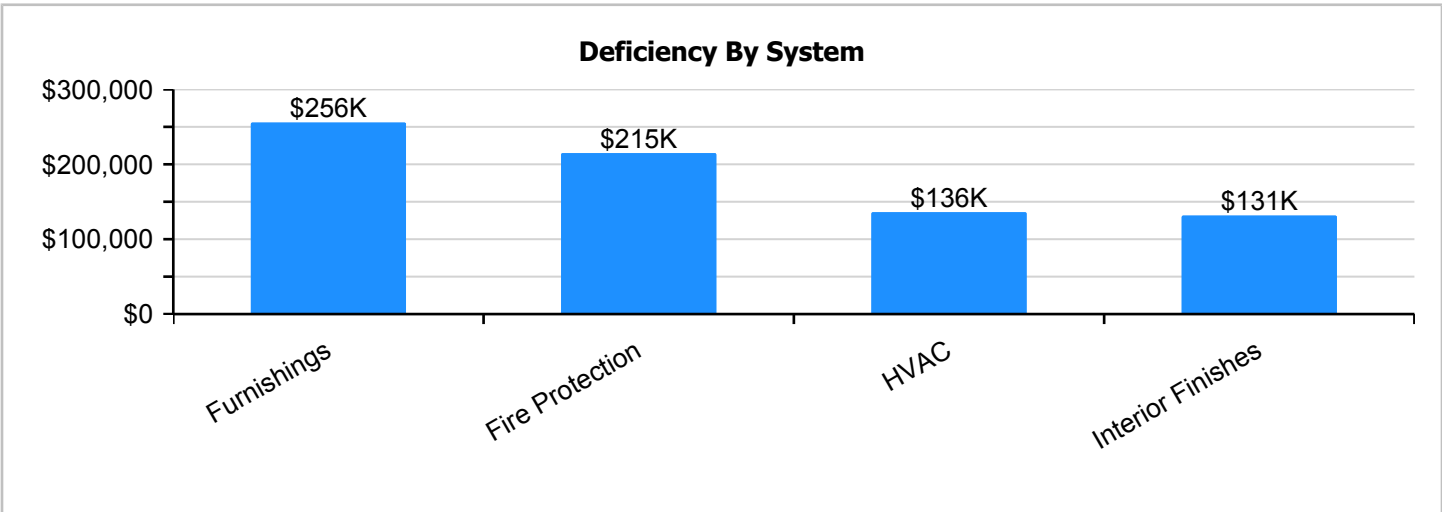
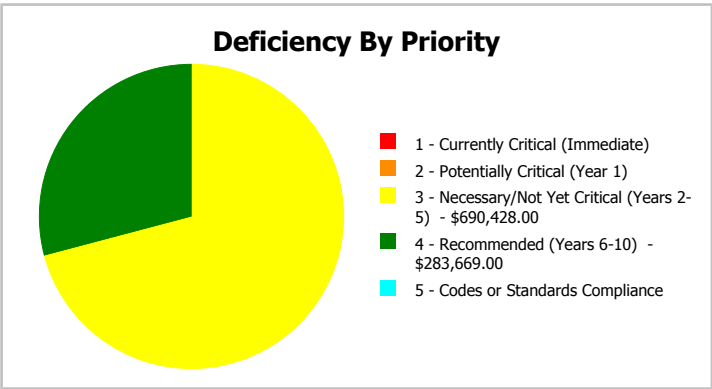
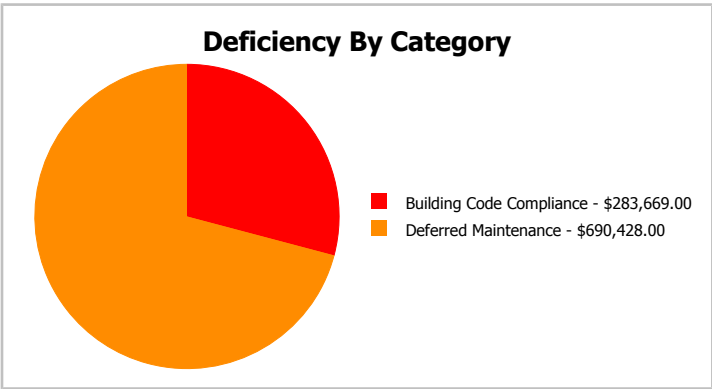
### Description:

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:	50,864
Year Built:	1997	Last Renovation:	
Repair Cost:	\$974,097	Replacement Value:	\$10,305,554
FCI:	9.45 %	RSLI%:	42.71 %



## 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	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	51.74 %	0.00 %	\$0.00
B30 - Roofing	33.33 %	0.00 %	\$0.00
C10 - Interior Construction	51.99 %	0.00 %	\$0.00
C20 - Stairs	80.00 %	0.00 %	\$0.00
C30 - Interior Finishes	15.60 %	11.71 %	\$173,446.00
D10 - Conveying	33.33 %	0.00 %	\$0.00
D20 - Plumbing	33.52 %	0.00 %	\$0.00
D30 - HVAC	40.20 %	10.83 %	\$179,601.00
D40 - Fire Protection	0.00 %	110.00 %	\$283,669.00
D50 - Electrical	43.34 %	0.00 %	\$0.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$337,381.00
<b>Totals:</b>	<b>42.71 %</b>	<b>9.45 %</b>	<b>\$974,097.00</b>

## Photo Album

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

1). South Elevation - Feb 12, 2017



2). East Elevation - Feb 12, 2017



3). East Elevation - Feb 12, 2017



4). North Elevation - Feb 12, 2017



5). West Elevation - Feb 12, 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.



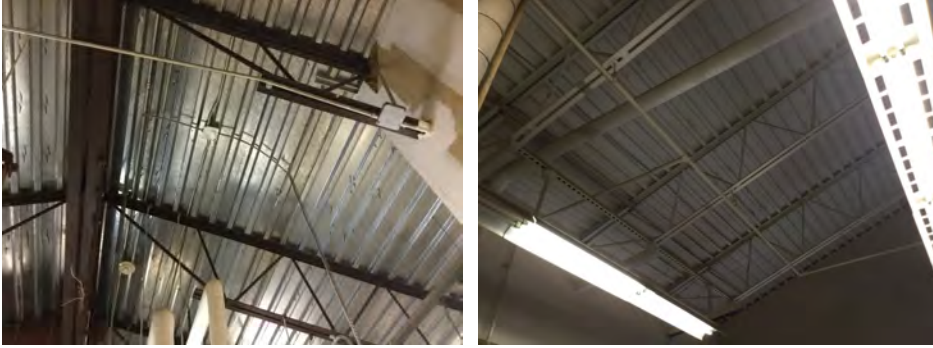
# Campus Assessment Report - 1997 Building K

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	\$2.64	S.F.	50,864	100	1997	2097		80.00 %	0.00 %	80			\$134,281
A1030	Slab on Grade	\$4.94	S.F.	50,864	100	1997	2097		80.00 %	0.00 %	80			\$251,268
B1010	Floor Construction	\$13.82	S.F.	50,864	100	1997	2097		80.00 %	0.00 %	80			\$702,940
B1020	Roof Construction	\$9.20	S.F.	50,864	100	1997	2097		80.00 %	0.00 %	80			\$467,949
B2010	Exterior Walls	\$10.71	S.F.	50,864	100	1997	2097		80.00 %	0.00 %	80			\$544,753
B2020	Exterior Windows	\$15.46	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$786,357
B2030	Exterior Doors	\$0.98	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$49,847
B3010130	Preformed Metal Roofing	\$11.70	S.F.	35,170	30	1997	2027		33.33 %	0.00 %	10			\$411,489
C1010	Partitions	\$5.69	S.F.	50,864	75	1997	2072		73.33 %	0.00 %	55			\$289,416
C1020	Interior Doors	\$2.94	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$149,540
C1030	Fittings	\$1.80	S.F.	50,864	20	1997	2017	2020	15.00 %	0.00 %	3			\$91,555
C2010	Stair Construction	\$1.56	S.F.	50,864	100	1997	2097		80.00 %	0.00 %	80			\$79,348
C3010	Wall Finishes	\$3.10	S.F.	50,864	10	1997	2007		0.00 %	110.00 %	-10		\$173,446.00	\$157,678
C3020	Floor Finishes	\$13.24	S.F.	50,864	20	1997	2017	2020	15.00 %	0.00 %	3			\$673,439
C3030	Ceiling Finishes	\$12.78	S.F.	50,864	25	1997	2022		20.00 %	0.00 %	5			\$650,042
D1010	Elevators and Lifts	\$1.19	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$60,528
D2010	Plumbing Fixtures	\$10.68	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$543,228
D2020	Domestic Water Distribution	\$1.98	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$100,711
D2030	Sanitary Waste	\$3.13	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$159,204
D2090	Other Plumbing Systems -Nat Gas	\$0.18	S.F.	50,864	40	1997	2037		50.00 %	0.00 %	20			\$9,156
D3020	Heat Generating Systems	\$8.40	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$427,258
D3030	Cooling Generating Systems	\$8.69	S.F.	50,864	25	2011	2036		76.00 %	0.00 %	19			\$442,008
D3040	Distribution Systems	\$10.12	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$514,744
D3060	Controls & Instrumentation	\$3.21	S.F.	50,864	20	1997	2017		0.00 %	110.00 %	0		\$179,601.00	\$163,273
D3090	Other HVAC Systems/Equip	\$2.18	S.F.	50,864	20	1997	2017	2020	15.00 %	0.00 %	3			\$110,884
D4010	Sprinklers	\$4.40	S.F.	50,864	30			2016	0.00 %	110.00 %	-1		\$246,182.00	\$223,802
D4020	Standpipes	\$0.67	S.F.	50,864	30			2016	0.00 %	110.00 %	-1		\$37,487.00	\$34,079
D5010	Electrical Service/Distribution	\$1.94	S.F.	50,864	40	1997	2037		50.00 %	0.00 %	20			\$98,676
D5020	Branch Wiring	\$5.50	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$279,752
D5020	Lighting	\$12.87	S.F.	50,864	30	1997	2027		33.33 %	0.00 %	10			\$654,620
D5030810	Security & Detection Systems	\$2.38	S.F.	50,864	15	2016	2031		93.33 %	0.00 %	14			\$121,056
D5030910	Fire Alarm Systems	\$4.32	S.F.	50,864	15	2004	2019		13.33 %	0.00 %	2			\$219,732
D5030920	Data Communication	\$5.58	S.F.	50,864	15	2014	2029		80.00 %	0.00 %	12			\$283,821
D5090	Other Electrical Systems	\$0.81	S.F.	50,864	20	1997	2017	2020	15.00 %	0.00 %	3			\$41,200
E1020	Institutional Equipment	\$1.40	S.F.	50,864	20	2008	2028		55.00 %	0.00 %	11			\$71,210
E2010	Fixed Furnishings	\$6.03	S.F.	50,864	20	1997	2017		0.00 %	110.00 %	0		\$337,381.00	\$306,710
<b>Total</b>									<b>42.71 %</b>	<b>9.45 %</b>			<b>\$974,097.00</b>	<b>\$10,305,554</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:**

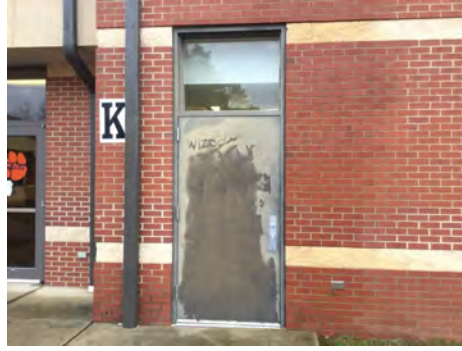
**System:** B2020 - Exterior Windows



**Note:**

## Campus Assessment Report - 1997 Building K

**System:** B2030 - Exterior Doors



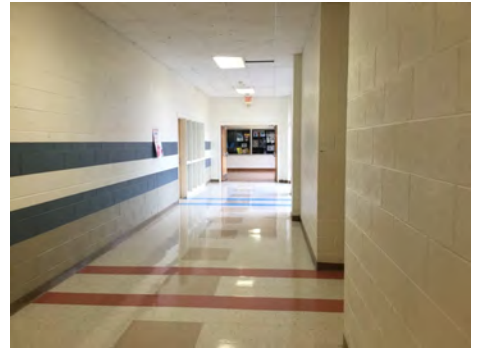
**Note:**

**System:** B3010130 - Preformed Metal Roofing



**Note:**

**System:** C1010 - Partitions



**Note:**



## Campus Assessment Report - 1997 Building K

**System:** C1020 - Interior Doors



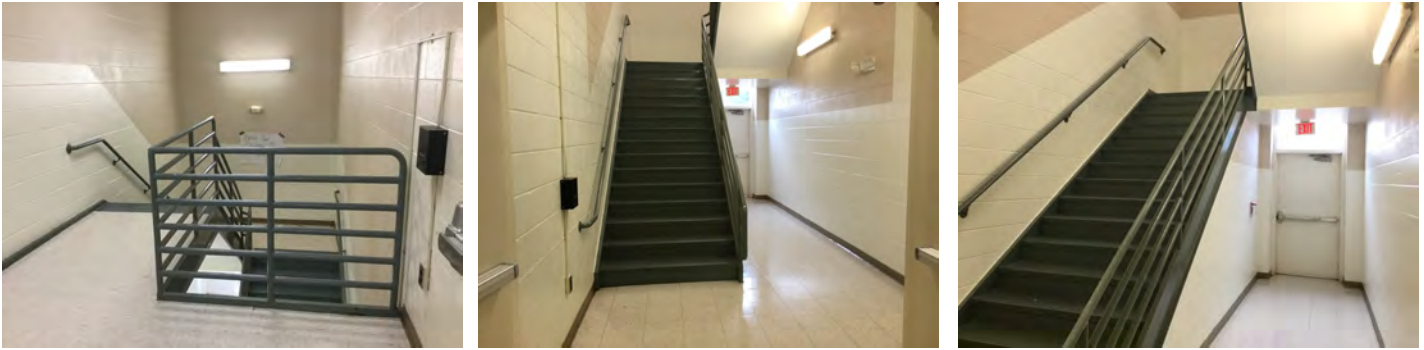
**Note:**

**System:** C1030 - Fittings



**Note:**

**System:** C2010 - Stair Construction



**Note:**

# Campus Assessment Report - 1997 Building K

**System:** C3010 - Wall Finishes



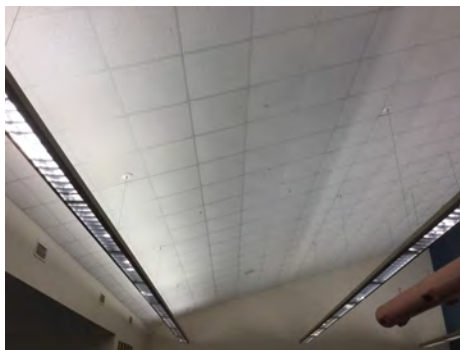
**Note:**

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**



## Campus Assessment Report - 1997 Building K

**System:** D1010 - Elevators and Lifts



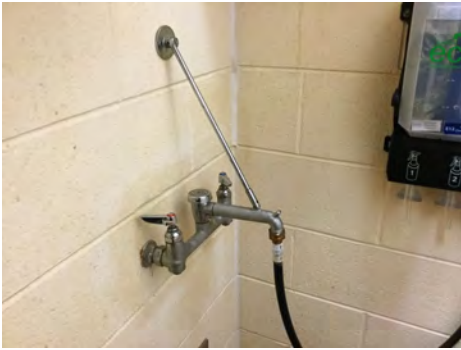
**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**



## Campus Assessment Report - 1997 Building K

**System:** D2030 - Sanitary Waste



**Note:**

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



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**

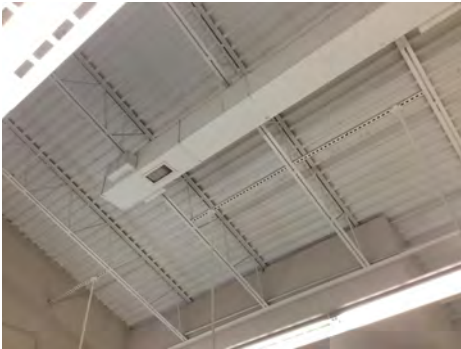
## Campus Assessment Report - 1997 Building K

**System:** D3030 - Cooling Generating Systems



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**



# Campus Assessment Report - 1997 Building K

**System:** D3090 - Other HVAC Systems/Equip



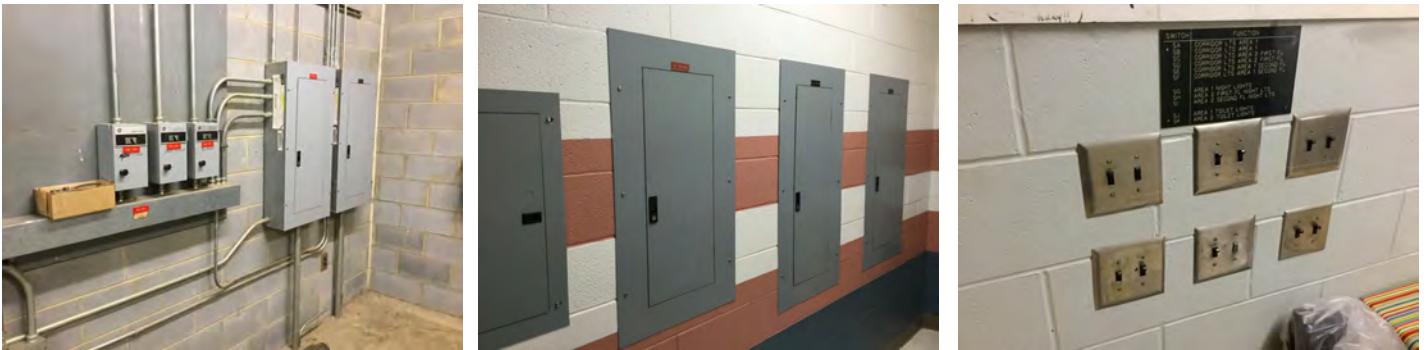
**Note:**

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



**Note:**

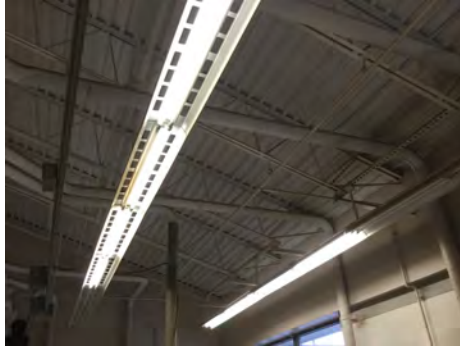
**System:** D5020 - Branch Wiring



**Note:**

## Campus Assessment Report - 1997 Building K

**System:** D5020 - Lighting



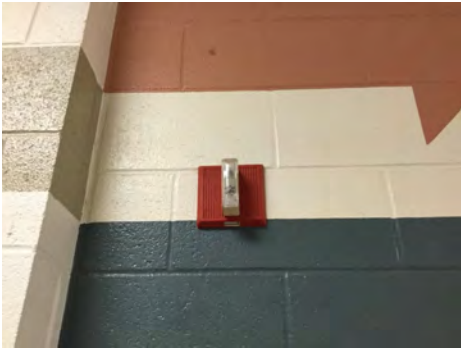
**Note:**

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



**Note:**

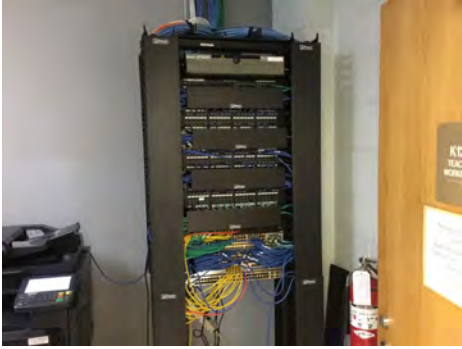
**System:** D5030910 - Fire Alarm Systems



**Note:**

## Campus Assessment Report - 1997 Building K

**System:** D5030920 - Data Communication



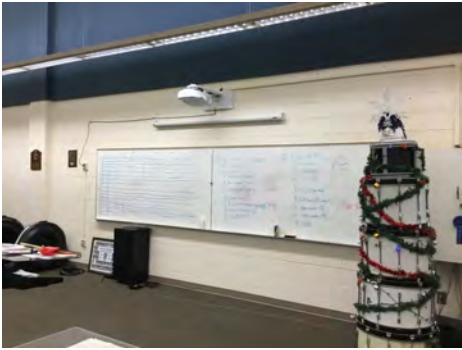
**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**



# Campus Assessment Report - 1997 Building K

**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>\$974,097</b>	<b>\$0</b>	<b>\$256,426</b>	<b>\$1,102,328</b>	<b>\$0</b>	<b>\$828,934</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,504,108</b>	<b>\$9,665,893</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	\$1,162,478	\$1,162,478
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,688	\$73,688
<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	\$763,150	\$763,150
<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	\$221,066	\$221,066
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$110,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,050
<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>	\$173,446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$233,097	\$406,543
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$809,474	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$809,474

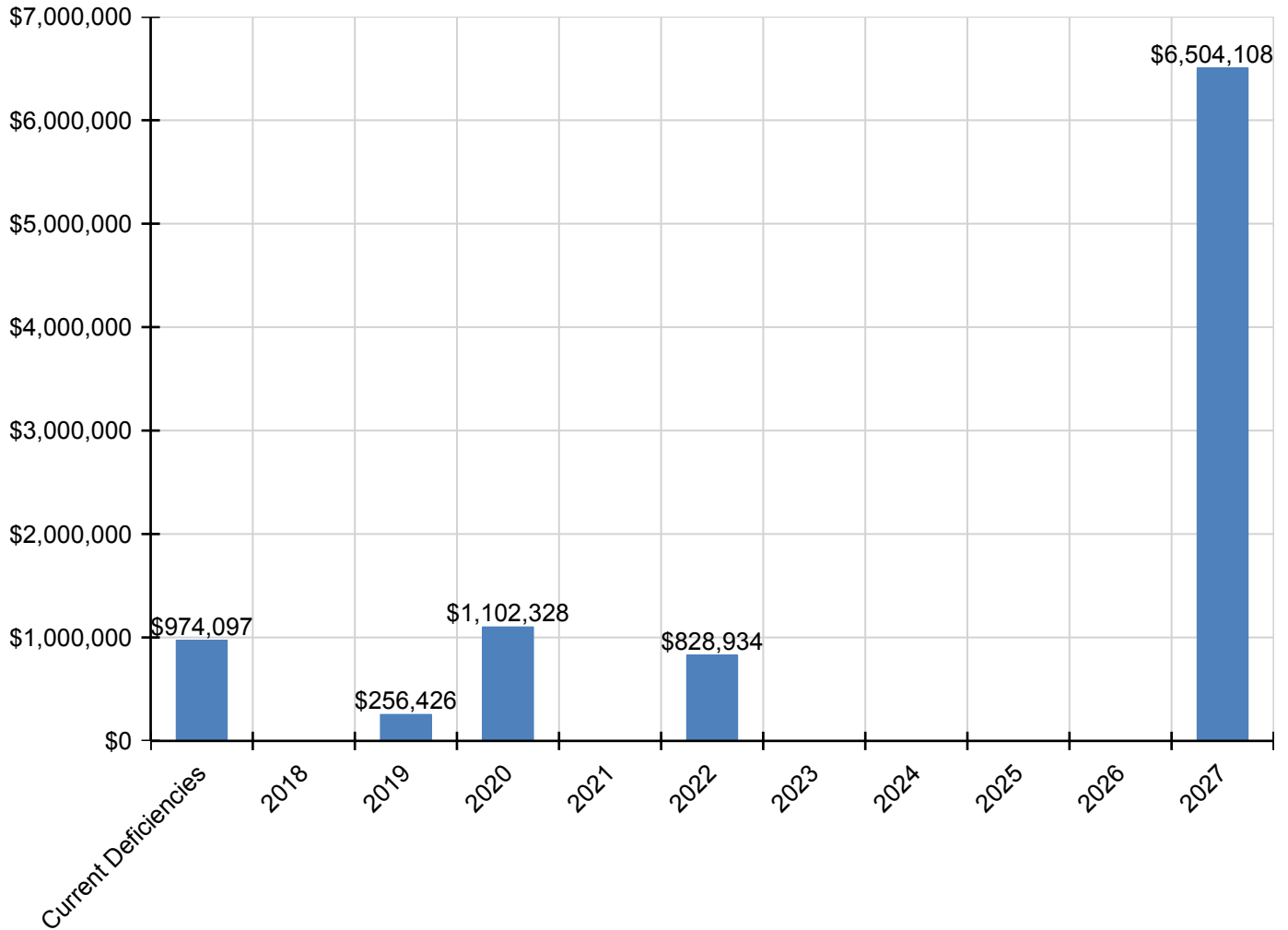
# Campus Assessment Report - 1997 Building K

C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$828,934	\$0	\$0	\$0	\$0	\$0	\$828,934
D - Services	\$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
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,479	\$89,479
D20 - Plumbing	\$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	\$803,057	\$803,057
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,882	\$148,882
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$235,353	\$235,353
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	\$631,618	\$631,618
D3030 - Cooling Generating Systems	\$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	\$760,950	\$760,950
D3060 - Controls & Instrumentation	\$179,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$179,601
D3090 - Other HVAC Systems/Equip	\$0	\$0	\$0	\$133,282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,282
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$246,182	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$246,182
D4020 - Standpipes	\$37,487	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,487
D50 - Electrical	\$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
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$413,559	\$413,559
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$967,730	\$967,730
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	\$256,426	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$256,426
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$49,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,522
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	\$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
E2010 - Fixed Furnishings	\$337,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$337,381

*\* Indicates non-renewable system*

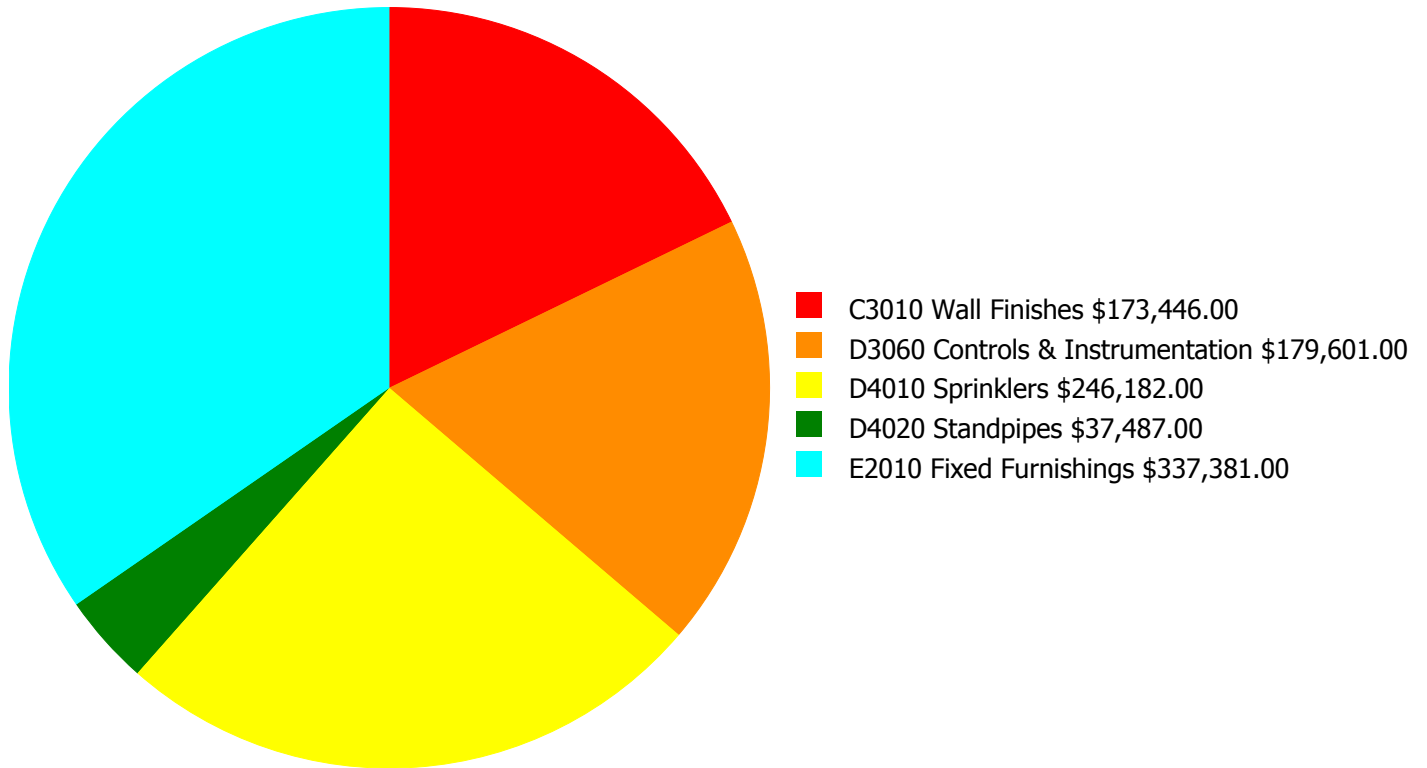
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

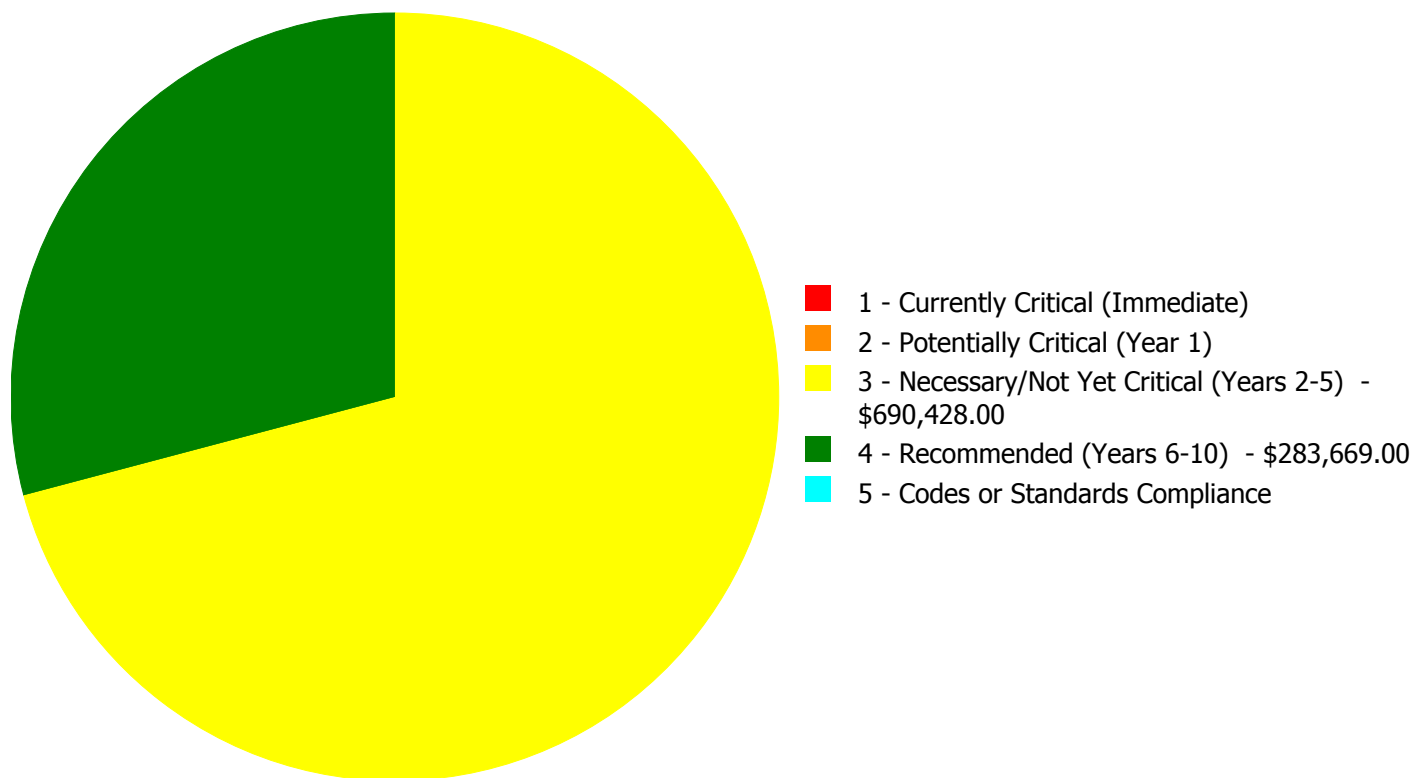
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$974,097.00**

### 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: \$974,097.00**



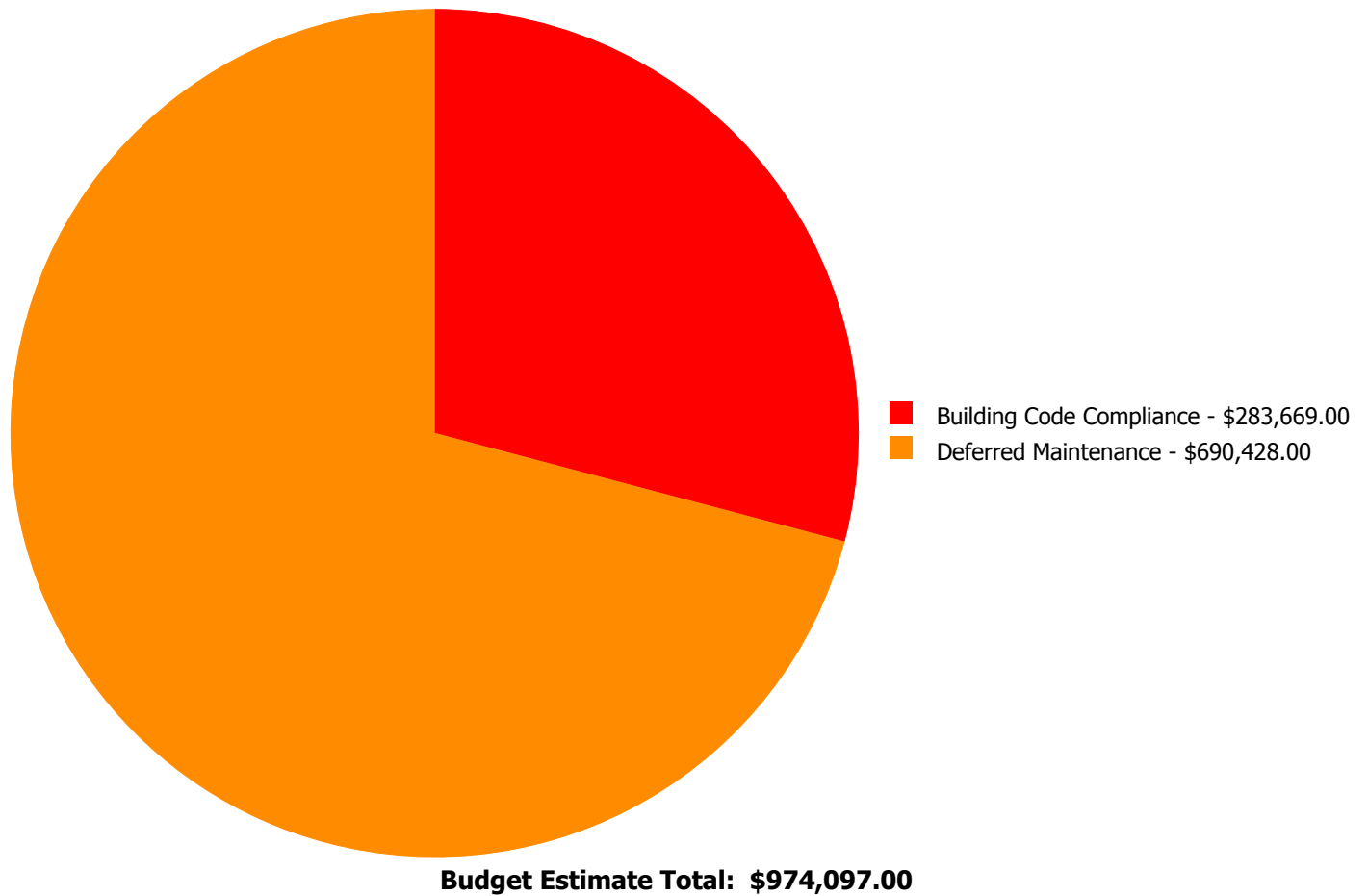
## Deficiency By Priority Investment Table

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	\$173,446.00	\$0.00	\$0.00	\$173,446.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$179,601.00	\$0.00	\$0.00	\$179,601.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$246,182.00	\$0.00	\$246,182.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$37,487.00	\$0.00	\$37,487.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$337,381.00	\$0.00	\$0.00	\$337,381.00
	<b>Total:</b>	\$0.00	\$0.00	\$690,428.00	\$283,669.00	\$0.00	\$974,097.00

## 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: C3010 - Wall Finishes



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,864.00  
**Unit of Measure:** S.F.  
**Estimate:** \$173,446.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The wall finishes are aged, scuffed, fading, stained and should be replaced.

#### System: D3060 - Controls & Instrumentation



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,864.00  
**Unit of Measure:** S.F.  
**Estimate:** \$179,601.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The controls and instrumentation system is in marginal condition and should be schedule for replacement.

**System: E2010 - Fixed Furnishings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50,864.00  
**Unit of Measure:** S.F.  
**Estimate:** \$337,381.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

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

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

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout the building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 50,864.00  
**Unit of Measure:** S.F.  
**Estimate:** \$246,182.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**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 the building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 50,864.00  
**Unit of Measure:** S.F.  
**Estimate:** \$37,487.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/16/2017

**Notes:** A standpipe 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):	7,770
Year Built:	1997
Last Renovation:	
Replacement Value:	\$1,436,909
Repair Cost:	\$558,403.00
Total FCI:	38.86 %
Total RSLI:	29.75 %
FCA Score:	61.14



**Description:**

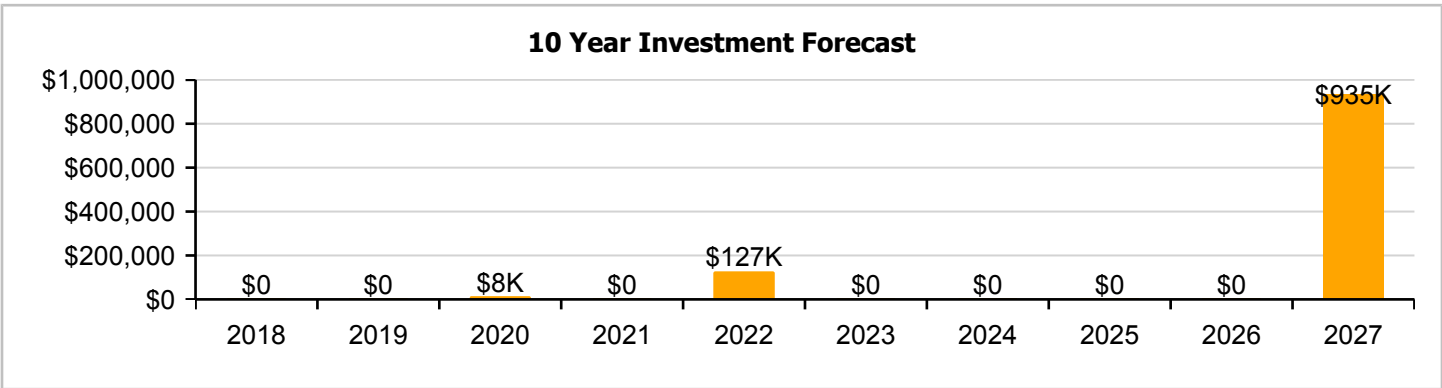
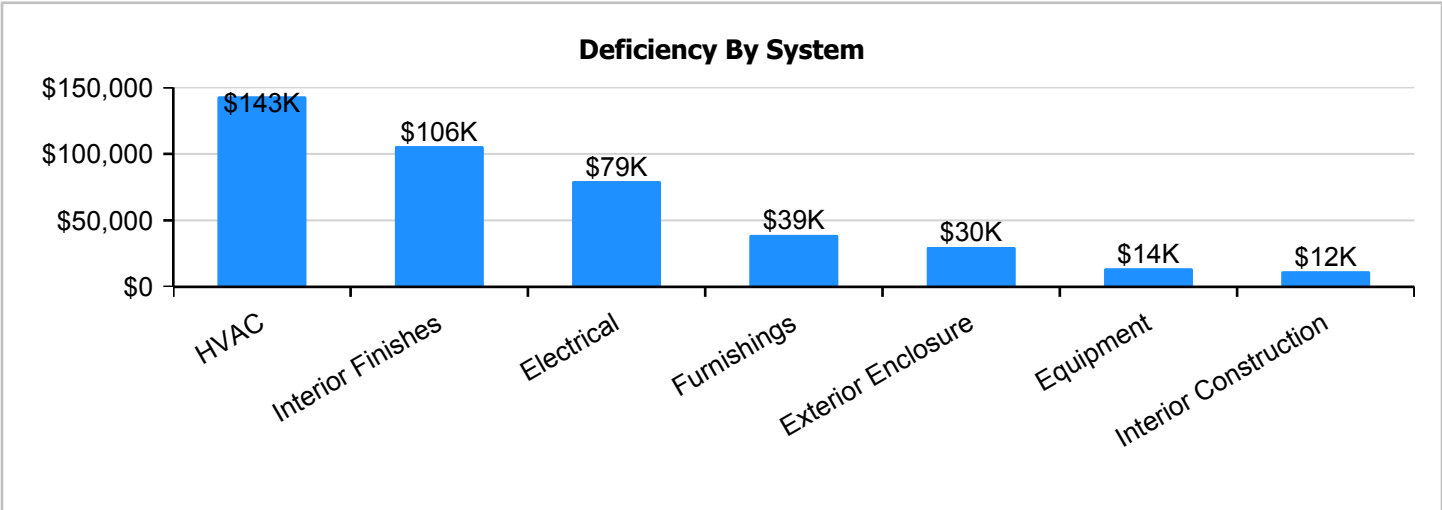
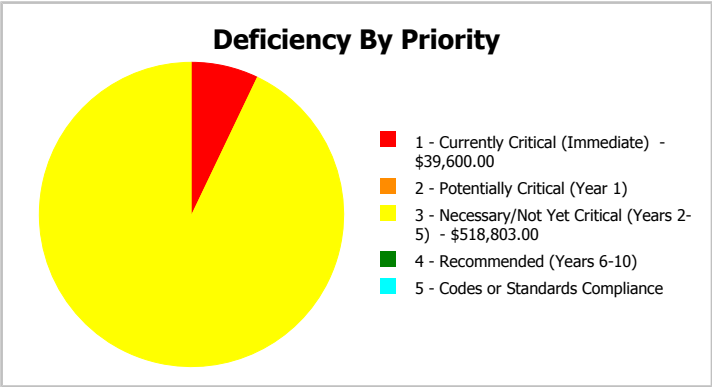
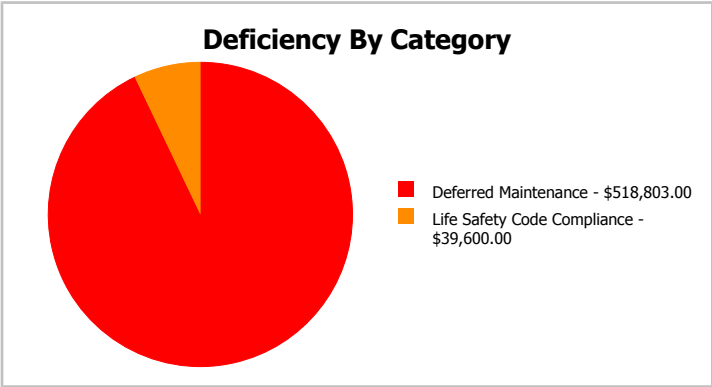
The narrative for this building is included in the Executive Summary Description at the front of this report.

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



**Dashboard Summary**

Function:	HS -High School	Gross Area:	7,770
Year Built:	1997	Last Renovation:	
Repair Cost:	\$558,403	Replacement Value:	\$1,436,909
FCI:	38.86 %	RSLI%:	29.75 %



## 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	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	51.76 %	18.79 %	\$39,600.00
B30 - Roofing	33.33 %	0.00 %	\$0.00
C10 - Interior Construction	49.40 %	18.98 %	\$15,385.00
C30 - Interior Finishes	8.78 %	61.72 %	\$139,658.00
D20 - Plumbing	33.52 %	0.00 %	\$0.00
D30 - HVAC	10.47 %	75.46 %	\$188,974.00
D50 - Electrical	21.60 %	40.44 %	\$104,957.00
E10 - Equipment	0.00 %	110.00 %	\$18,291.00
E20 - Furnishings	0.00 %	110.00 %	\$51,538.00
<b>Totals:</b>	<b>29.75 %</b>	<b>38.86 %</b>	<b>\$558,403.00</b>

## Photo Album

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

1). South Elevation - Feb 12, 2017



2). East Elevation - Feb 12, 2017



3). Northeast Elevation - Feb 12, 2017



4). West Elevation - Feb 12, 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	\$2.64	S.F.	7,770	100	1997	2097		80.00 %	0.00 %	80			\$20,513
A1030	Slab on Grade	\$4.94	S.F.	7,770	100	1997	2097		80.00 %	0.00 %	80			\$38,384
B1020	Roof Construction	\$9.20	S.F.	7,770	100	1997	2097		80.00 %	0.00 %	80			\$71,484
B2010	Exterior Walls	\$10.71	S.F.	7,770	100	1997	2097		80.00 %	47.59 %	80		\$39,600.00	\$83,217
B2020	Exterior Windows	\$8.20	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$63,714
B2030	Exterior Doors	\$8.22	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$63,869
B3010130	Preformed Metal Roofing	\$11.70	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$90,909
C1010	Partitions	\$5.69	S.F.	7,770	75	1997	2072		73.33 %	0.00 %	55			\$44,211
C1020	Interior Doors	\$2.94	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$22,844
C1030	Fittings	\$1.80	S.F.	7,770	20	1997	2017		0.00 %	110.00 %	0		\$15,385.00	\$13,986
C3010	Wall Finishes	\$3.10	S.F.	7,770	10	1997	2007		0.00 %	110.00 %	-10		\$26,496.00	\$24,087
C3020	Floor Finishes	\$13.24	S.F.	7,770	20	1997	2017		0.00 %	110.00 %	0		\$113,162.00	\$102,875
C3030	Ceiling Finishes	\$12.78	S.F.	7,770	25	1997	2022		20.00 %	0.00 %	5			\$99,301
D2010	Plumbing Fixtures	\$10.68	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$82,984
D2020	Domestic Water Distribution	\$1.98	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$15,385
D2030	Sanitary Waste	\$3.13	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$24,320
D2090	Other Plumbing Systems -Nat Gas	\$0.18	S.F.	7,770	40	1997	2037		50.00 %	0.00 %	20			\$1,399
D3040	Distribution Systems	\$10.12	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$78,632
D3050	Terminal & Package Units	\$22.11	S.F.	7,770	15	1997	2012		0.00 %	110.00 %	-5		\$188,974.00	\$171,795
D5010	Electrical Service/Distribution	\$1.94	S.F.	7,770	40	1997	2037		50.00 %	0.00 %	20			\$15,074
D5020	Branch Wiring	\$5.50	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$42,735
D5020	Lighting	\$12.87	S.F.	7,770	30	1997	2027		33.33 %	0.00 %	10			\$100,000
D5030810	Security & Detection Systems	\$2.38	S.F.	7,770	15	1997	2012		0.00 %	110.00 %	-5		\$20,342.00	\$18,493
D5030910	Fire Alarm Systems	\$4.32	S.F.	7,770	15	1997	2012		0.00 %	110.00 %	-5		\$36,923.00	\$33,566
D5030920	Data Communication	\$5.58	S.F.	7,770	15	1997	2012		0.00 %	110.00 %	-5		\$47,692.00	\$43,357
D5090	Other Electrical Systems	\$0.81	S.F.	7,770	20	1997	2017	2020	15.00 %	0.00 %	3			\$6,294
E1010	Commercial Equipment	\$2.14	S.F.	7,770	20	1997	2017		0.00 %	110.00 %	0		\$18,291.00	\$16,628
E2010	Fixed Furnishings	\$6.03	S.F.	7,770	20	1997	2017		0.00 %	110.00 %	0		\$51,538.00	\$46,853
<b>Total</b>									<b>29.75 %</b>	<b>38.86 %</b>			<b>\$558,403.00</b>	<b>\$1,436,909</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:**



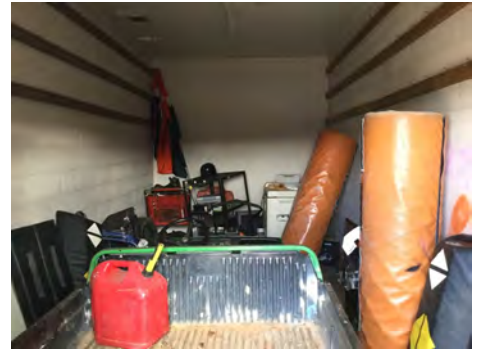
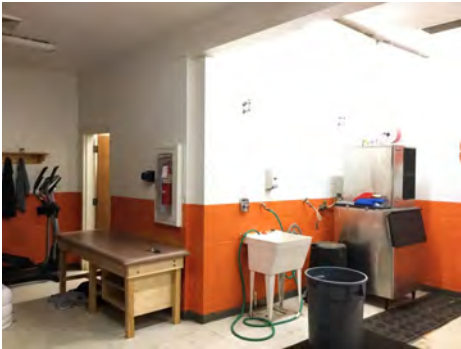
## Campus Assessment Report - 1997 Building W, Filedhouse

**System:** B3010130 - Preformed Metal Roofing



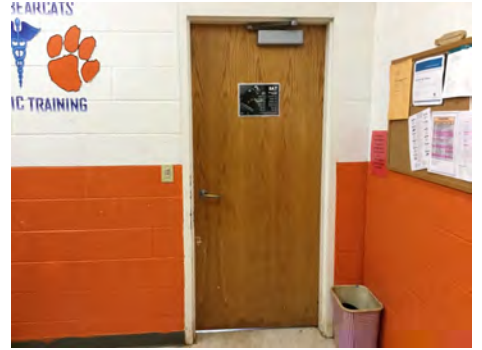
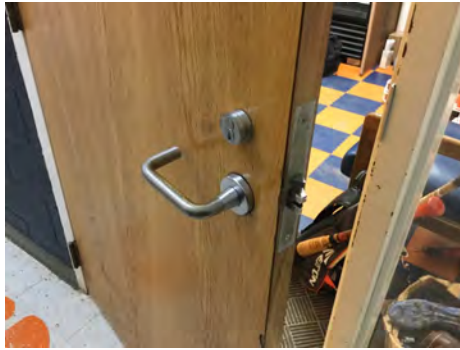
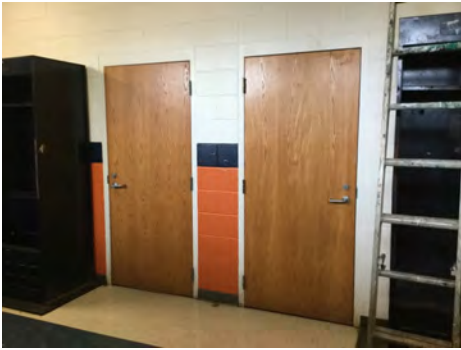
**Note:**

**System:** C1010 - Partitions



**Note:**

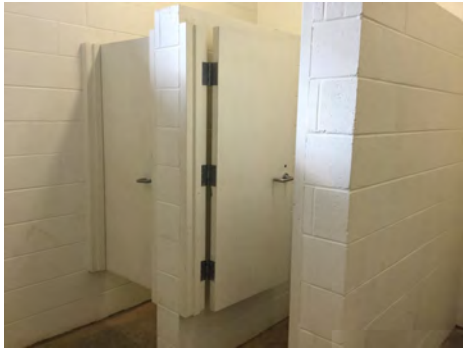
**System:** C1020 - Interior Doors



**Note:**

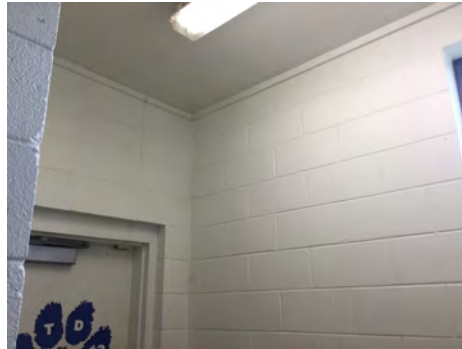
# Campus Assessment Report - 1997 Building W, Filedhouse

**System:** C1030 - Fittings



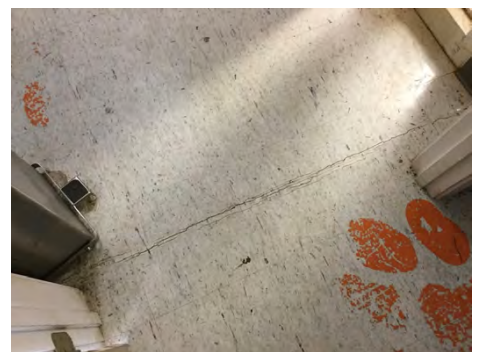
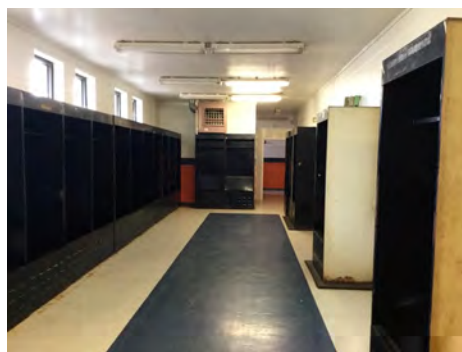
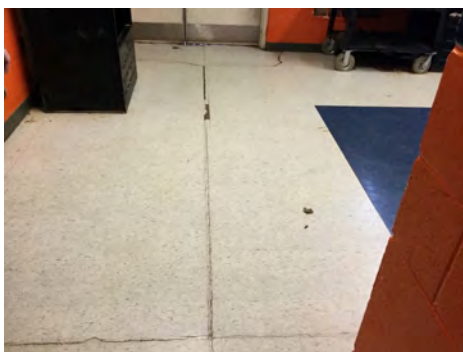
**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**



## Campus Assessment Report - 1997 Building W, Filedhouse

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 1997 Building W, Filedhouse

**System:** D2030 - Sanitary Waste



**Note:**

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



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

## Campus Assessment Report - 1997 Building W, Filedhouse

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



**Note:**

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



**Note:**

**System:** D5020 - Branch Wiring

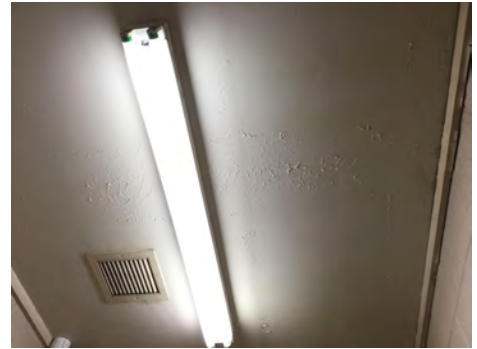


**Note:**



## Campus Assessment Report - 1997 Building W, Filedhouse

**System:** D5020 - Lighting



**Note:**

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



**Note:**

**System:** D5030910 - Fire Alarm Systems



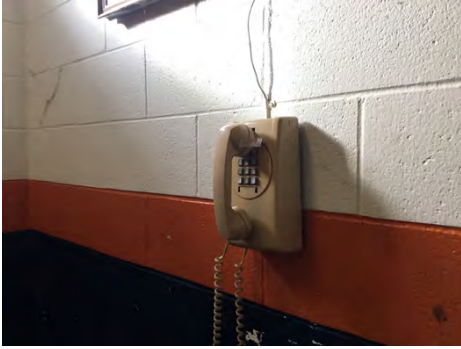
**Note:**



## Campus Assessment Report - 1997 Building W, Filedhouse

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**System:** D5030920 - Data Communication



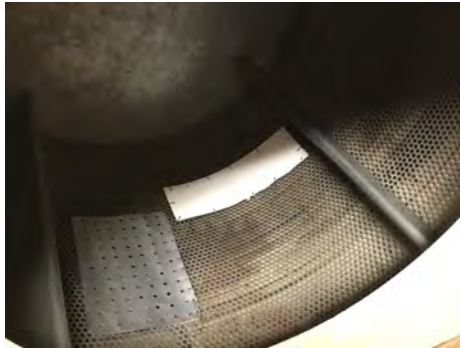
**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

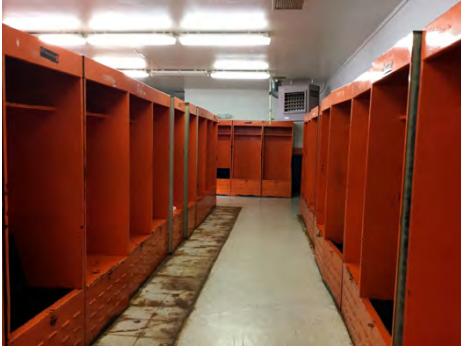
**System:** E1010 - Commercial Equipment



**Note:**

# Campus Assessment Report - 1997 Building W, Filedhouse

**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>\$558,403</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,565</b>	<b>\$0</b>	<b>\$126,629</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$935,206</b>	<b>\$1,627,802</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>	\$39,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,600
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,188	\$94,188
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,418	\$94,418
<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	\$168,600	\$168,600
<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	\$33,770	\$33,770
<b>C1030 - Fittings</b>	\$15,385	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,385
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$26,496	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,608	\$62,104
<b>C3020 - Floor Finishes</b>	\$113,162	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,162
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$126,629	\$0	\$0	\$0	\$0	\$0	\$126,629
<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

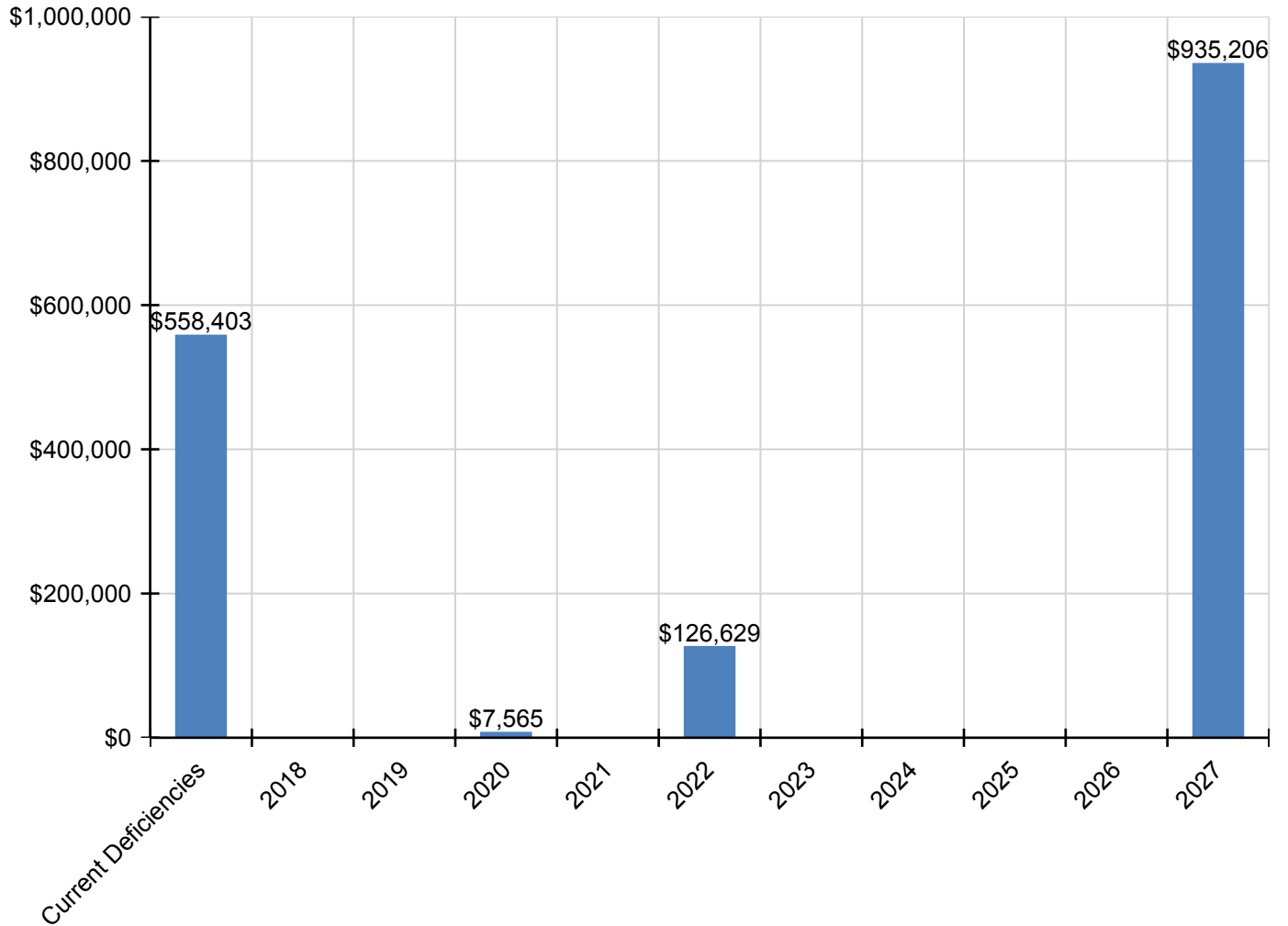
## Campus Assessment Report - 1997 Building W, Filedhouse

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,675	<b>\$122,675</b>
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,743	<b>\$22,743</b>
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,952	<b>\$35,952</b>
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,243	<b>\$116,243</b>
D3050 - Terminal & Package Units	\$188,974	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$188,974</b>
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,176	<b>\$63,176</b>
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$147,831	<b>\$147,831</b>
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D5030810 - Security & Detection Systems	\$20,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$20,342</b>
D5030910 - Fire Alarm Systems	\$36,923	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$36,923</b>
D5030920 - Data Communication	\$47,692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$47,692</b>
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$7,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$7,565</b>
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
E1010 - Commercial Equipment	\$18,291	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$18,291</b>
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
E2010 - Fixed Furnishings	\$51,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$51,538</b>

\* Indicates non-renewable system

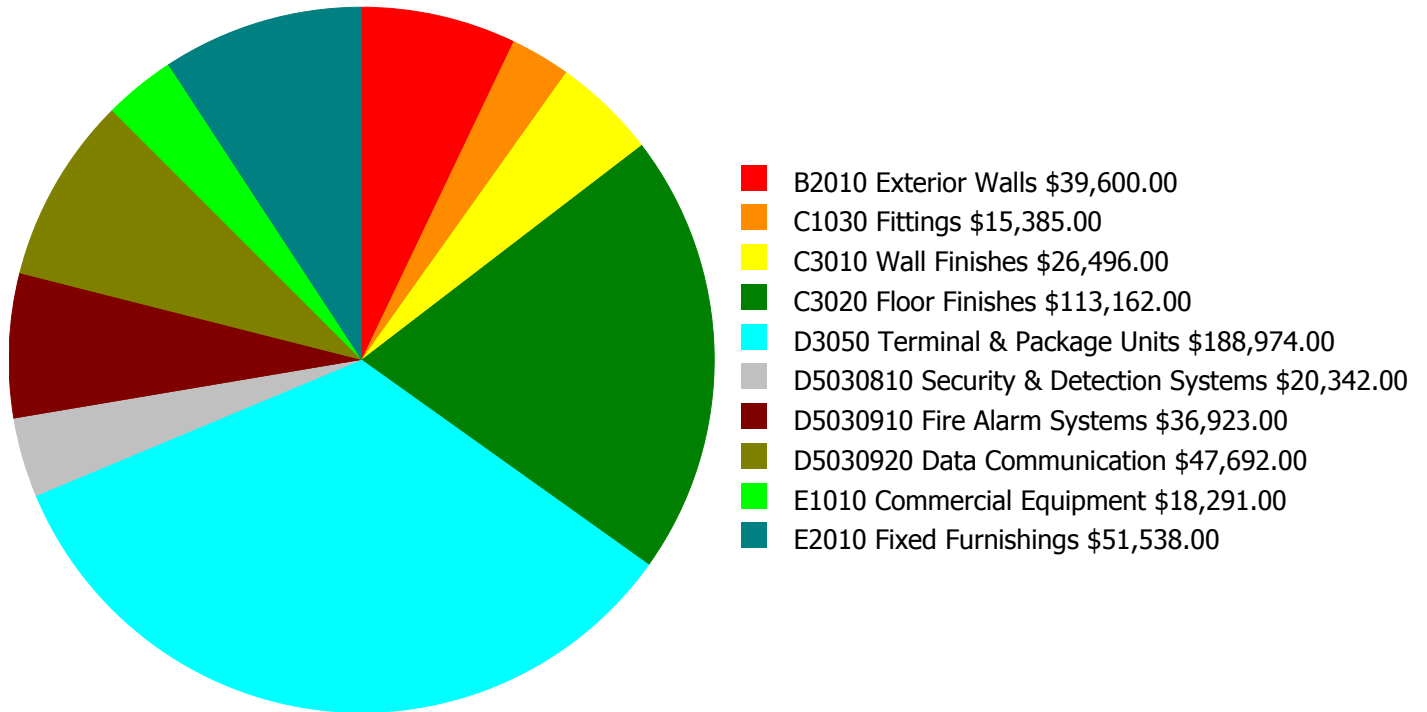
## Forecasted Capital Renewal Requirement

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.

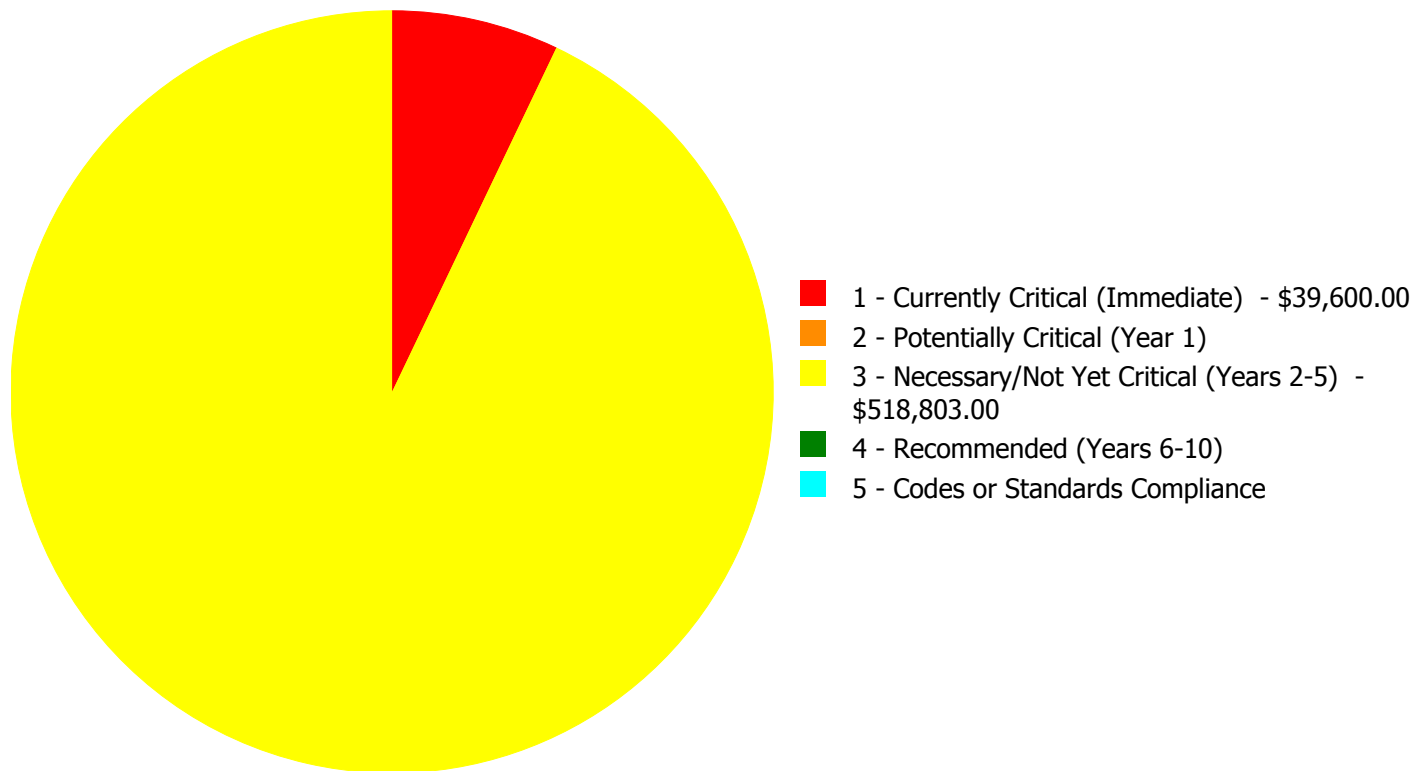


**Budget Estimate Total: \$558,403.00**



### 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: \$558,403.00**

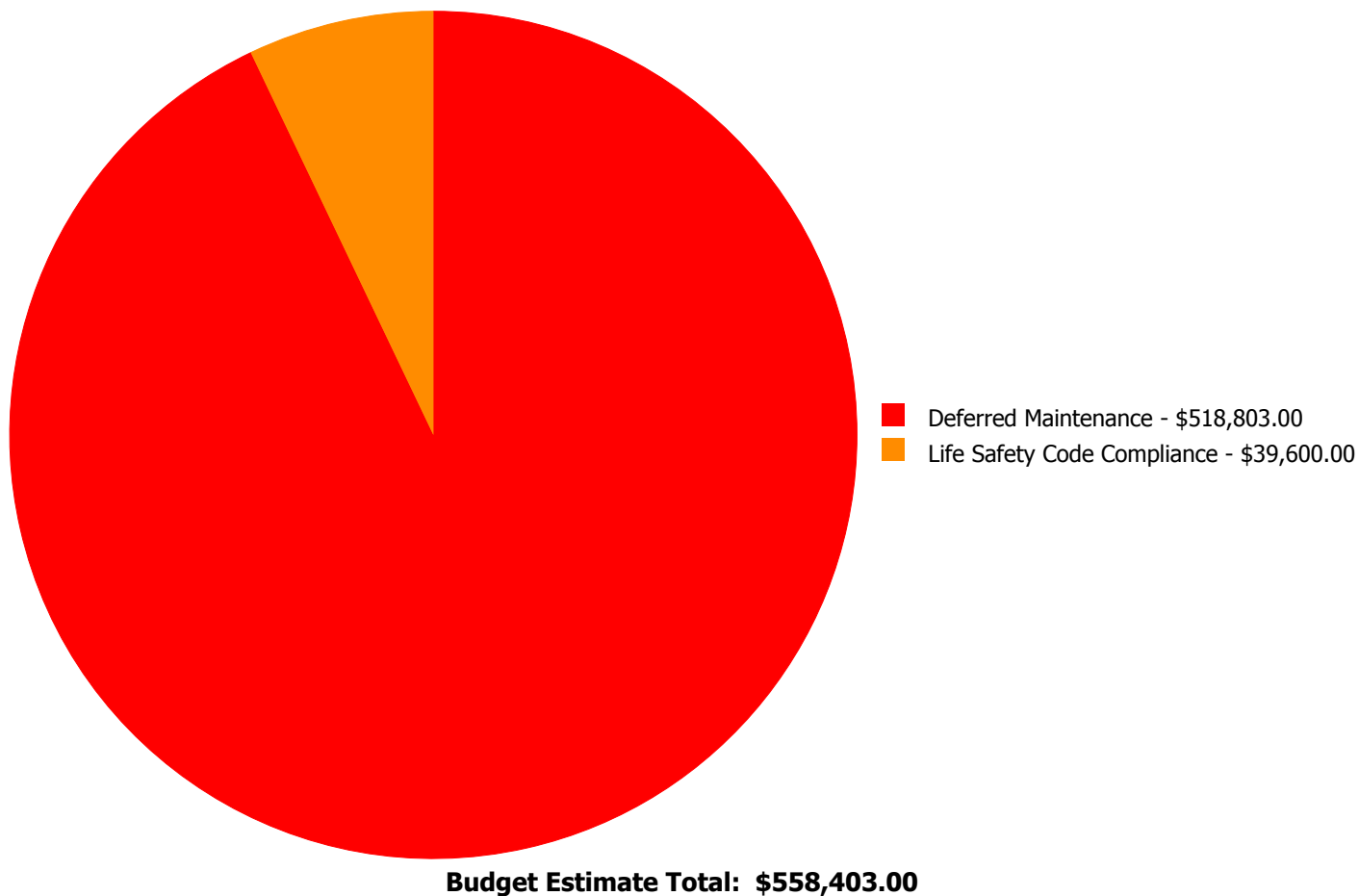
## Deficiency By Priority Investment Table

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
B2010	Exterior Walls	\$39,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$39,600.00
C1030	Fittings	\$0.00	\$0.00	\$15,385.00	\$0.00	\$0.00	\$15,385.00
C3010	Wall Finishes	\$0.00	\$0.00	\$26,496.00	\$0.00	\$0.00	\$26,496.00
C3020	Floor Finishes	\$0.00	\$0.00	\$113,162.00	\$0.00	\$0.00	\$113,162.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$188,974.00	\$0.00	\$0.00	\$188,974.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$20,342.00	\$0.00	\$0.00	\$20,342.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$36,923.00	\$0.00	\$0.00	\$36,923.00
D5030920	Data Communication	\$0.00	\$0.00	\$47,692.00	\$0.00	\$0.00	\$47,692.00
E1010	Commercial Equipment	\$0.00	\$0.00	\$18,291.00	\$0.00	\$0.00	\$18,291.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$51,538.00	\$0.00	\$0.00	\$51,538.00
<b>Total:</b>		\$39,600.00	\$0.00	\$518,803.00	\$0.00	\$0.00	\$558,403.00

### 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 1 - Currently Critical (Immediate):

#### **System: B2010 - Exterior Walls**



**Location:** West End  
**Distress:** Failing  
**Category:** Life Safety Code Compliance  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Engineering study-2016-08-16 18:28:55  
**Qty:** 1.00  
**Unit of Measure:** Ea.  
**Estimate:** \$39,600.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

**Notes:** It was observed on the exterior walls and slab are showing signs of failure with cracks and foundation settlement issues at the west end of the building, and an engineering study is recommended to determine the cause. Pricing does not include remediation measures.

---

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

**System: C1030 - Fittings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,770.00  
**Unit of Measure:** S.F.  
**Estimate:** \$15,385.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and should be replaced.

---

**System: C3010 - Wall Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,770.00  
**Unit of Measure:** S.F.  
**Estimate:** \$26,496.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The wall finishes are aged, scuffed, fading, stained and should be replaced.

---

**System: C3020 - Floor Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,770.00  
**Unit of Measure:** S.F.  
**Estimate:** \$113,162.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The original flooring is in poor conditions and should be replaced.

---

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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,770.00  
**Unit of Measure:** S.F.  
**Estimate:** \$188,974.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** Terminal and package units are beyond their expected service life and should be scheduled for replacement.

---



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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,770.00  
**Unit of Measure:** S.F.  
**Estimate:** \$20,342.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The security and detection system is beyond its expected service life and should be scheduled for replacement.

---

**System: D5030910 - Fire Alarm Systems**

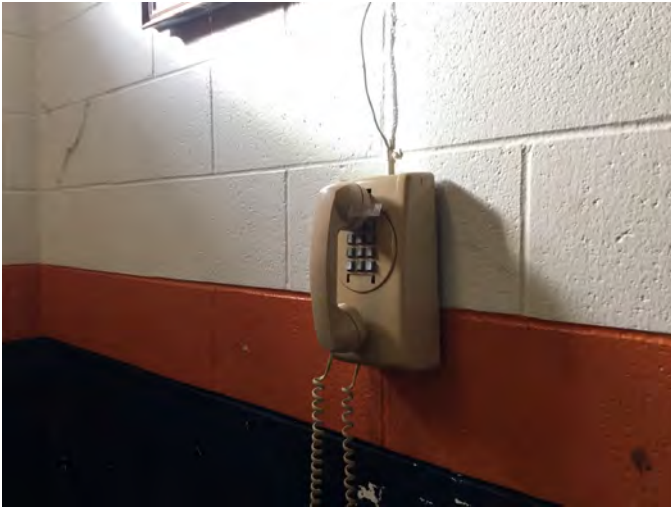


**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,770.00  
**Unit of Measure:** S.F.  
**Estimate:** \$36,923.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The fire alarm system is beyond its expected service life and should be scheduled for replacement.

---

**System: D5030920 - Data Communication**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,770.00  
**Unit of Measure:** S.F.  
**Estimate:** \$47,692.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The data communication system is beyond its expected service life and should be scheduled for replacement.

---

**System: E1010 - Commercial Equipment**

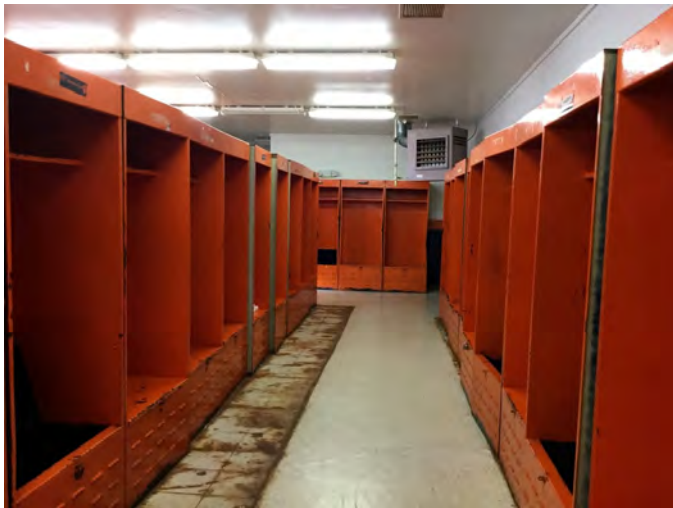


**Location:** Laundry Room  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,770.00  
**Unit of Measure:** S.F.  
**Estimate:** \$18,291.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

**Notes:** The commercial equipment is in deteriorating conditions and should be replaced.

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,770.00  
**Unit of Measure:** S.F.  
**Estimate:** \$51,538.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The fixed furnishings are aged, in marginal 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:	HS -High School
Gross Area (SF):	380
Year Built:	1997
Last Renovation:	
Replacement Value:	\$72,448
Repair Cost:	\$18,265.92
Total FCI:	25.21 %
Total RSLI:	50.14 %
FCA Score:	74.79



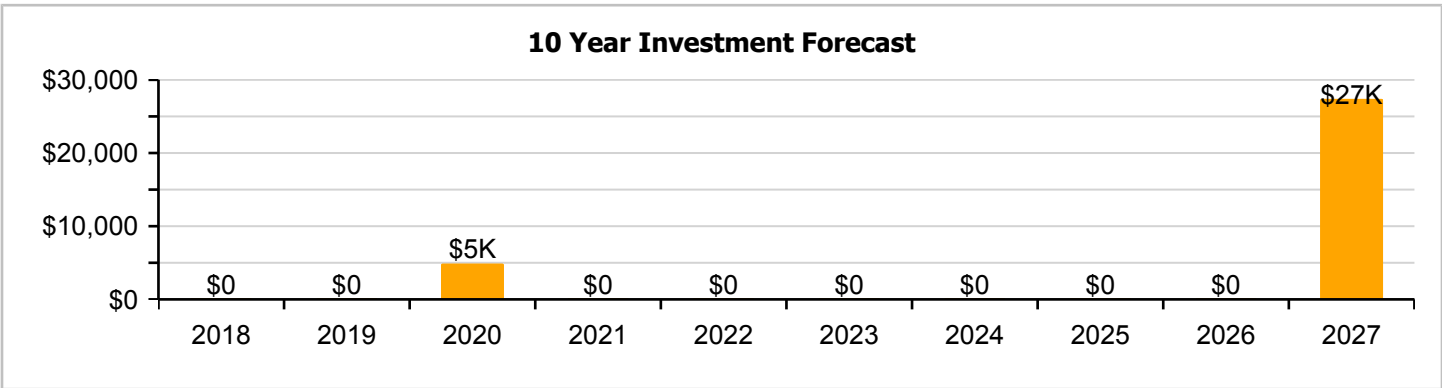
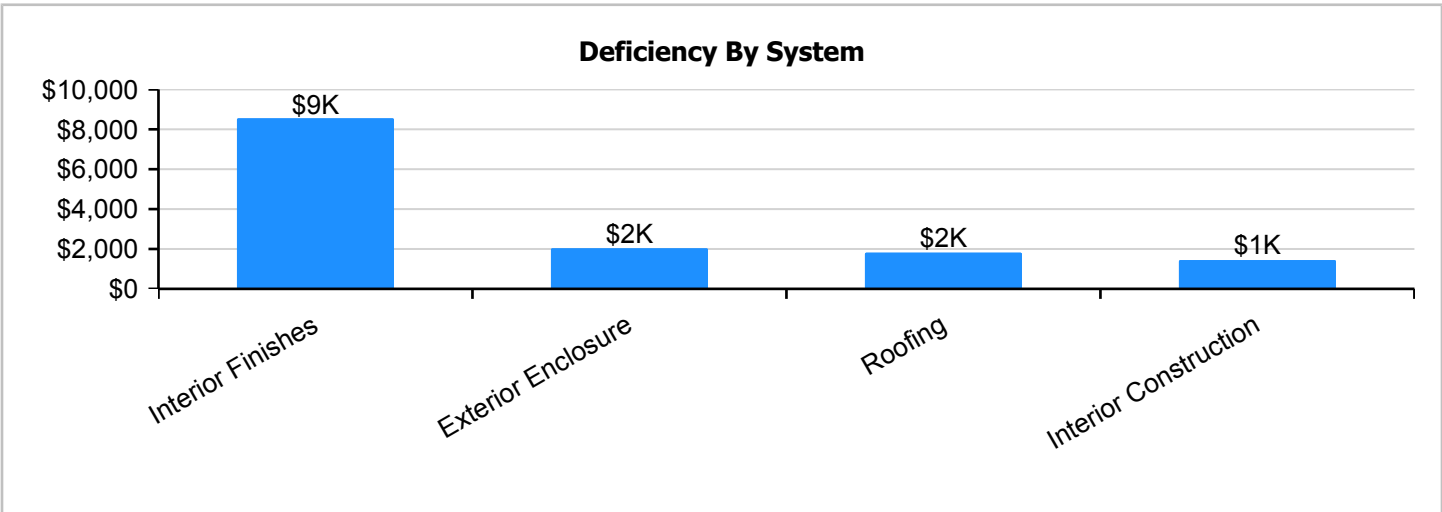
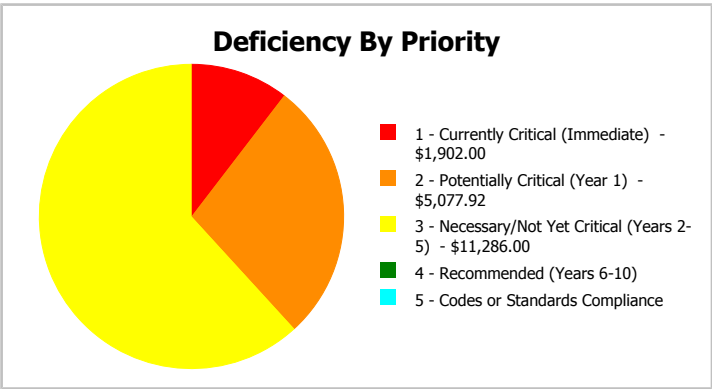
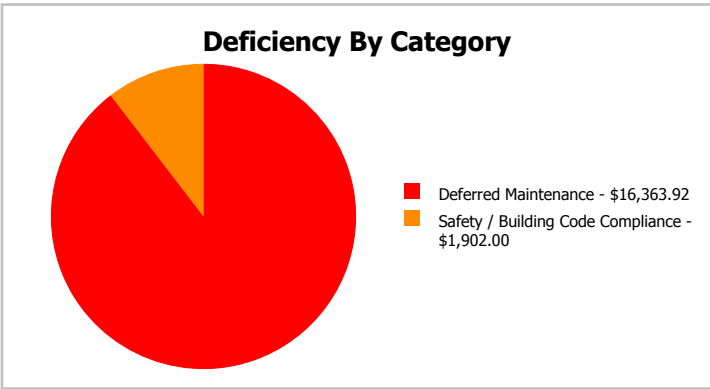
**Description:**

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:	380
Year Built:	1997	Last Renovation:	
Repair Cost:	\$18,266	Replacement Value:	\$72,448
FCI:	25.21 %	RSLI%:	50.14 %



## 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	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	58.33 %	12.68 %	\$2,680.92
B30 - Roofing	0.00 %	145.98 %	\$2,397.00
C10 - Interior Construction	0.00 %	110.01 %	\$1,902.00
C30 - Interior Finishes	0.00 %	109.99 %	\$11,286.00
D50 - Electrical	35.80 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>50.14 %</b>	<b>25.21 %</b>	<b>\$18,265.92</b>



**Photo Album**

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

1). Northeast Elevation - Feb 15, 2017



2). Northwest Elevation - Feb 15, 2017



3). Southwest Elevation - Feb 15, 2017



4). East Elevation - Feb 15, 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.	380	100	1997	2097		80.00 %	0.00 %	80			\$7,649
A1030	Slab on Grade	\$19.75	S.F.	380	100	1997	2097		80.00 %	0.00 %	80			\$7,505
B1010	Floor Construction	\$11.44	S.F.	380	100	1997	2097		80.00 %	0.00 %	80			\$4,347
B1020	Roof Construction	\$16.26	S.F.	380	100	1997	2097		80.00 %	0.00 %	80			\$6,179
B2010	Exterior Walls	\$29.79	S.F.	380	100	1997	2097		80.00 %	23.68 %	80		\$2,680.92	\$11,320
B2020	Exterior Windows	\$17.17	S.F.	380	30	1997	2027		33.33 %	0.00 %	10			\$6,525
B2030	Exterior Doors	\$8.66	S.F.	380	30	1997	2027		33.33 %	0.00 %	10			\$3,291
B3010140	Asphalt Shingles	\$4.32	S.F.	380	20	1997	2017		0.00 %	145.98 %	0		\$2,397.00	\$1,642
C1030	Fittings	\$4.55	S.F.	380	20	1997	2017		0.00 %	110.01 %	0		\$1,902.00	\$1,729
C3010	Wall Finishes	\$5.11	S.F.	380	10	1997	2007		0.00 %	109.99 %	-10		\$2,136.00	\$1,942
C3020	Floor Finishes	\$12.37	S.F.	380	20	1997	2017		0.00 %	110.00 %	0		\$5,171.00	\$4,701
C3030	Ceiling Finishes	\$9.52	S.F.	380	25	1997	2022	2016	0.00 %	109.98 %	-1		\$3,979.00	\$3,618
D5010	Electrical Service/Distribution	\$3.09	S.F.	380	40	1997	2037		50.00 %	0.00 %	20			\$1,174
D5020	Branch Wiring	\$9.24	S.F.	380	30	1997	2027		33.33 %	0.00 %	10			\$3,511
D5020	Lighting	\$8.58	S.F.	380	30	1997	2027		33.33 %	0.00 %	10			\$3,260
E2010	Fixed Furnishings	\$10.67	S.F.	380	20	1997	2017	2020	15.00 %	0.00 %	3			\$4,055
<b>Total</b>									<b>50.14 %</b>	<b>25.21 %</b>			<b>\$18,265.92</b>	<b>\$72,448</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:** B1010 - Floor Construction



**Note:**

**System:** B2010 - Exterior Walls



**Note:**

**System:** B2020 - Exterior Windows



**Note:**

## Campus Assessment Report - 1997 Pressbox, Baseball

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**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010140 - Asphalt Shingles



**Note:**

**System:** C1030 - Fittings

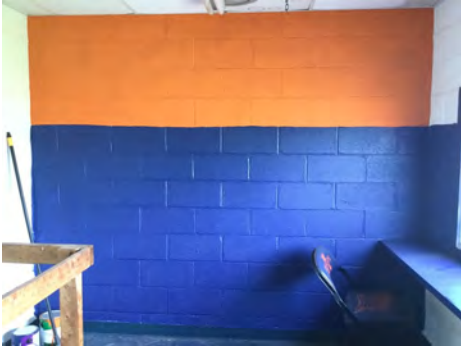


**Note:**



## Campus Assessment Report - 1997 Pressbox, Baseball

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**



## Campus Assessment Report - 1997 Pressbox, Baseball

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting

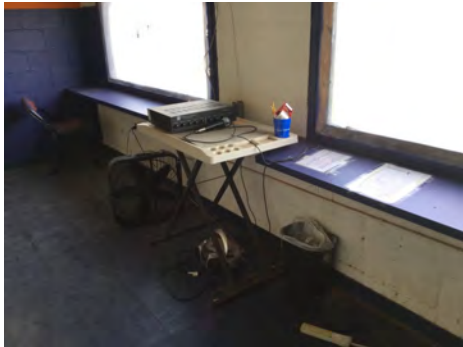


**Note:**

## Campus Assessment Report - 1997 Pressbox, Baseball

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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%*

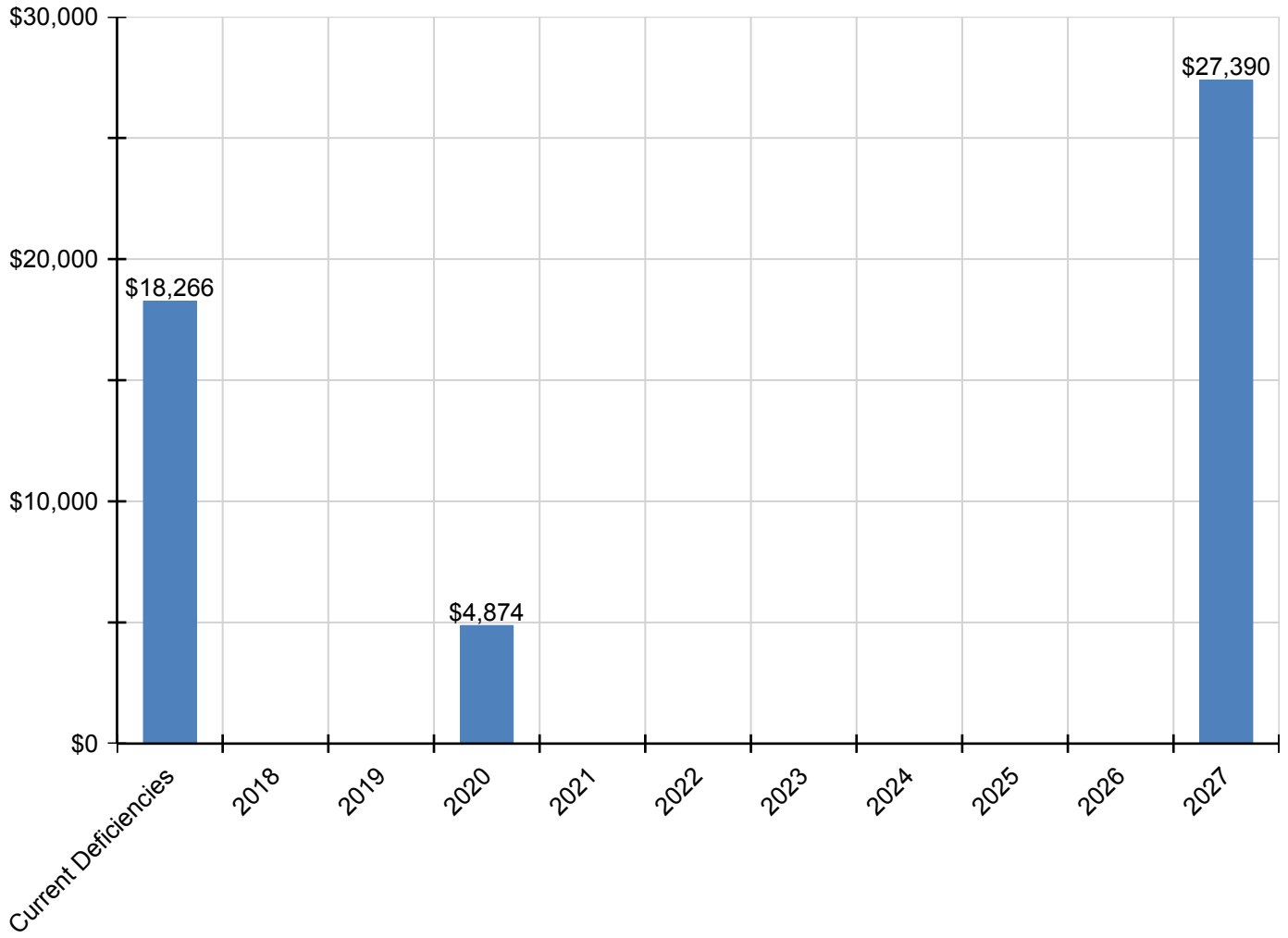
# Campus Assessment Report - 1997 Pressbox, Baseball

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$18,266</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,874</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$27,390</b>	<b>\$50,530</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>	\$2,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,681
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,645	\$9,645
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,865	\$4,865
<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>	\$2,397	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,397
<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>C1030 - Fittings</b>	\$1,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,902
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$2,136	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,871	\$5,007
<b>C3020 - Floor Finishes</b>	\$5,171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,171
<b>C3030 - Ceiling Finishes</b>	\$3,979	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,979
<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>	\$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	\$5,190	\$5,190
<b>D5020 - Lighting</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,819	\$4,819
<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	\$0	\$4,874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,874

*\* Indicates non-renewable system*

## Forecasted Capital Renewal Requirement

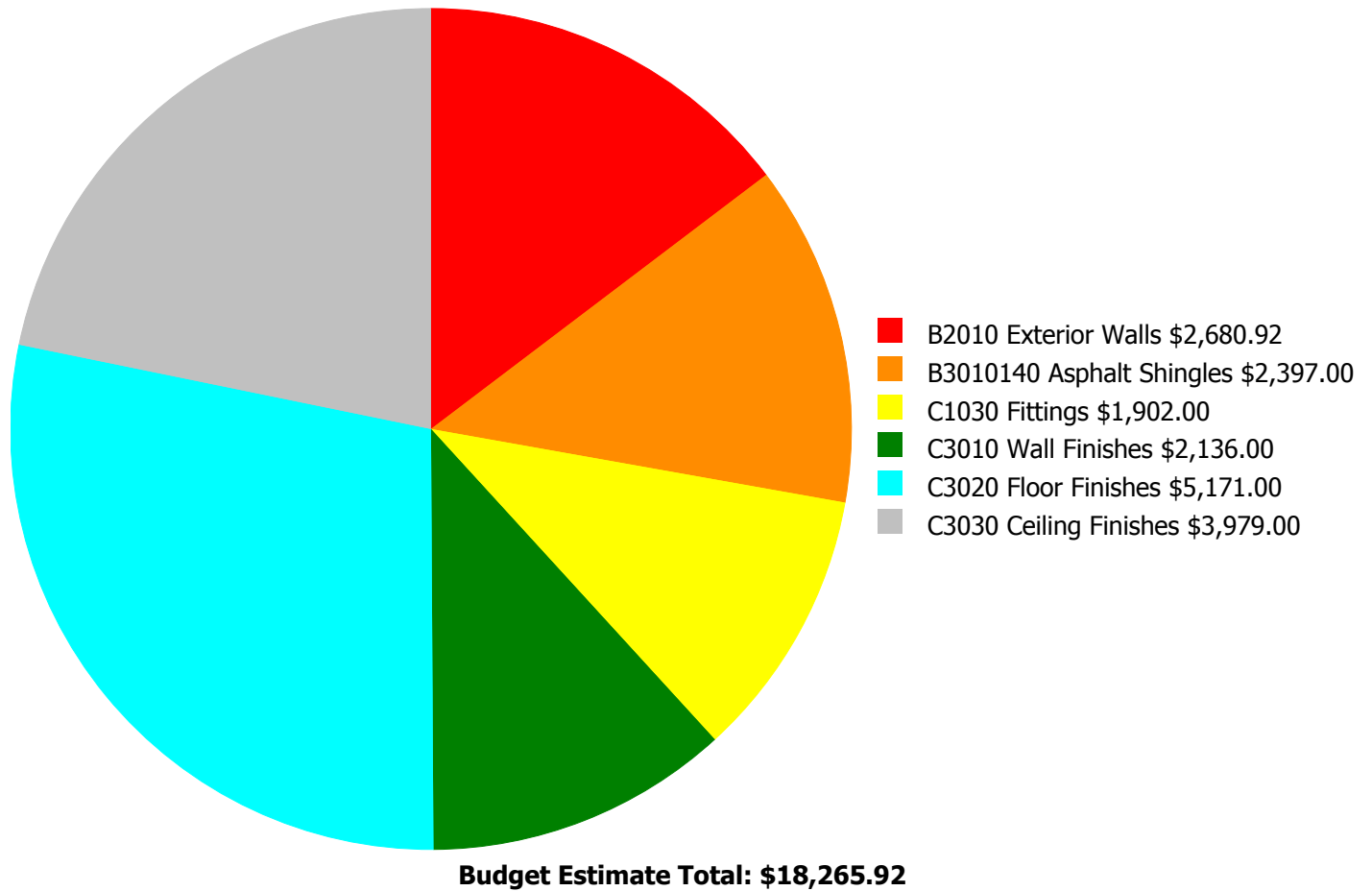
The following chart shows the current building deficiencies and forecasting capital renewal or sustainment requirements over the next ten years.





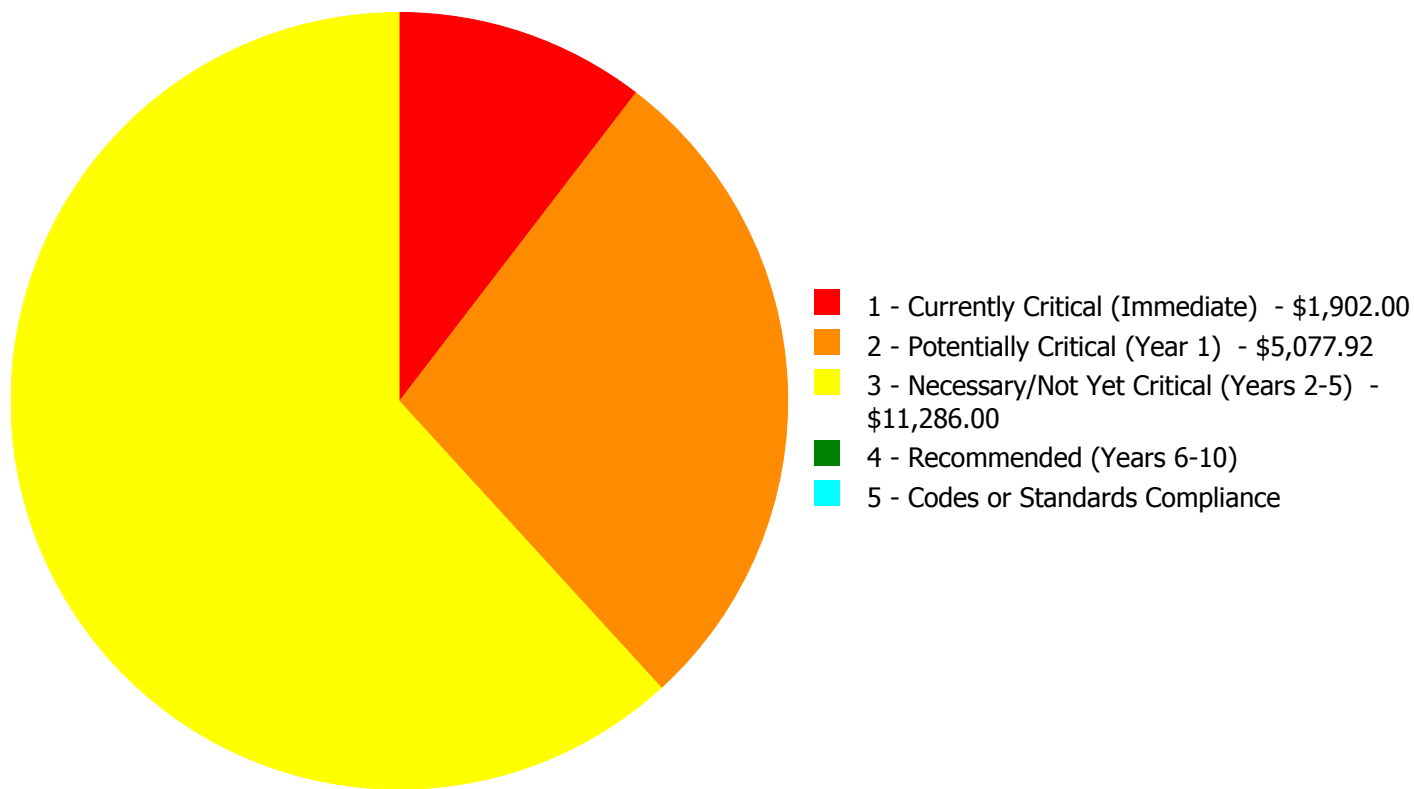
## Deficiency Summary by System

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: \$18,265.92**

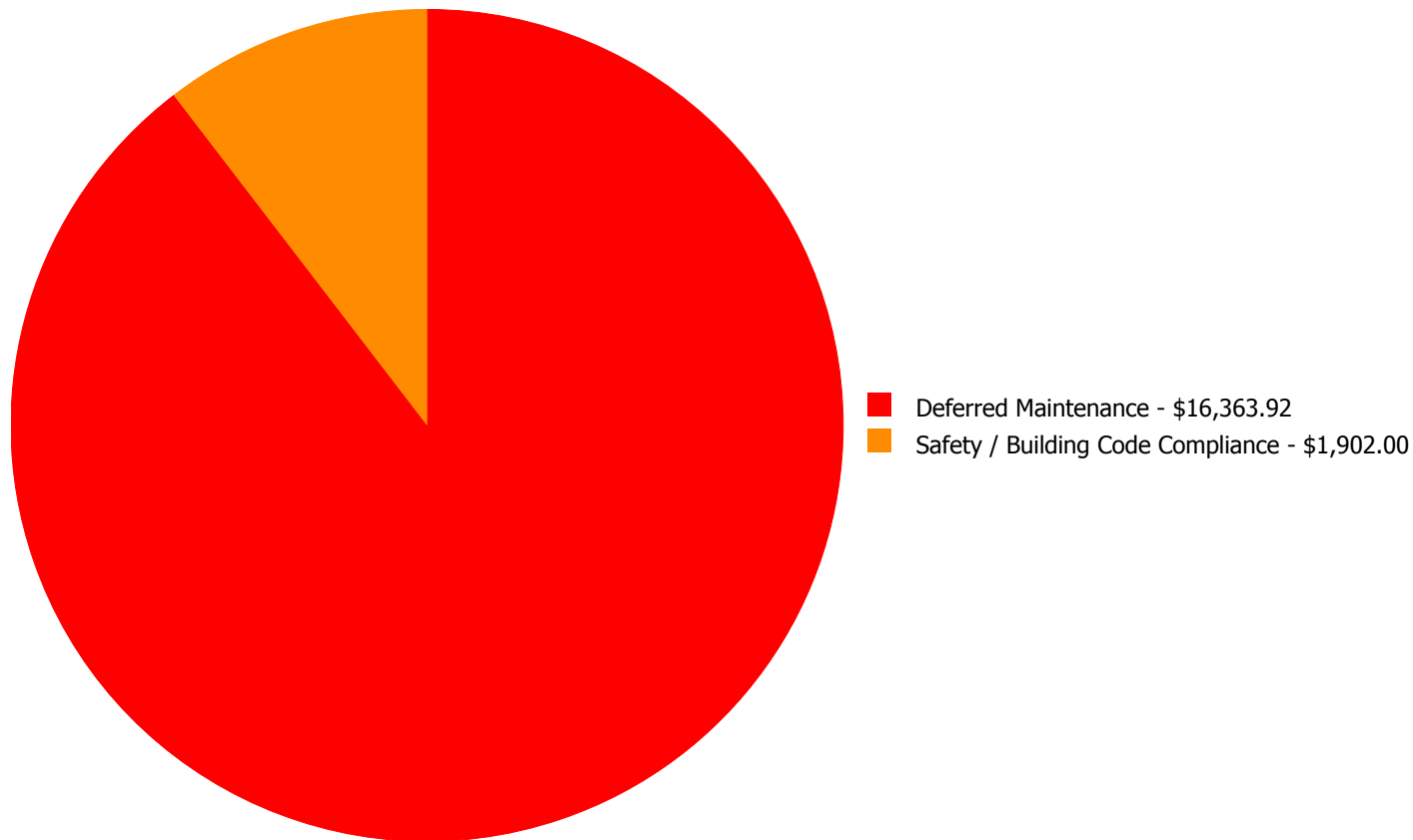
## Deficiency By Priority Investment Table

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
B2010	Exterior Walls	\$0.00	\$2,680.92	\$0.00	\$0.00	\$0.00	\$2,680.92
B3010140	Asphalt Shingles	\$0.00	\$2,397.00	\$0.00	\$0.00	\$0.00	\$2,397.00
C1030	Fittings	\$1,902.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,902.00
C3010	Wall Finishes	\$0.00	\$0.00	\$2,136.00	\$0.00	\$0.00	\$2,136.00
C3020	Floor Finishes	\$0.00	\$0.00	\$5,171.00	\$0.00	\$0.00	\$5,171.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$3,979.00	\$0.00	\$0.00	\$3,979.00
	<b>Total:</b>	\$1,902.00	\$5,077.92	\$11,286.00	\$0.00	\$0.00	\$18,265.92

### 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:



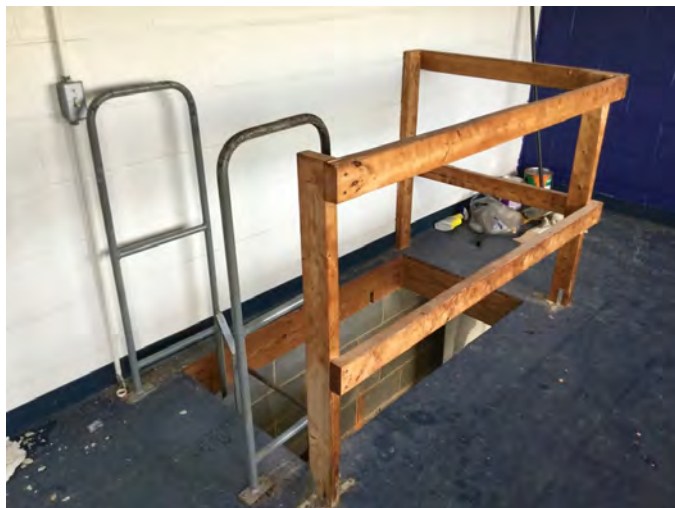
**Budget Estimate Total: \$18,265.92**

## 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: C1030 - Fittings



**Location:** 2nd Floor  
**Distress:** Inadequate  
**Category:** Safety / Building Code Compliance  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Renew System  
**Qty:** 380.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,902.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

**Notes:** The handrail is not code compliant and should be replaced.

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

**System: B2010 - Exterior Walls**



**Location:** Exterior Walls  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Spray refinish exterior walls  
**Qty:** 1,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$2,680.92  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

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

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**System: B3010140 - Asphalt Shingles**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 380.00  
**Unit of Measure:** S.F.  
**Estimate:** \$2,397.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

**Notes:** The asphalt shingles roof covering is in deteriorating conditions with water leaks, and should be replaced.

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

**System: C3010 - Wall Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 380.00  
**Unit of Measure:** S.F.  
**Estimate:** \$2,136.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

**Notes:** The wall finishes are aged, scuffed, fading, stained and should be replaced.

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**System: C3020 - Floor Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 380.00  
**Unit of Measure:** S.F.  
**Estimate:** \$5,171.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

**Notes:** The original flooring is in poor conditions and should be replaced.

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**System: C3030 - Ceiling Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 380.00  
**Unit of Measure:** S.F.  
**Estimate:** \$3,979.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

**Notes:** The original ceiling finishes are aged, 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  $100 - \text{Total FCI}$  (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	192
Year Built:	1997
Last Renovation:	
Replacement Value:	\$45,877
Repair Cost:	\$9,872.00
Total FCI:	21.52 %
Total RSLI:	42.97 %
FCA Score:	78.48



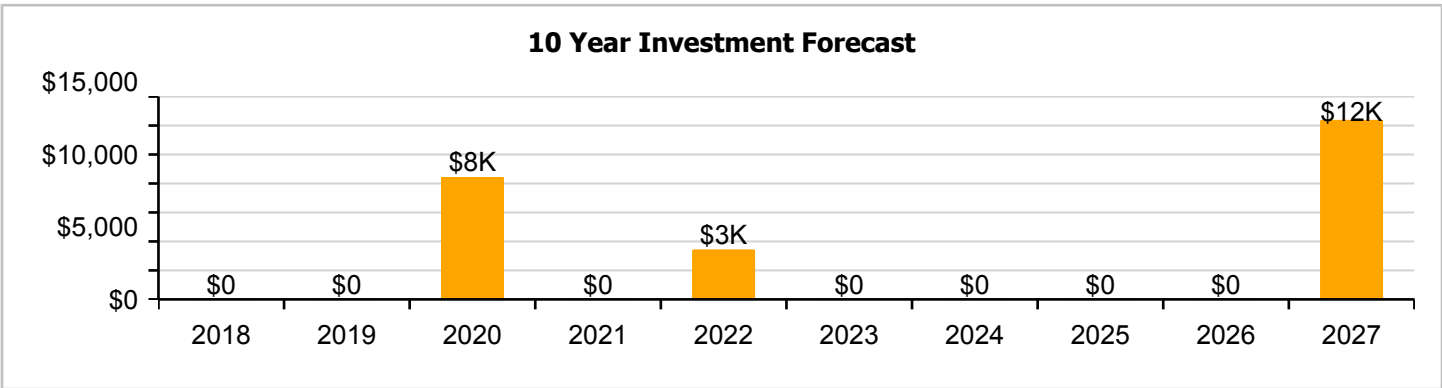
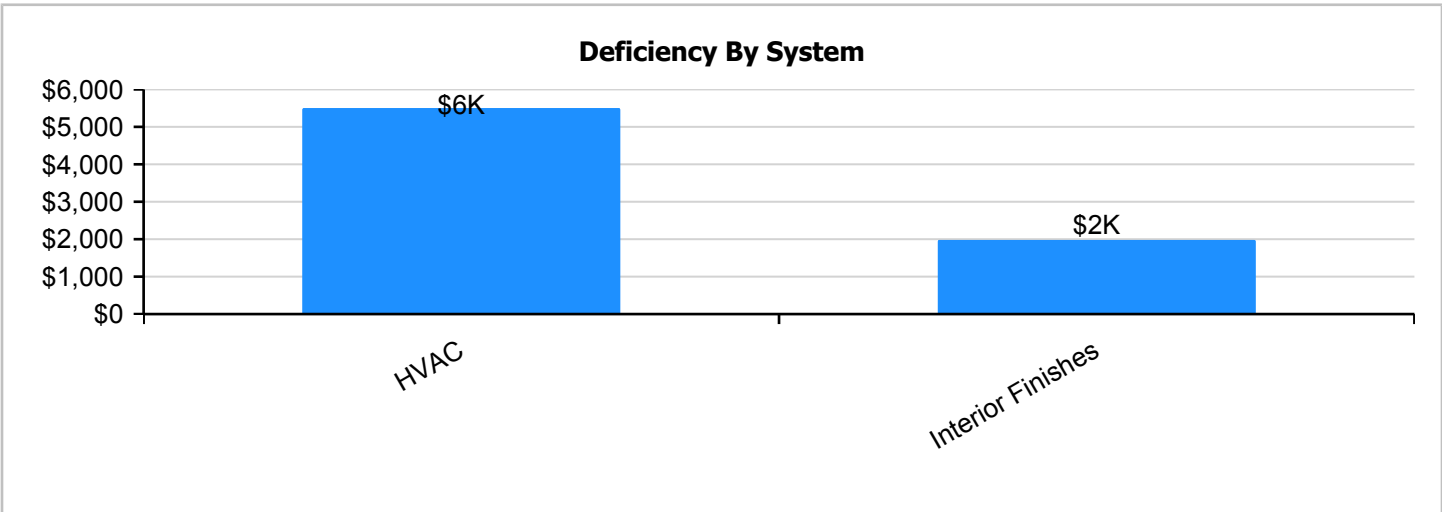
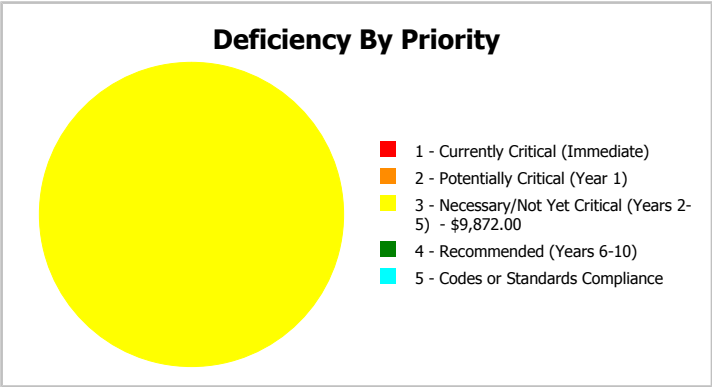
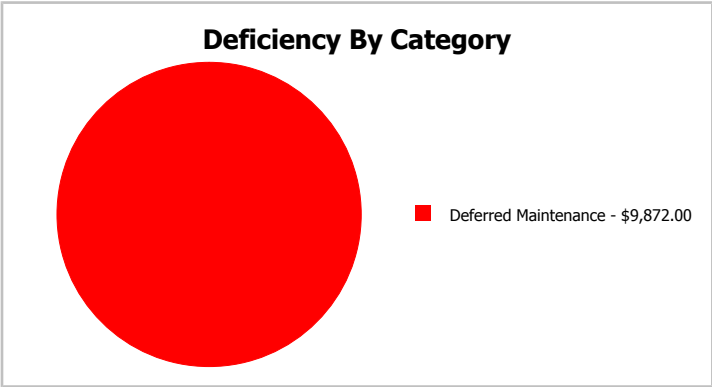
### Description:

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:	192
Year Built:	1997	Last Renovation:	
Repair Cost:	\$9,872	Replacement Value:	\$45,877
FCI:	21.52 %	RSLI%:	42.97 %



## 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
A10 - Foundations	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	58.33 %	0.00 %	\$0.00
B30 - Roofing	16.96 %	0.00 %	\$0.00
C10 - Interior Construction	15.00 %	0.00 %	\$0.00
C30 - Interior Finishes	12.73 %	50.41 %	\$2,613.00
D30 - HVAC	0.00 %	110.00 %	\$7,259.00
D50 - Electrical	35.80 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>42.97 %</b>	<b>21.52 %</b>	<b>\$9,872.00</b>

## Photo Album

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

1). West Elevation - Feb 12, 2017



2). Southeast Elevation - Feb 12, 2017



3). South Elevation - Feb 12, 2017



4). East Elevation - Feb 12, 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.	192	100	1997	2097		80.00 %	0.00 %	80			\$3,865
A1030	Slab on Grade	\$19.75	S.F.	192	100	1997	2097		80.00 %	0.00 %	80			\$3,792
B1010	Floor Construction	\$11.44	S.F.	192	100	1997	2097		80.00 %	0.00 %	80			\$2,196
B1020	Roof Construction	\$16.26	S.F.	192	100	1997	2097		80.00 %	0.00 %	80			\$3,122
B2010	Exterior Walls	\$29.79	S.F.	192	100	1997	2097		80.00 %	0.00 %	80			\$5,720
B2020	Exterior Windows	\$17.17	S.F.	192	30	1997	2027		33.33 %	0.00 %	10			\$3,297
B2030	Exterior Doors	\$8.66	S.F.	192	30	1997	2027		33.33 %	0.00 %	10			\$1,663
B3010120	Single Ply Membrane	\$6.98	S.F.	192	20	1997	2017	2020	15.00 %	0.00 %	3			\$1,340
B3020	Roof Openings	\$4.51	S.F.	192	25	1997	2022		20.00 %	0.00 %	5			\$866
C1030	Fittings	\$11.30	S.F.	192	20	1997	2017	2020	15.00 %	0.00 %	3			\$2,170
C3010	Wall Finishes	\$5.11	S.F.	192	10	1997	2007	2020	30.00 %	0.00 %	3			\$981
C3020	Floor Finishes	\$12.37	S.F.	192	20	1997	2017		0.00 %	110.02 %	0		\$2,613.00	\$2,375
C3030	Ceiling Finishes	\$9.52	S.F.	192	25	1997	2022		20.00 %	0.00 %	5			\$1,828
D3050	Terminal & Package Units	\$34.37	S.F.	192	15	1997	2012		0.00 %	110.00 %	-5		\$7,259.00	\$6,599
D5010	Electrical Service/Distribution	\$3.09	S.F.	192	40	1997	2037		50.00 %	0.00 %	20			\$593
D5020	Branch Wiring	\$9.24	S.F.	192	30	1997	2027		33.33 %	0.00 %	10			\$1,774
D5020	Lighting	\$8.58	S.F.	192	30	1997	2027		33.33 %	0.00 %	10			\$1,647
E2010	Fixed Furnishings	\$10.67	S.F.	192	20	1997	2017	2020	15.00 %	0.00 %	3			\$2,049
<b>Total</b>									<b>42.97 %</b>	<b>21.52 %</b>			<b>\$9,872.00</b>	<b>\$45,877</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



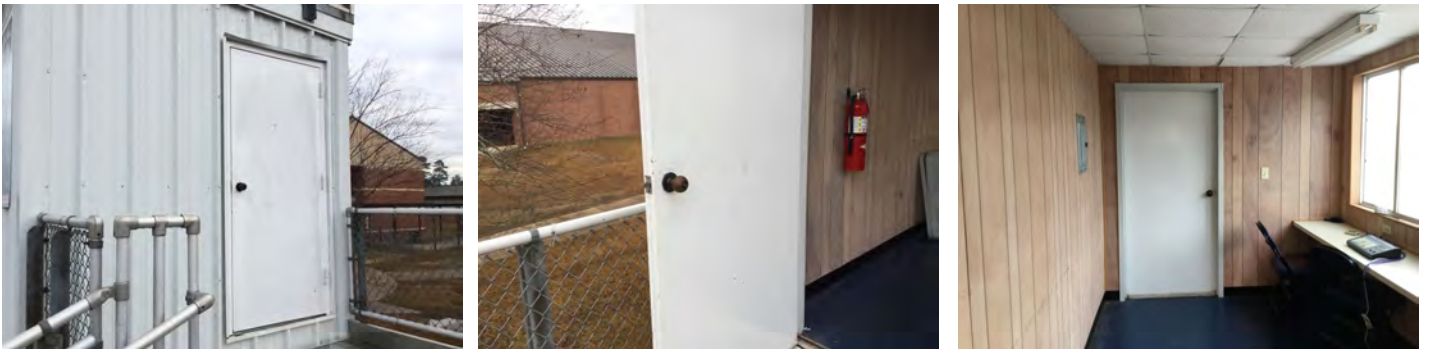
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 1997 Pressbox, Football

**System:** B3010120 - Single Ply Membrane



**Note:**

**System:** B3020 - Roof Openings



**Note:**

**System:** C1030 - Fittings



**Note:**



## Campus Assessment Report - 1997 Pressbox, Football

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**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes

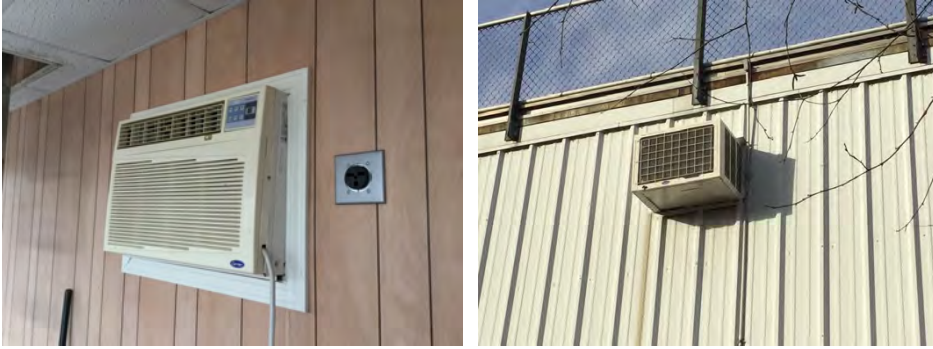


**Note:**

## Campus Assessment Report - 1997 Pressbox, Football

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



**Note:**

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**



## Campus Assessment Report - 1997 Pressbox, Football

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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>\$9,872</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,447</b>	<b>\$0</b>	<b>\$3,436</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,388</b>	<b>\$34,143</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	\$4,873	\$4,873
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,458	\$2,458
<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	\$2,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,196
<b>B3020 - Roof Openings</b>	\$0	\$0	\$0	\$0	\$0	\$1,105	\$0	\$0	\$0	\$0	\$0	\$1,105
<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>C1030 - Fittings</b>	\$0	\$0	\$0	\$2,608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,608
<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	\$1,179	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,179
<b>C3020 - Floor Finishes</b>	\$2,613	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,613
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$2,331	\$0	\$0	\$0	\$0	\$0	\$2,331
<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

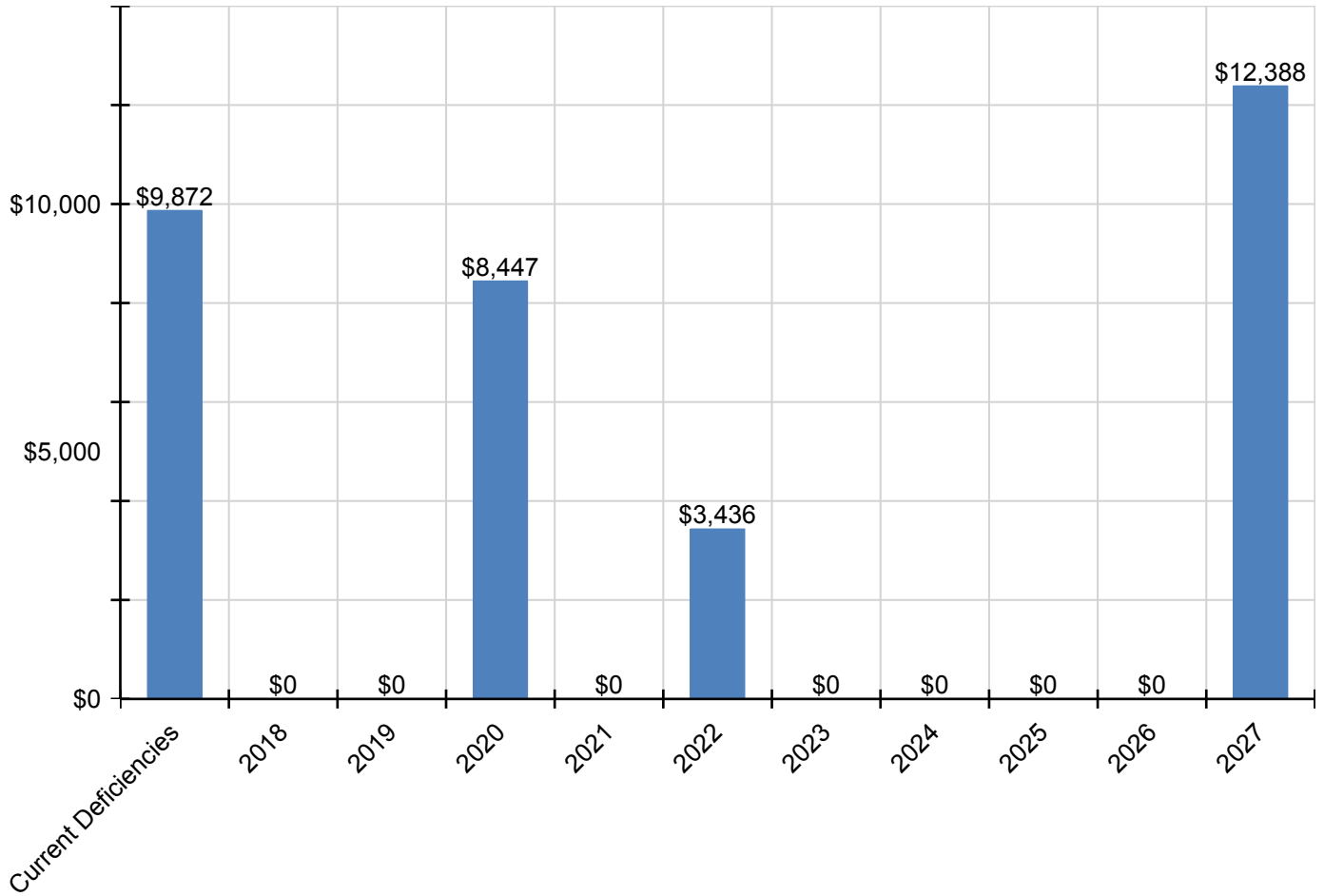
## Campus Assessment Report - 1997 Pressbox, Football

<b>D3050 - Terminal &amp; Package Units</b>	\$7,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$7,259</b>
<b>D50 - Electrical</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>D5010 - Electrical Service/Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>D5020 - Branch Wiring</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,622	<b>\$2,622</b>
<b>D5020 - Lighting</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,435	<b>\$2,435</b>
<b>E - Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>E20 - Furnishings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>E2010 - Fixed Furnishings</b>	\$0	\$0	\$0	\$2,463	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$2,463</b>

\* Indicates non-renewable system

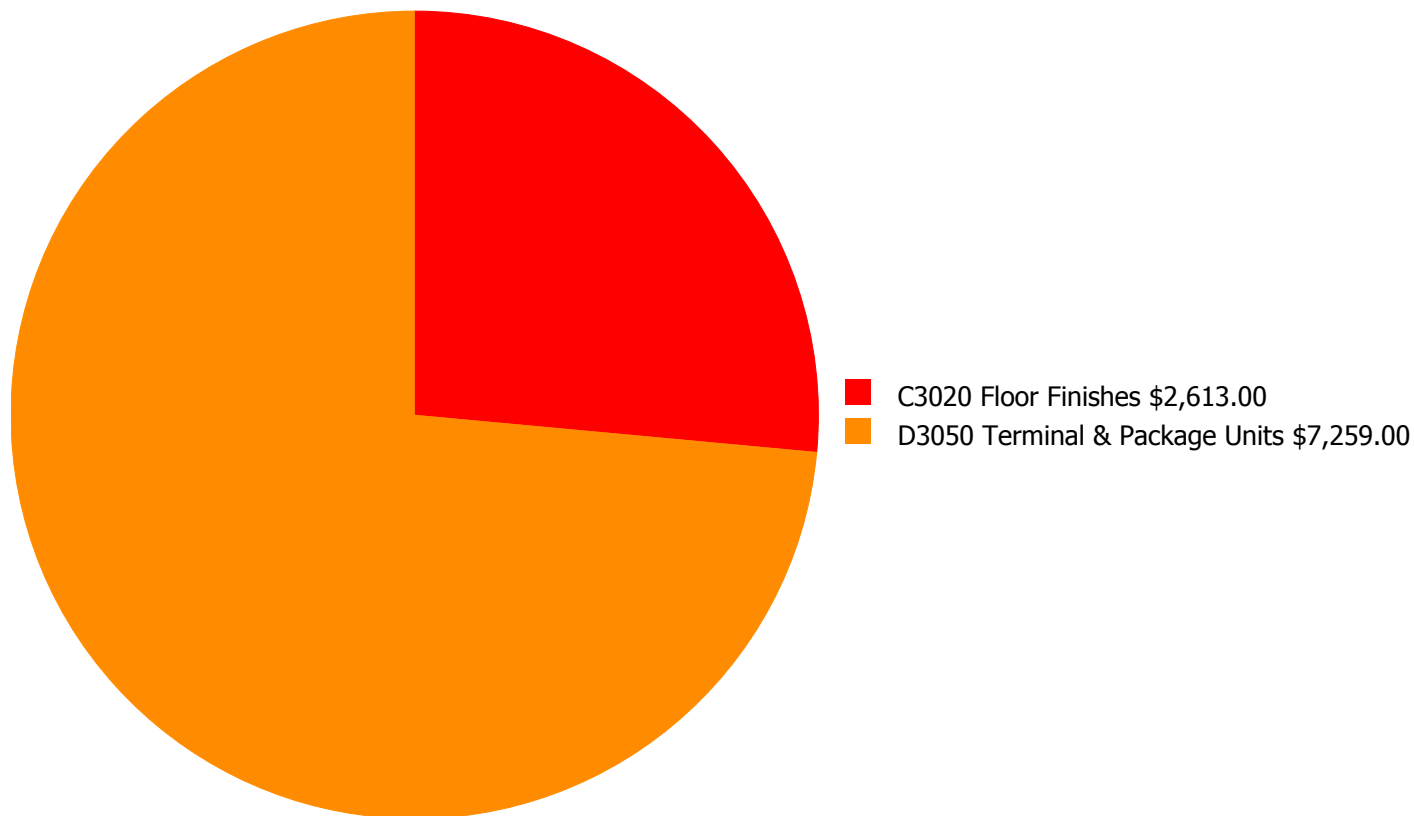
## Forecasted Capital Renewal Requirement

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



### Deficiency Summary by System

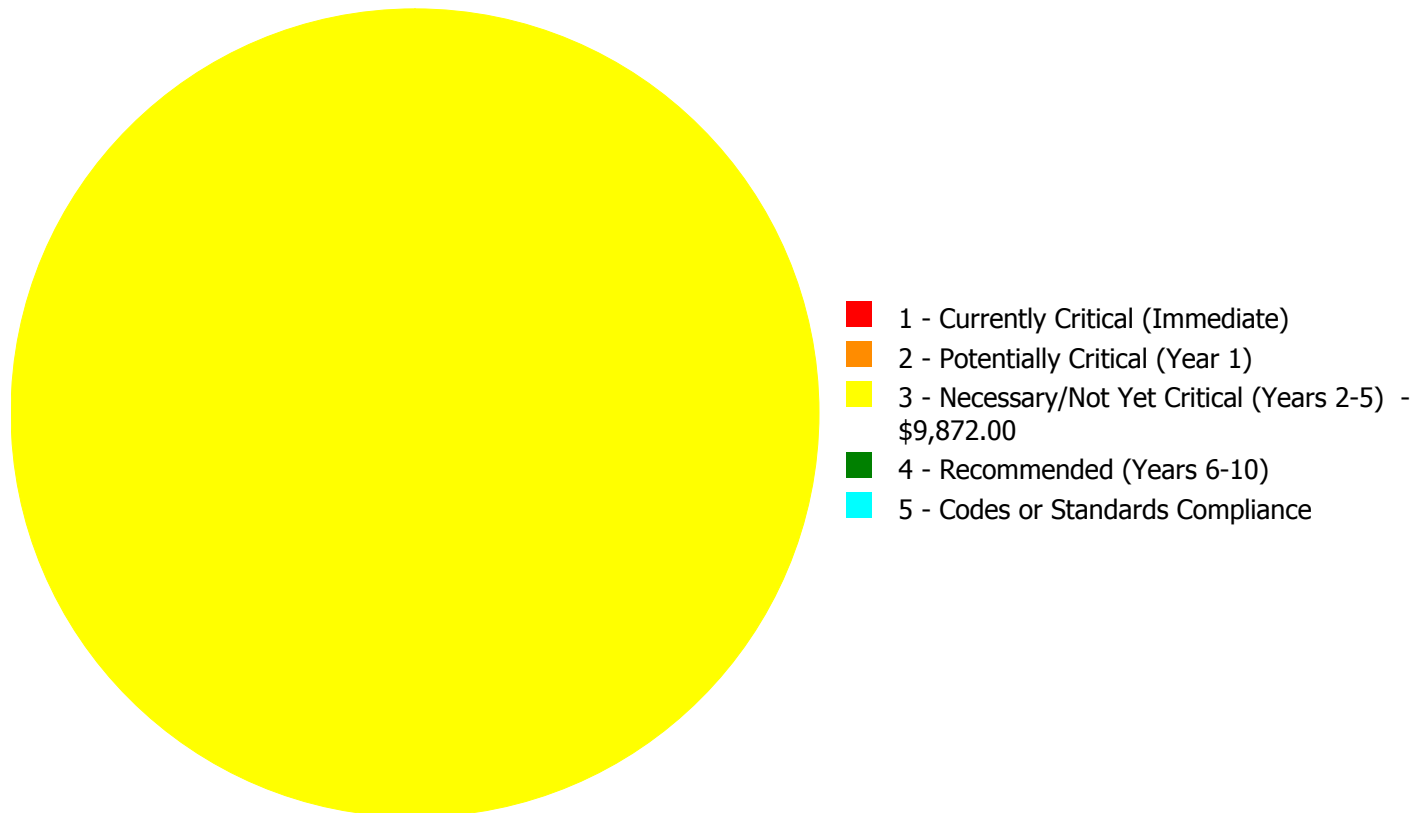
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$9,872.00**

## 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: \$9,872.00**



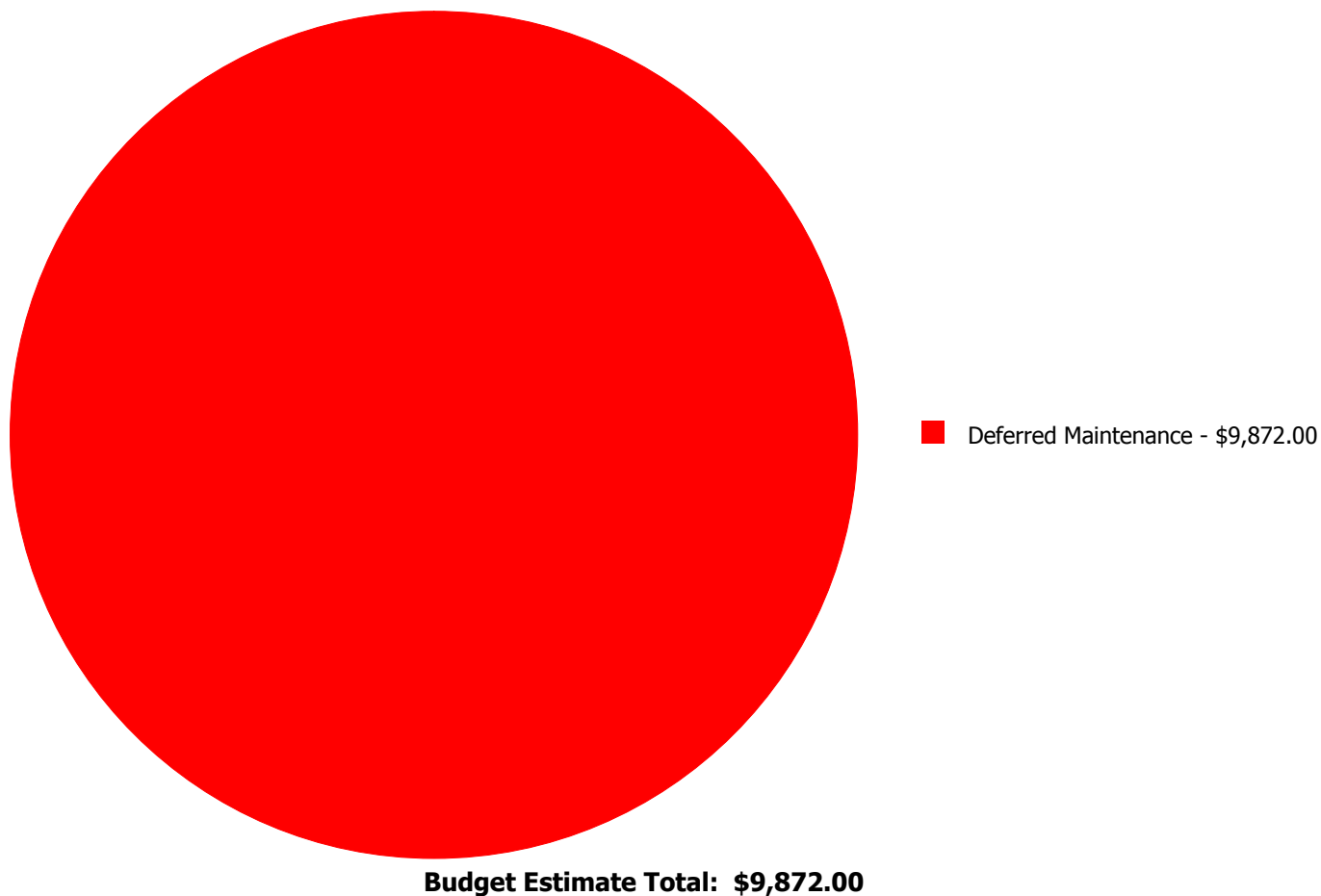
## Deficiency By Priority Investment Table

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
C3020	Floor Finishes	\$0.00	\$0.00	\$2,613.00	\$0.00	\$0.00	\$2,613.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$7,259.00	\$0.00	\$0.00	\$7,259.00
	<b>Total:</b>	\$0.00	\$0.00	\$9,872.00	\$0.00	\$0.00	\$9,872.00

## 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:



## 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: C3020 - Floor Finishes



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 192.00  
**Unit of Measure:** S.F.  
**Estimate:** \$2,613.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The original flooring is in poor conditions and should be replaced.

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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 192.00  
**Unit of Measure:** S.F.  
**Estimate:** \$7,259.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** Terminal and package units are beyond their expected service life and should be scheduled for replacement.

## 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):	912
Year Built:	1997
Last Renovation:	
Replacement Value:	\$106,787
Repair Cost:	\$10,704.00
Total FCI:	10.02 %
Total RSLI:	46.99 %
FCA Score:	89.98



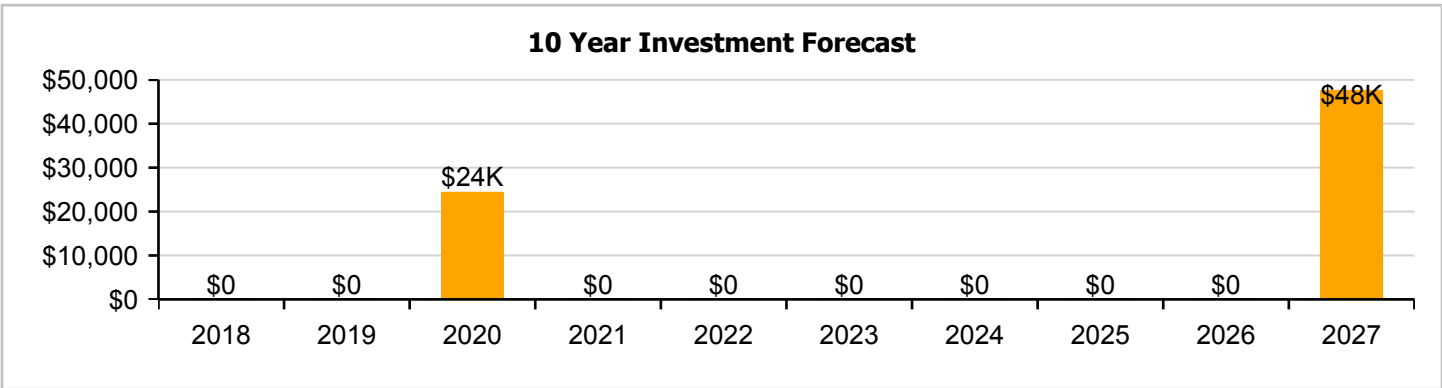
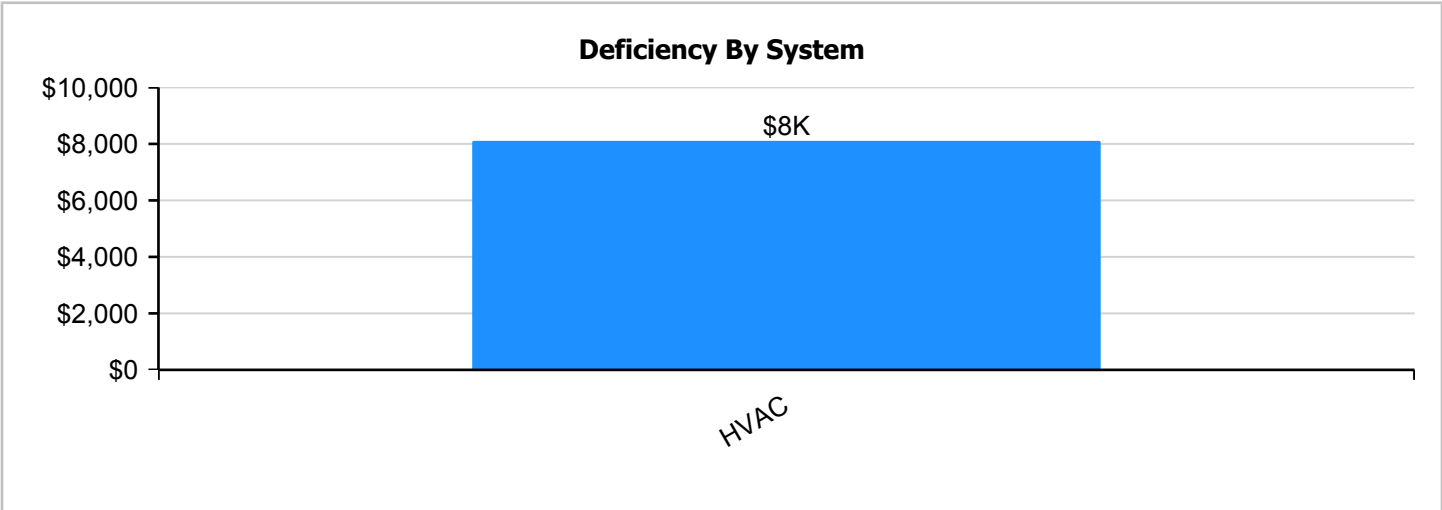
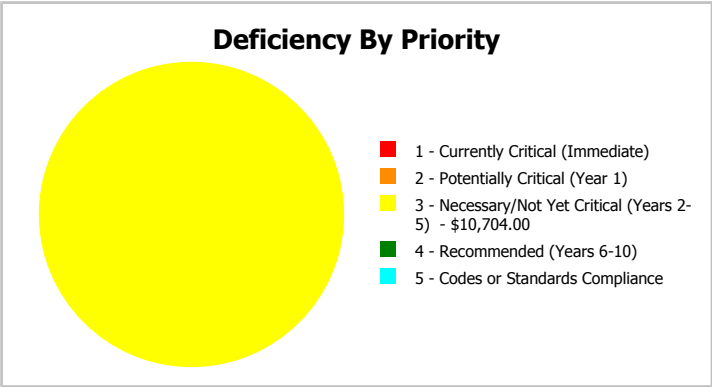
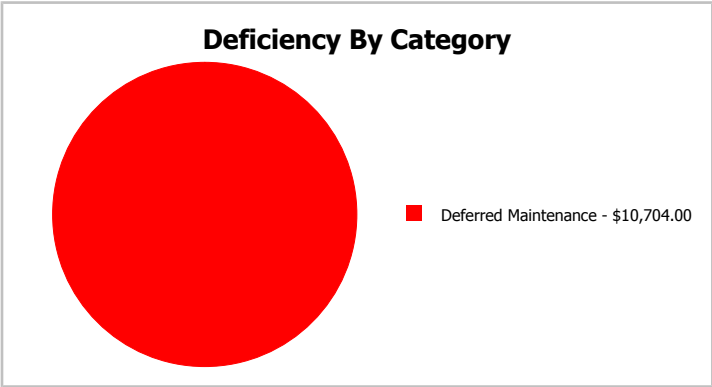
### Description:

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:	912
Year Built:	1997	Last Renovation:	
Repair Cost:	\$10,704	Replacement Value:	\$106,787
FCI:	10.02 %	RSLI%:	46.99 %



## 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	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	66.78 %	0.00 %	\$0.00
B30 - Roofing	15.00 %	0.00 %	\$0.00
C10 - Interior Construction	47.07 %	0.00 %	\$0.00
C30 - Interior Finishes	30.00 %	0.00 %	\$0.00
D20 - Plumbing	33.33 %	0.00 %	\$0.00
D30 - HVAC	11.13 %	73.26 %	\$10,704.00
D50 - Electrical	34.81 %	0.00 %	\$0.00
<b>Totals:</b>	<b>46.99 %</b>	<b>10.02 %</b>	<b>\$10,704.00</b>



## Photo Album

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

1). South Elevation - Feb 12, 2017



2). East Elevation - Feb 12, 2017



3). North Elevation - Feb 12, 2017



4). West Elevation - Feb 12, 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.	912	100	1997	2097		80.00 %	0.00 %	80			\$6,320
A1030	Slab on Grade	\$7.37	S.F.	912	100	1997	2097		80.00 %	0.00 %	80			\$6,721
B1020	Roof Construction	\$5.98	S.F.	912	100	1997	2097		80.00 %	0.00 %	80			\$5,454
B2010	Exterior Walls	\$18.04	S.F.	912	100	1997	2097		80.00 %	0.00 %	80			\$16,452
B2030	Exterior Doors	\$7.13	S.F.	912	30	1997	2027		33.33 %	0.00 %	10			\$6,503
B3010140	Asphalt Shingles	\$4.32	S.F.	912	20	1997	2017	2020	15.00 %	0.00 %	3			\$3,940
C1010	Partitions	\$10.34	S.F.	912	75	1997	2072		73.33 %	0.00 %	55			\$9,430
C1030	Fittings	\$8.47	S.F.	912	20	1997	2017	2020	15.00 %	0.00 %	3			\$7,725
C3010	Wall Finishes	\$7.46	S.F.	912	10	1997	2007	2020	30.00 %	0.00 %	3			\$6,804
D2010	Plumbing Fixtures	\$9.98	S.F.	912	30	1997	2027		33.33 %	0.00 %	10			\$9,102
D2020	Domestic Water Distribution	\$0.84	S.F.	912	30	1997	2027		33.33 %	0.00 %	10			\$766
D2030	Sanitary Waste	\$5.94	S.F.	912	30	1997	2027		33.33 %	0.00 %	10			\$5,417
D3040	Distribution Systems	\$5.35	S.F.	912	30	1997	2027		33.33 %	0.00 %	10			\$4,879
D3050	Terminal & Package Units	\$10.67	S.F.	912	15	1997	2012		0.00 %	110.00 %	-5		\$10,704.00	\$9,731
D5010	Electrical Service/Distribution	\$1.47	S.F.	912	40	1997	2037		50.00 %	0.00 %	20			\$1,341
D5020	Branch Wiring	\$2.55	S.F.	912	30	1997	2027		33.33 %	0.00 %	10			\$2,326
D5020	Lighting	\$3.58	S.F.	912	30	1997	2027		33.33 %	0.00 %	10			\$3,265
D5090	Other Electrical Systems	\$0.67	S.F.	912	20	1997	2017	2020	15.00 %	0.00 %	3			\$611
<b>Total</b>									<b>46.99 %</b>	<b>10.02 %</b>			<b>\$10,704.00</b>	<b>\$106,787</b>

## System Notes

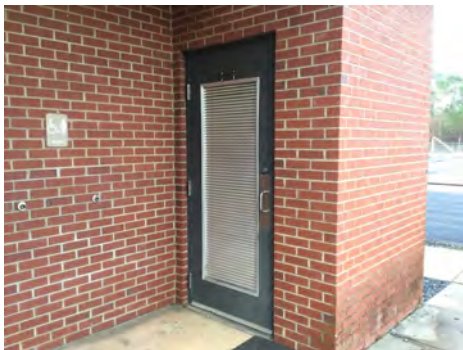
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** B2010 - Exterior Walls



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010140 - Asphalt Shingles



**Note:**



## Campus Assessment Report - 1997 Restrooms Bldg

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**System:** C1010 - Partitions



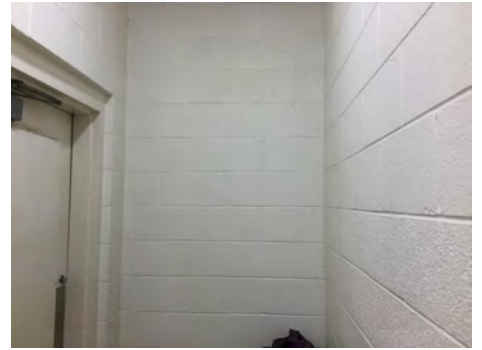
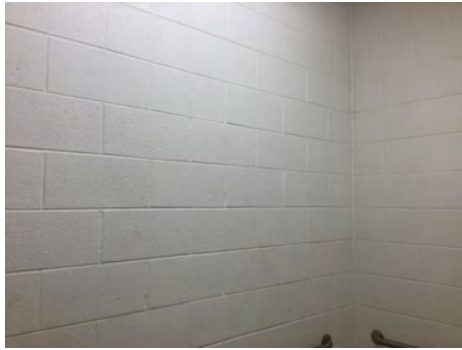
**Note:**

**System:** C1030 - Fittings



**Note:**

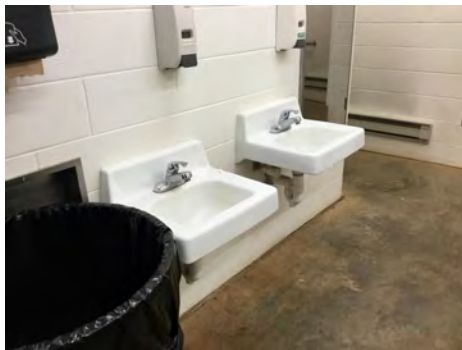
**System:** C3010 - Wall Finishes



**Note:**

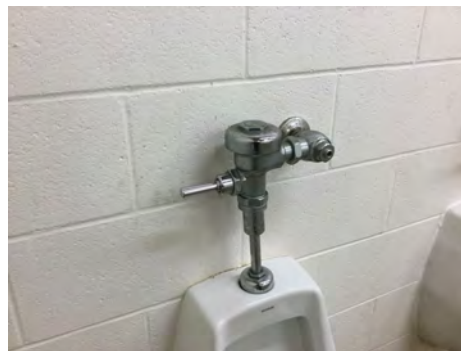
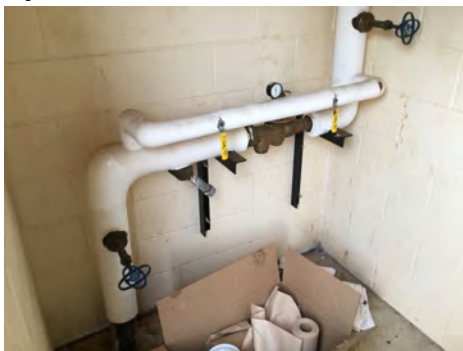
## Campus Assessment Report - 1997 Restrooms Bldg

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**



## Campus Assessment Report - 1997 Restrooms Bldg

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

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

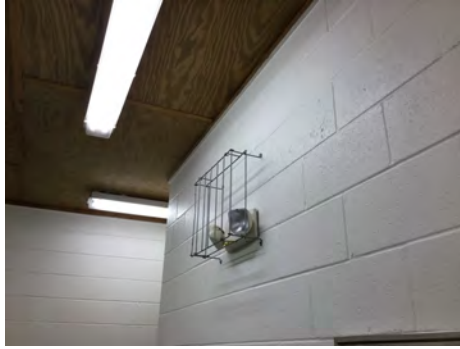


**Note:**

## Campus Assessment Report - 1997 Restrooms Bldg

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**System:** D5020 - Branch Wiring



**Note:**

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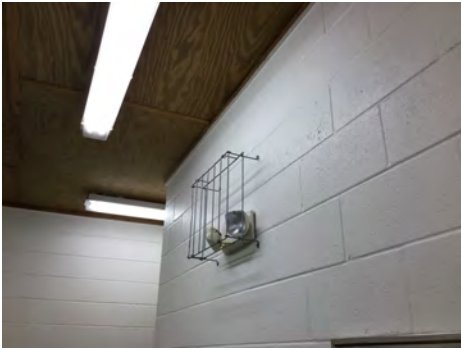
**System:** D5020 - Lighting



**Note:**

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**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>\$10,704</b>	<b>\$0</b>	<b>\$0</b>	<b>\$24,483</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$47,686</b>	<b>\$82,873</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	\$9,613	\$9,613
<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	\$6,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,285
<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	\$9,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,285
<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	\$8,178	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,178
<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	\$13,455	\$13,455
<b>D2020 - Domestic Water Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,133	\$1,133
<b>D2030 - Sanitary Waste</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,008	\$8,008
<b>D30 - HVAC</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

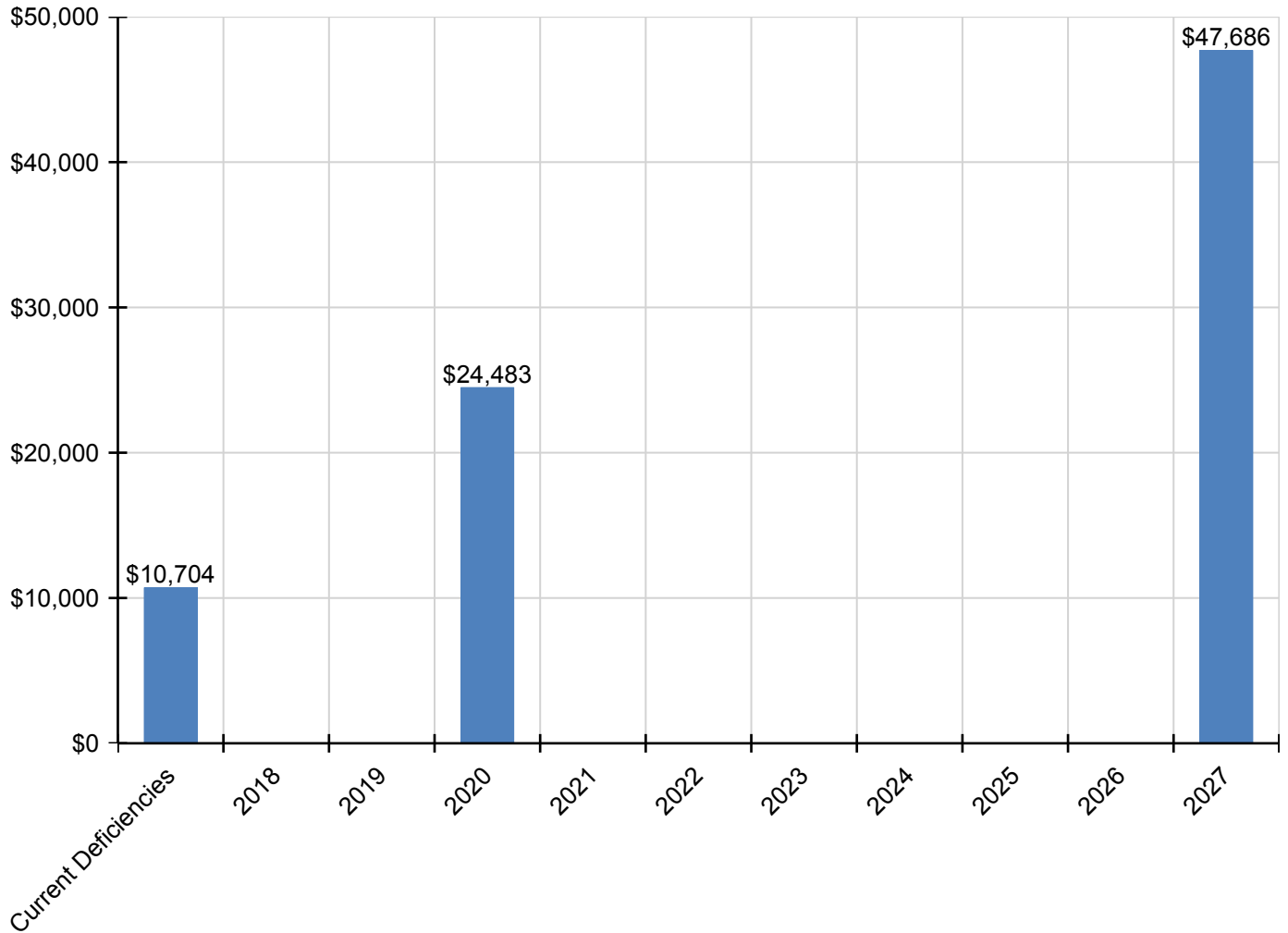
## Campus Assessment Report - 1997 Restrooms Bldg

D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,213	<b>\$7,213</b>
D3050 - Terminal & Package Units	\$10,704	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$10,704</b>
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,438	<b>\$3,438</b>
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,826	<b>\$4,826</b>
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$734	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$734</b>

\* Indicates non-renewable system

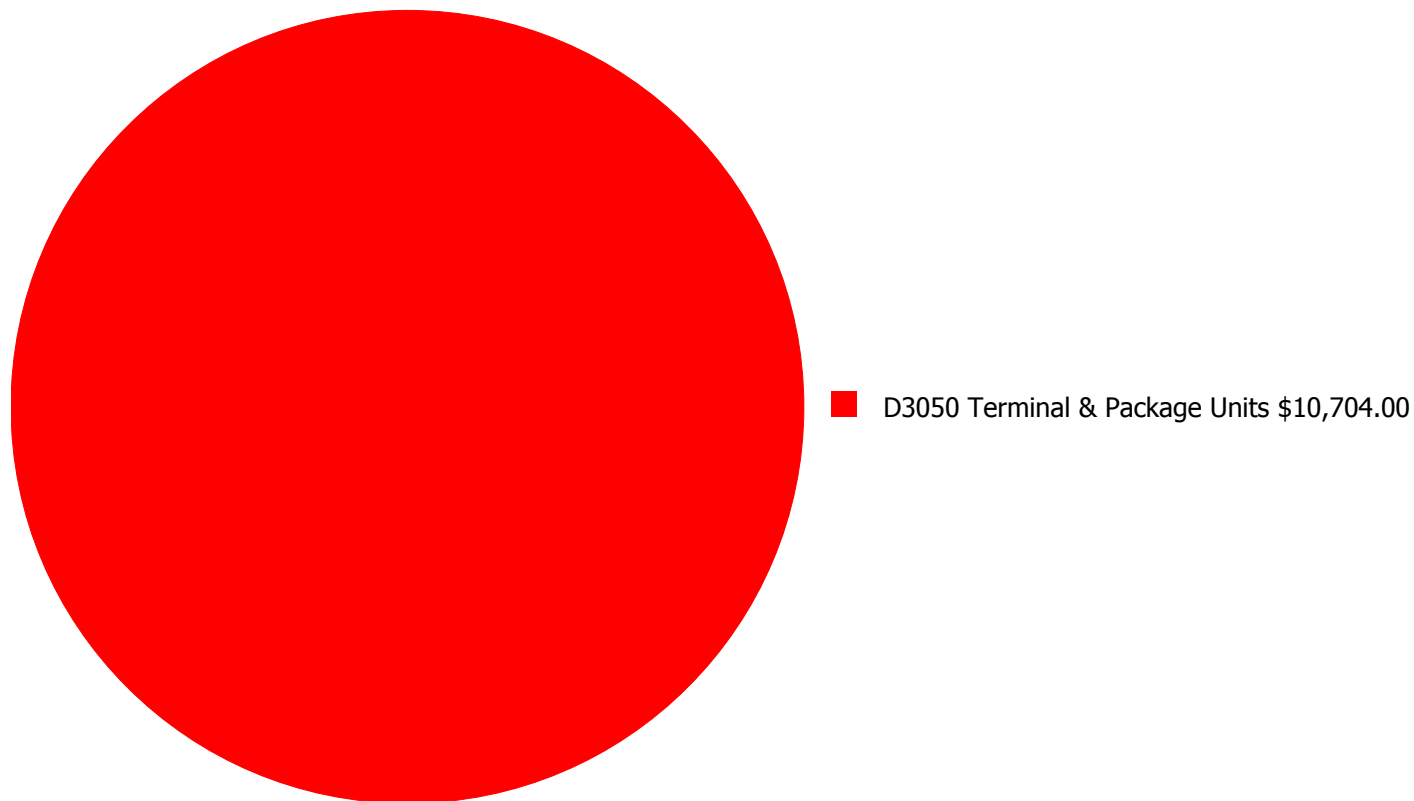
## Forecasted Capital Renewal Requirement

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.

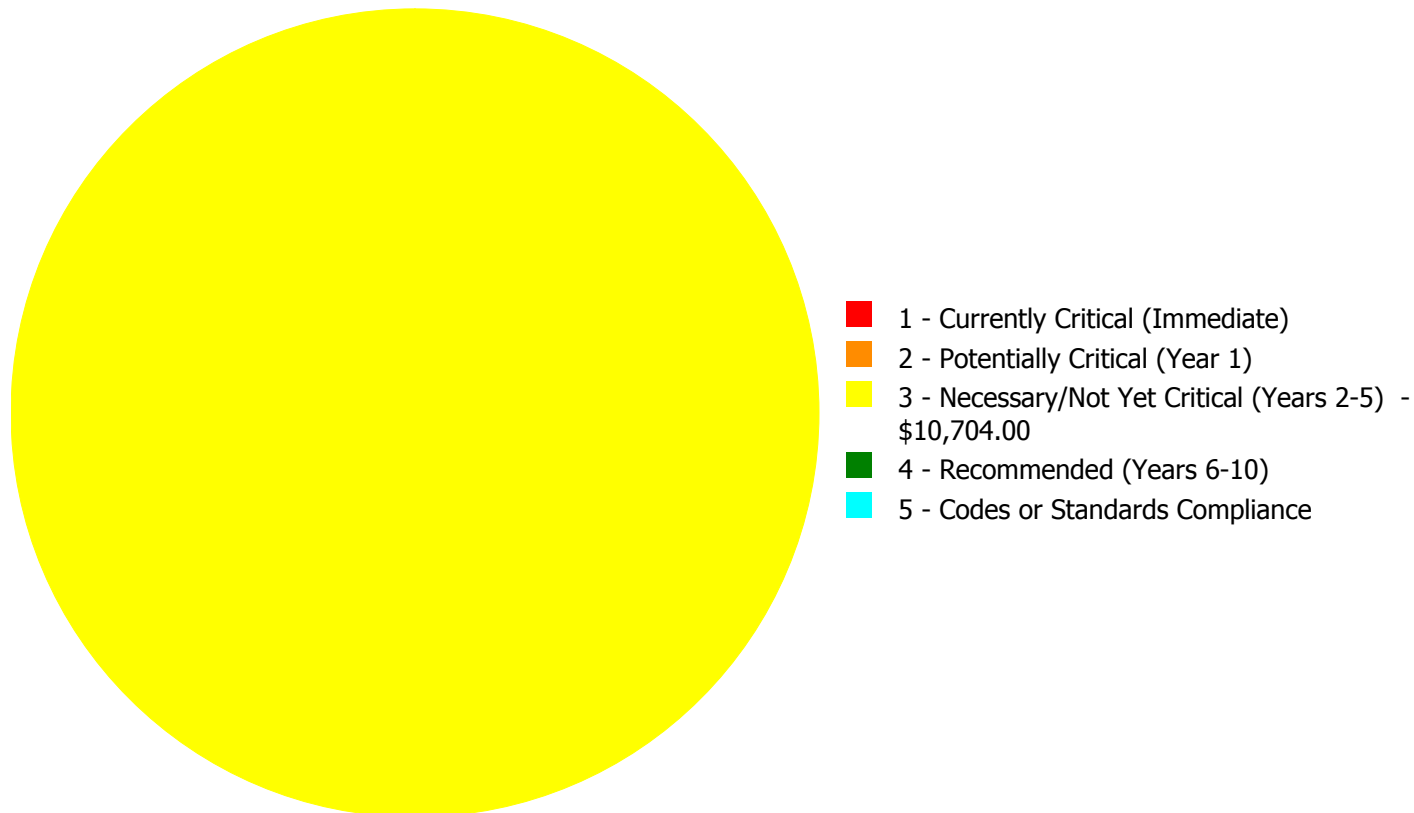


**Budget Estimate Total: \$10,704.00**



## 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: \$10,704.00**

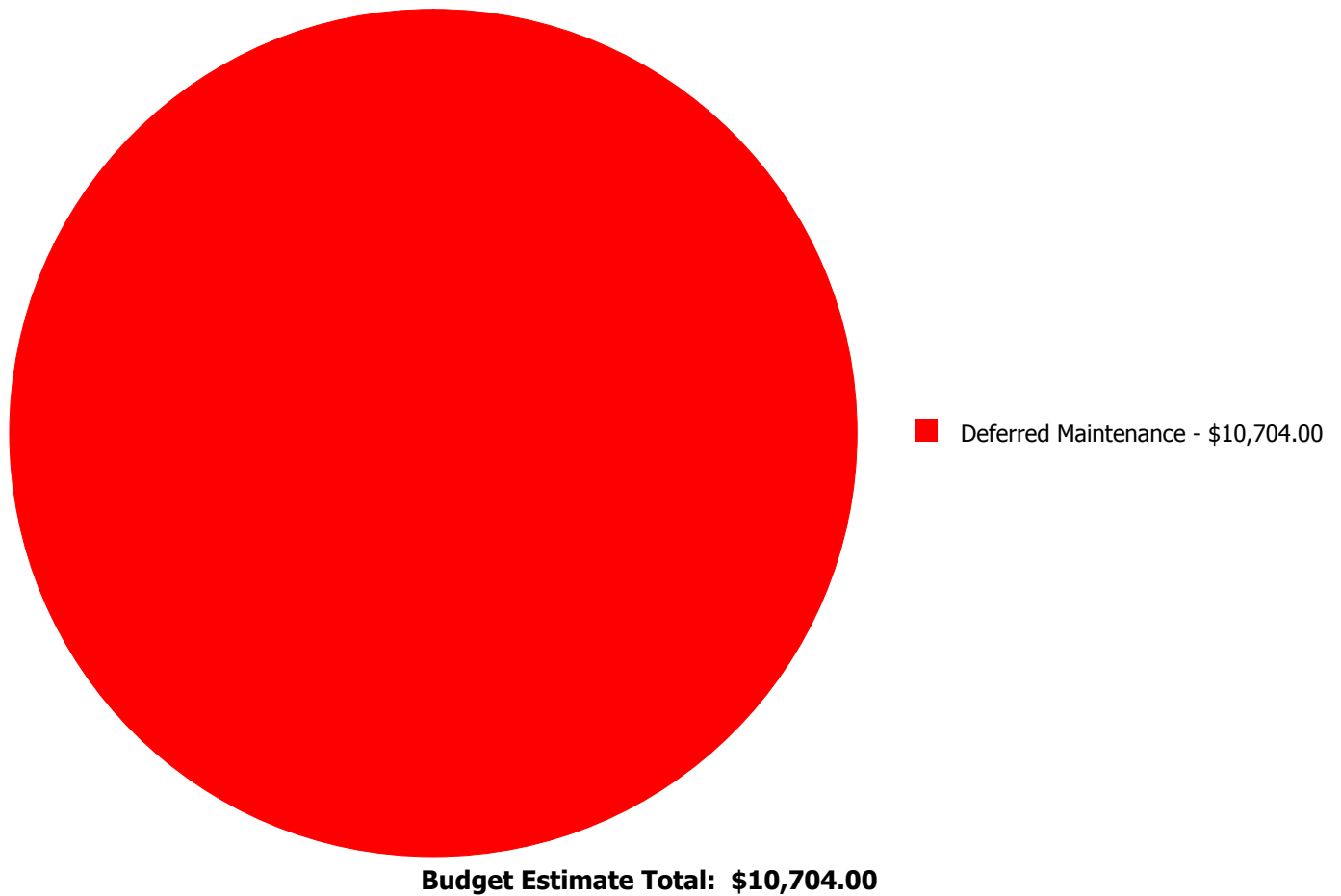
## Deficiency By Priority Investment Table

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	\$10,704.00	\$0.00	\$0.00	\$10,704.00
	<b>Total:</b>	\$0.00	\$0.00	\$10,704.00	\$0.00	\$0.00	\$10,704.00

## 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:



## 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 the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 912.00  
**Unit of Measure:** S.F.  
**Estimate:** \$10,704.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** Terminal and package units are beyond their expected service life and should be scheduled for replacement.

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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):	50
Year Built:	1997
Last Renovation:	
Replacement Value:	\$17,749
Repair Cost:	\$315.00
Total FCI:	1.77 %
Total RSLI:	54.82 %
FCA Score:	98.23



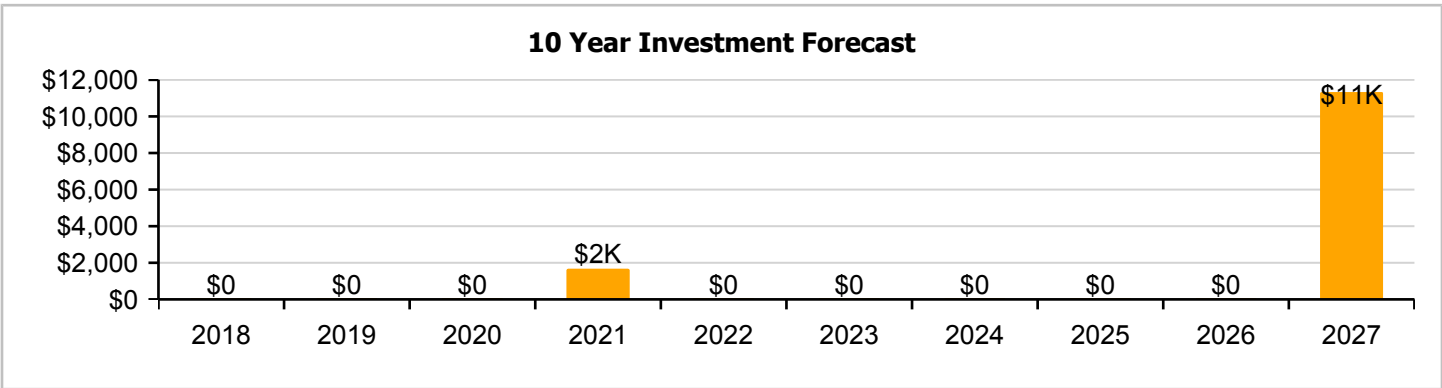
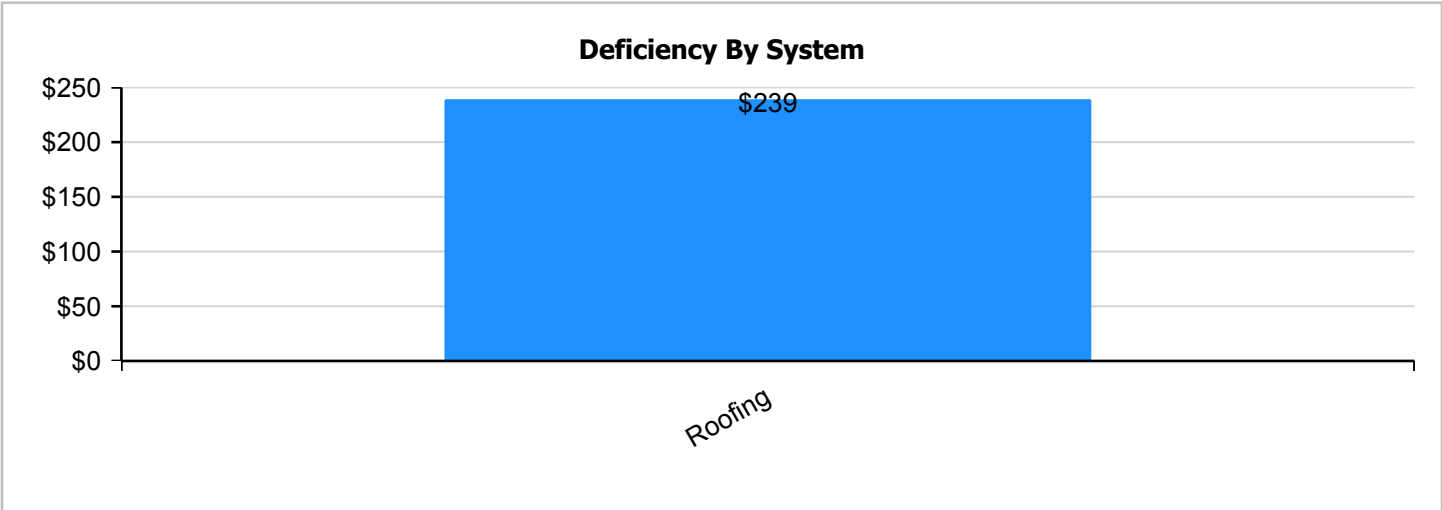
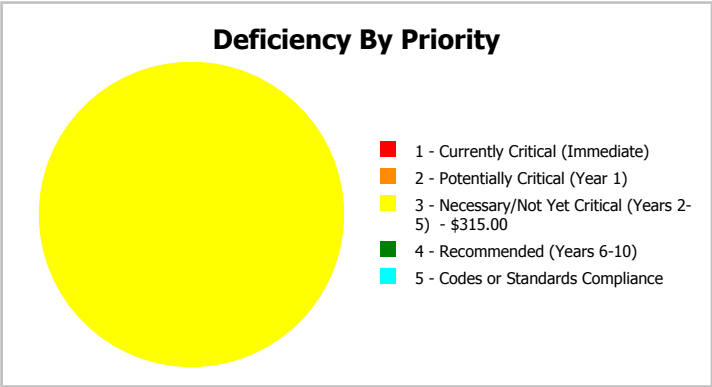
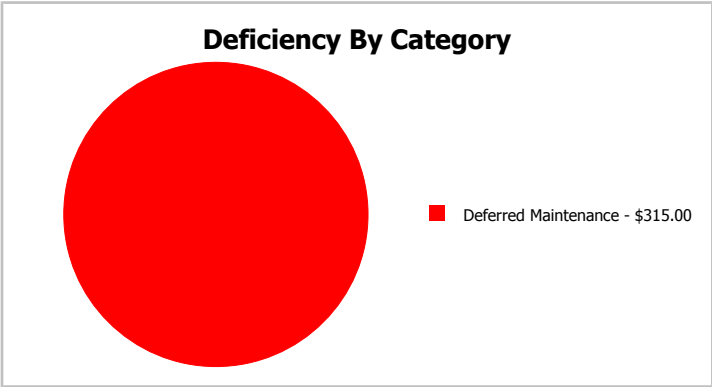
### Description:

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:	50
Year Built:	1997	Last Renovation:	
Repair Cost:	\$315	Replacement Value:	\$17,749
FCI:	1.77 %	RSLI%:	54.82 %





## 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	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	53.37 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	145.83 %	\$315.00
D30 - HVAC	26.67 %	0.00 %	\$0.00
D50 - Electrical	33.33 %	0.00 %	\$0.00
<b>Totals:</b>	<b>54.83 %</b>	<b>1.77 %</b>	<b>\$315.00</b>

## Photo Album

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

1). Southwest Elevation - Feb 15, 2017



2). Southeast Elevation - Feb 15, 2017



3). Northeast Elevation - Feb 15, 2017



4). Northwest Elevation - Feb 15, 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	\$40.29	S.F.	50	100	1997	2097		80.00 %	0.00 %	80			\$2,015
A1030	Slab on Grade	\$38.82	S.F.	50	100	1997	2097		80.00 %	0.00 %	80			\$1,941
B1020	Roof Construction	\$30.99	S.F.	50	100	1997	2097		80.00 %	0.00 %	80			\$1,550
B2010	Exterior Walls	\$60.31	S.F.	50	100	1997	2097		80.00 %	0.00 %	80			\$3,016
B2020	Exterior Windows	\$46.73	S.F.	50	30	1997	2027		33.33 %	0.00 %	10			\$2,337
B2030	Exterior Doors	\$33.40	S.F.	50	30	1997	2027		33.33 %	0.00 %	10			\$1,670
B3010140	Asphalt Shingles	\$4.32	S.F.	50	20	1997	2017		0.00 %	145.83 %	0		\$315.00	\$216
D3050	Terminal & Package Units	\$26.99	S.F.	50	15	1997	2012	2021	26.67 %	0.00 %	4			\$1,350
D5020	Branch Wiring	\$40.22	S.F.	50	30	1997	2027		33.33 %	0.00 %	10			\$2,011
D5020	Lighting	\$32.85	S.F.	50	30	1997	2027		33.33 %	0.00 %	10			\$1,643
<b>Total</b>									<b>54.83 %</b>	<b>1.77 %</b>			<b>\$315.00</b>	<b>\$17,749</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

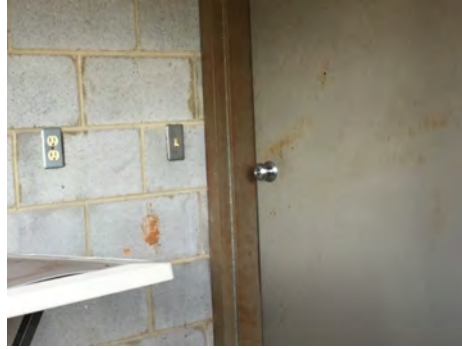


**Note:**

## Campus Assessment Report - 1997 Ticket Booth

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**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010140 - Asphalt Shingles



**Note:**

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



**Note:**



## Campus Assessment Report - 1997 Ticket Booth

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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.

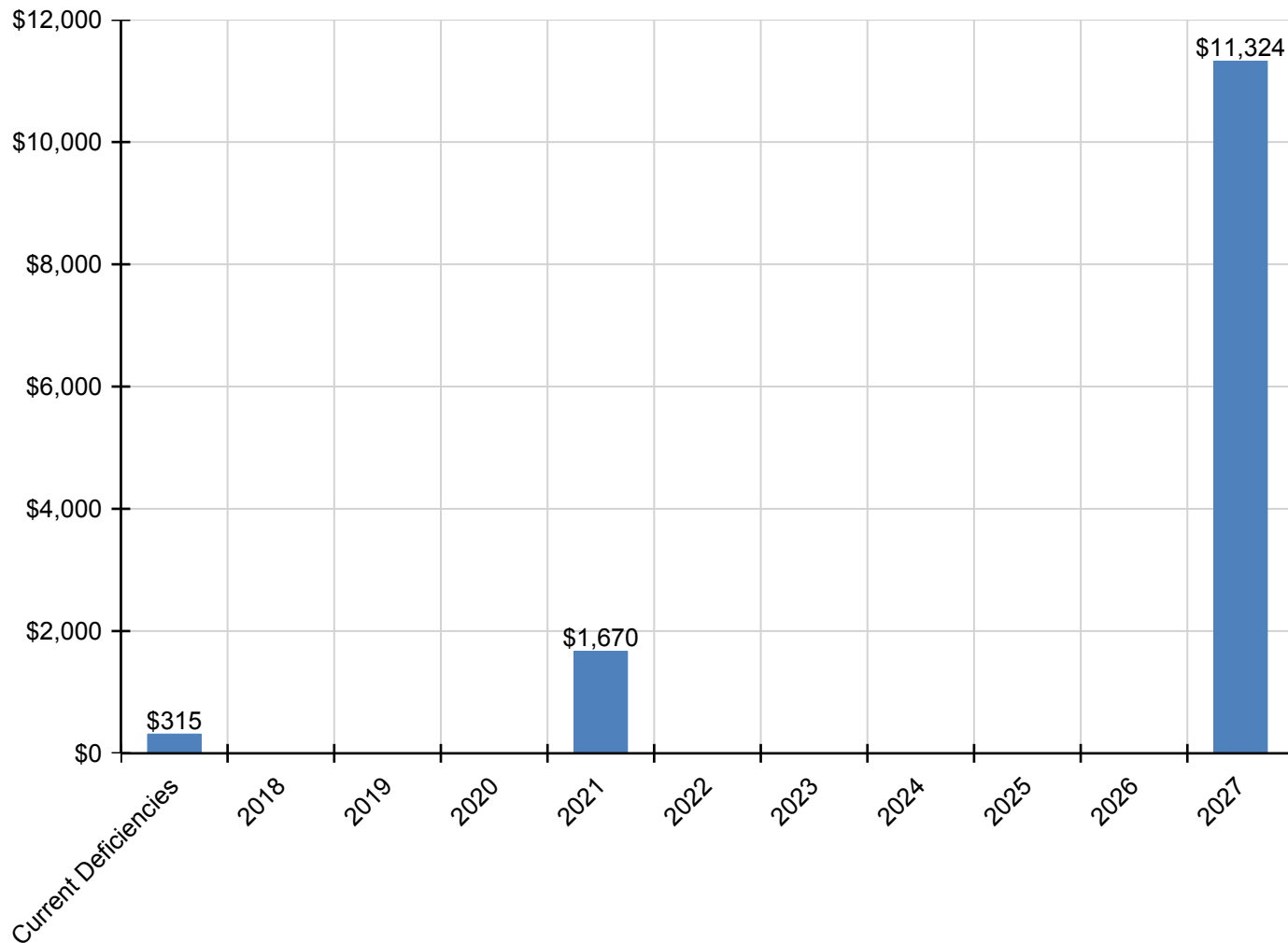
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$315</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,670</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,324</b>	<b>\$13,309</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	\$3,454	\$3,454
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,469	\$2,469
<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>	\$315	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$315
<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>	\$0	\$0	\$0	\$0	\$1,670	\$0	\$0	\$0	\$0	\$0	\$0	\$1,670
<b>D50 - Electrical</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	\$2,973	\$2,973
<b>D5020 - Lighting</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,428	\$2,428

*\* Indicates non-renewable system*

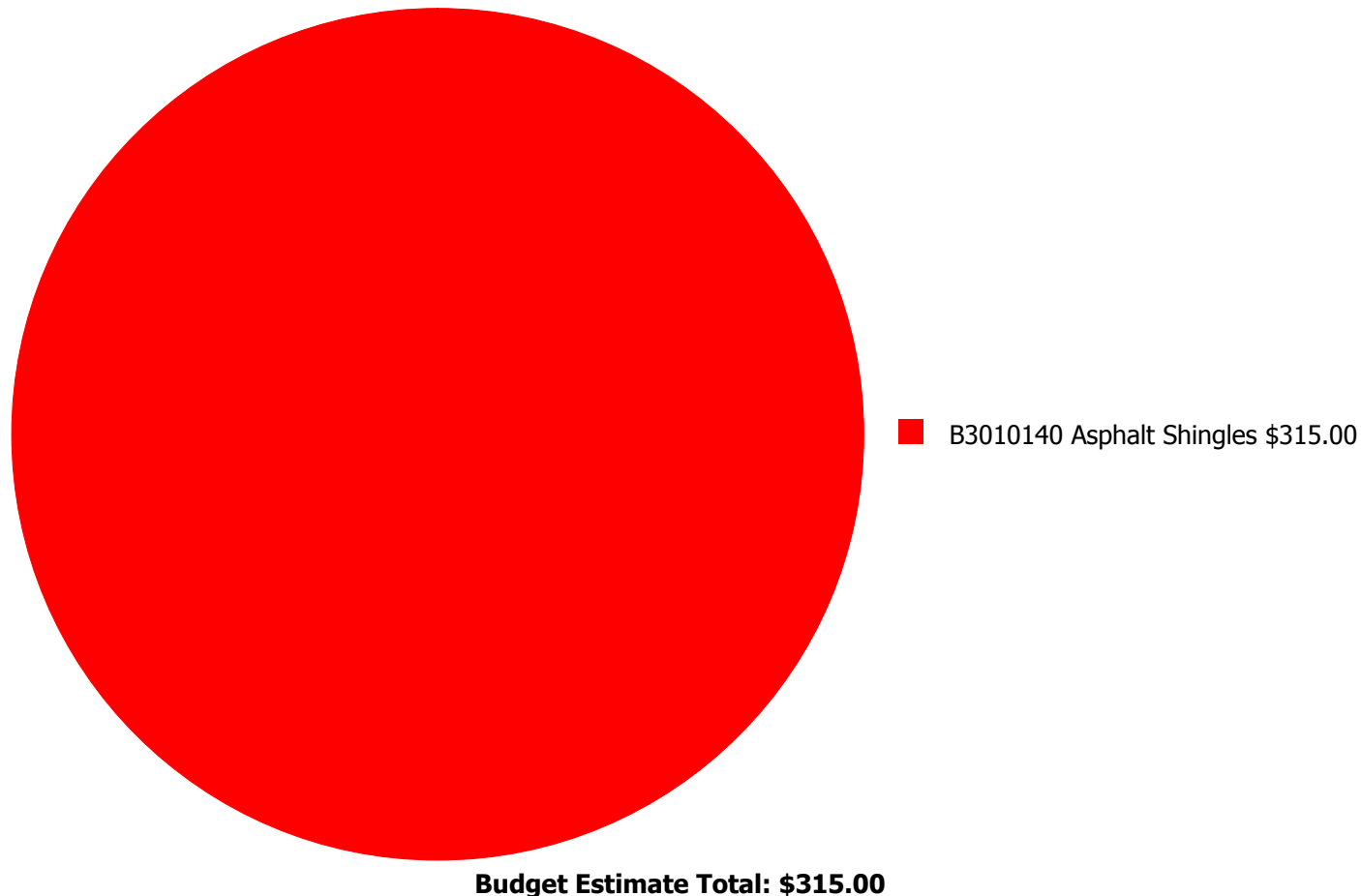
### Forecasted Capital Renewal Requirement

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



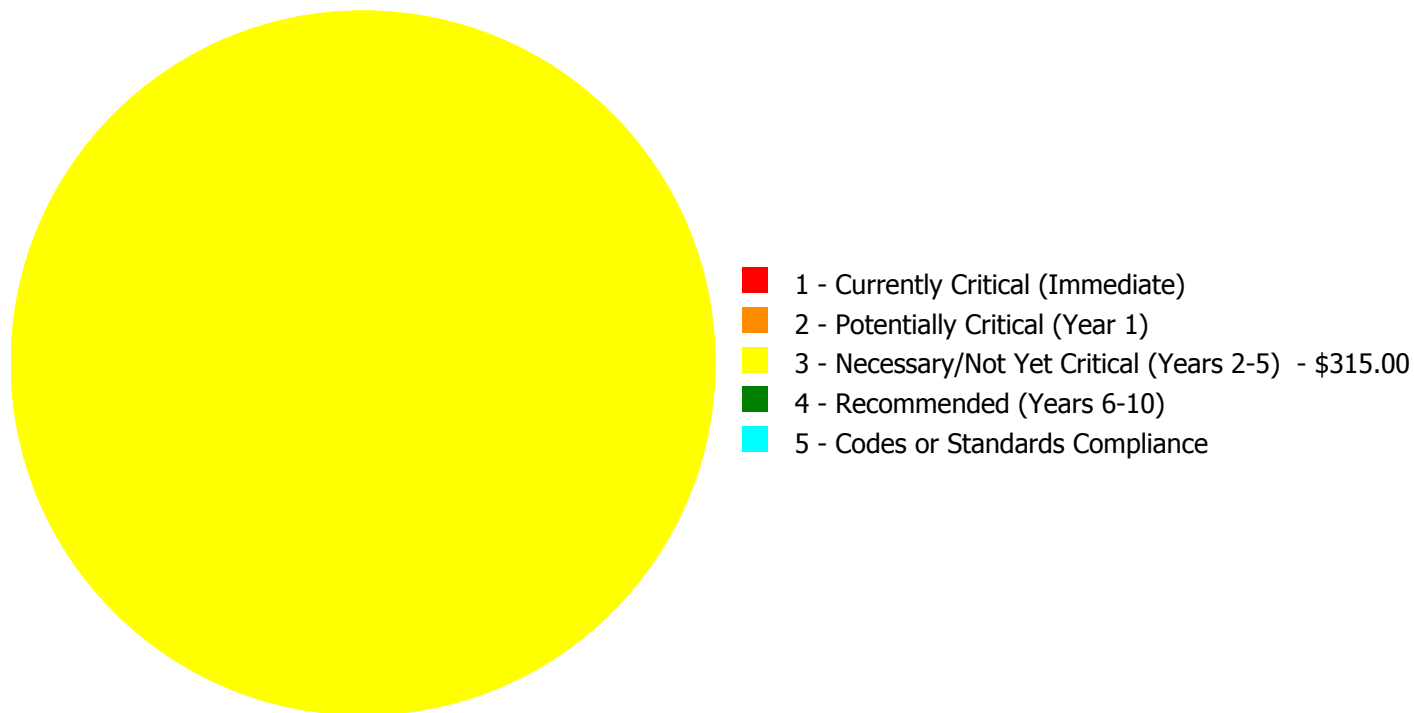
## Deficiency Summary by System

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: \$315.00**

## Deficiency By Priority Investment Table

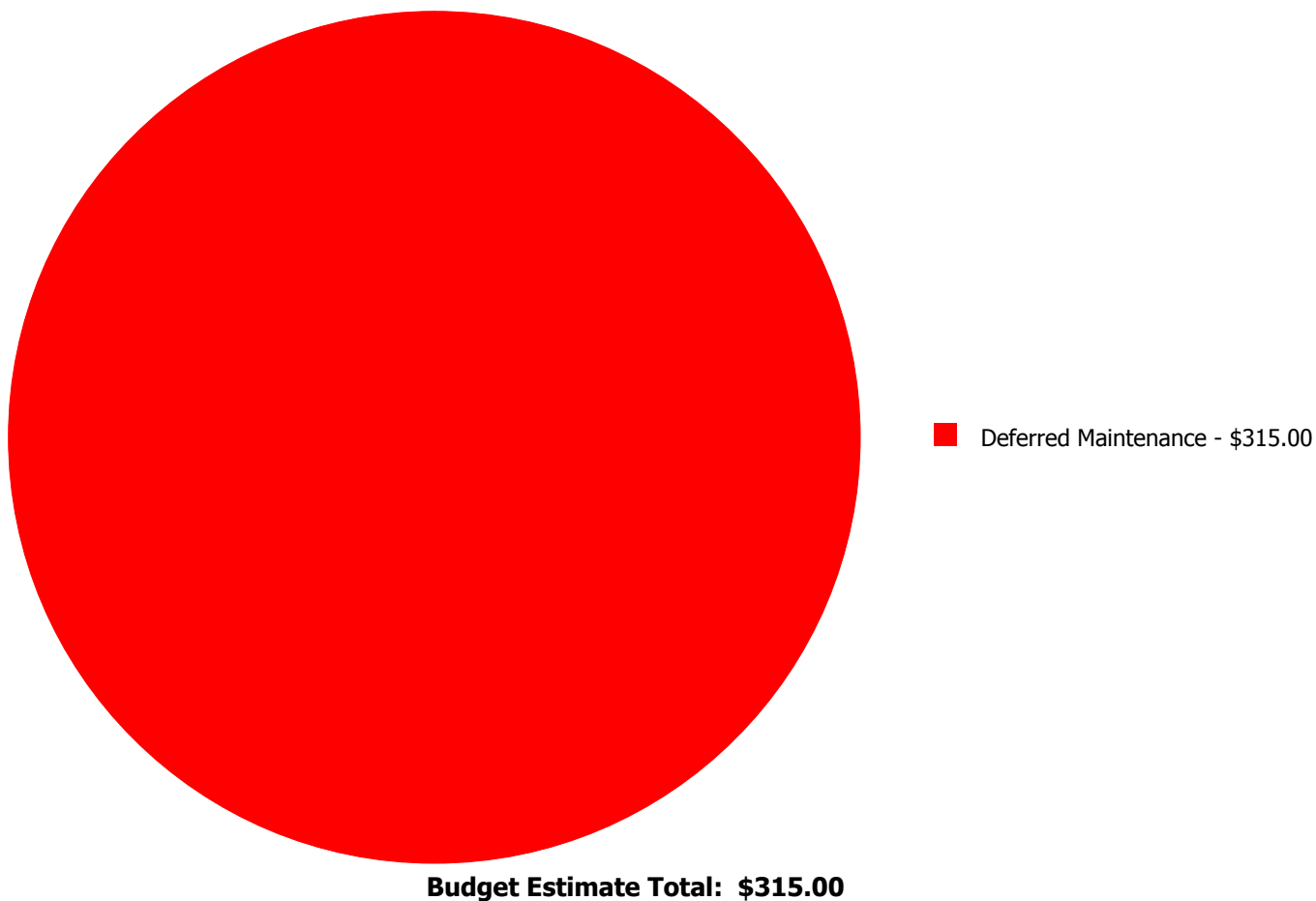
The table below shows the current investment cost grouped by deficiency priority and building system.

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
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$315.00	\$0.00	\$0.00	\$315.00
	<b>Total:</b>	\$0.00	\$0.00	\$315.00	\$0.00	\$0.00	\$315.00



## 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: B3010140 - Asphalt Shingles**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 50.00  
**Unit of Measure:** S.F.  
**Estimate:** \$315.00  
**Assessor Name:** Terence Davis  
**Date Created:** 01/04/2017

**Notes:** The asphalt shingles are aged and should be scheduled for replacement.

---

## 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):	2,100
Year Built:	2015
Last Renovation:	
Replacement Value:	\$246,561
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	96.75 %
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

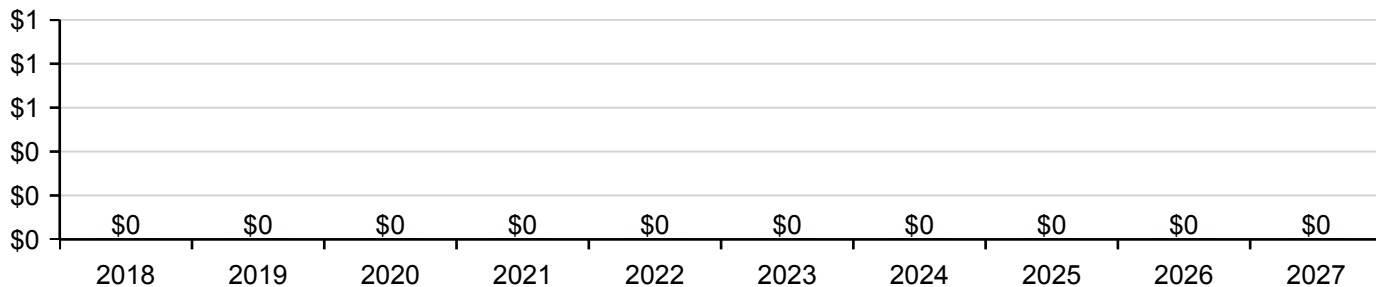
Function:	HS -High School	Gross Area:	2,100
Year Built:	2015	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$246,561
FCI:	0.00 %	RSLI%:	96.75 %

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	98.00 %	0.00 %	\$0.00
B10 - Superstructure	98.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	96.95 %	0.00 %	\$0.00
B30 - Roofing	93.33 %	0.00 %	\$0.00
D50 - Electrical	93.33 %	0.00 %	\$0.00
<b>Totals:</b>	<b>96.75 %</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 15, 2017



2). North Elevation - Feb 15, 2017



3). West Elevation - Feb 15, 2017



4). South Elevation - Feb 15, 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.	2,100	100	2015	2115		98.00 %	0.00 %	98			\$42,273
A1030	Slab on Grade	\$19.75	S.F.	2,100	100	2015	2115		98.00 %	0.00 %	98			\$41,475
B1020	Roof Construction	\$16.26	S.F.	2,100	100	2015	2115		98.00 %	0.00 %	98			\$34,146
B2010	Exterior Walls	\$29.79	S.F.	2,100	100	2015	2115		98.00 %	0.00 %	98			\$62,559
B2030	Exterior Doors	\$8.66	S.F.	2,100	30	2015	2045		93.33 %	0.00 %	28			\$18,186
B3010130	Preformed Metal Roofing	\$9.66	S.F.	2,100	30	2015	2045		93.33 %	0.00 %	28			\$20,286
D5020	Branch Wiring	\$3.58	S.F.	2,100	30	2015	2045		93.33 %	0.00 %	28			\$7,518
D5020	Lighting	\$9.58	S.F.	2,100	30	2015	2045		93.33 %	0.00 %	28			\$20,118
<b>Total</b>									<b>96.75 %</b>					<b>\$246,561</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 - 2005 Batting Cage Bldg

**System:** B3010130 - Preformed Metal Roofing



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**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.

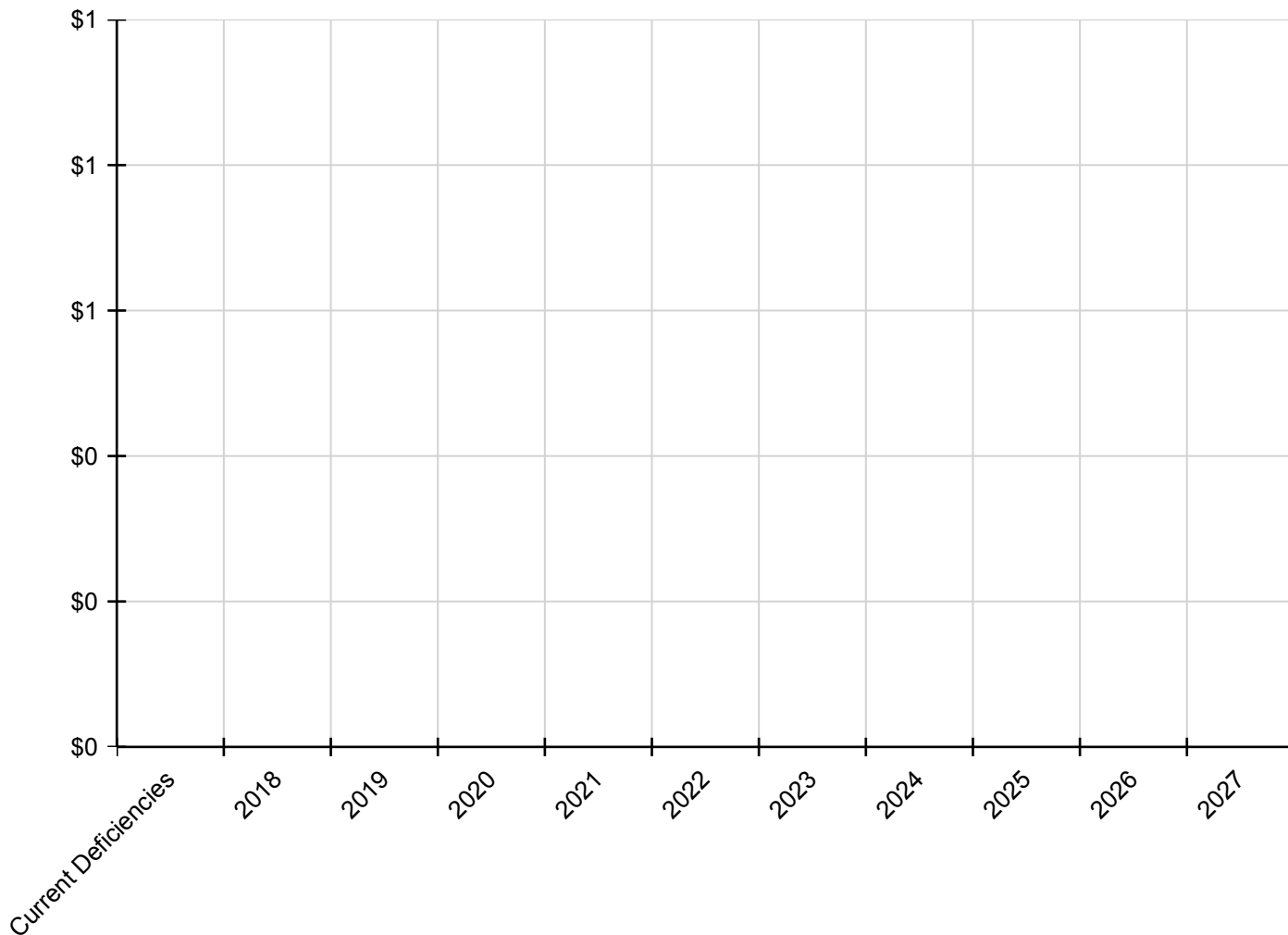
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* 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
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):	210,625
Year Built:	1960
Last Renovation:	1997
Replacement Value:	\$8,125,711
Repair Cost:	\$1,846,550.00
Total FCI:	22.72 %
Total RSLI:	21.16 %
FCA Score:	77.28



**Description:**

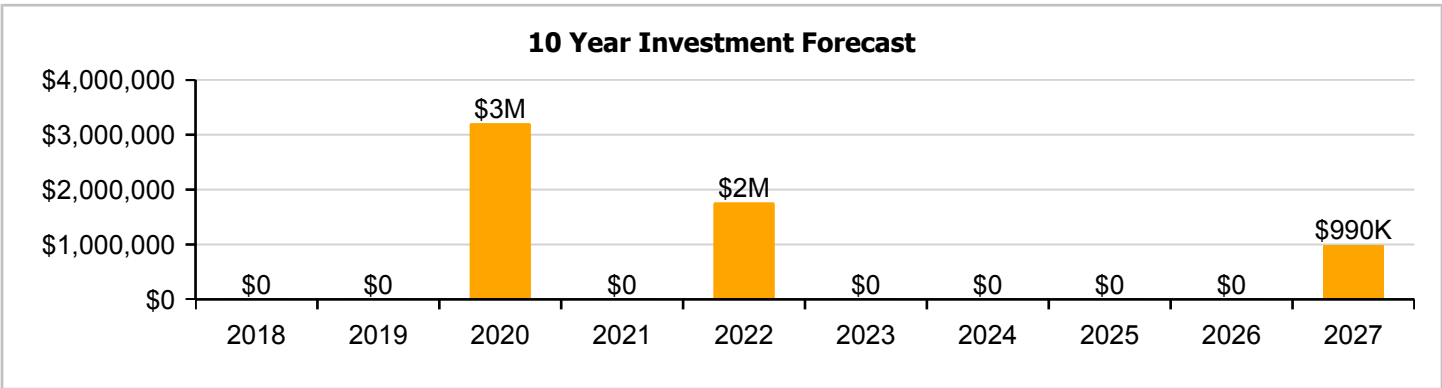
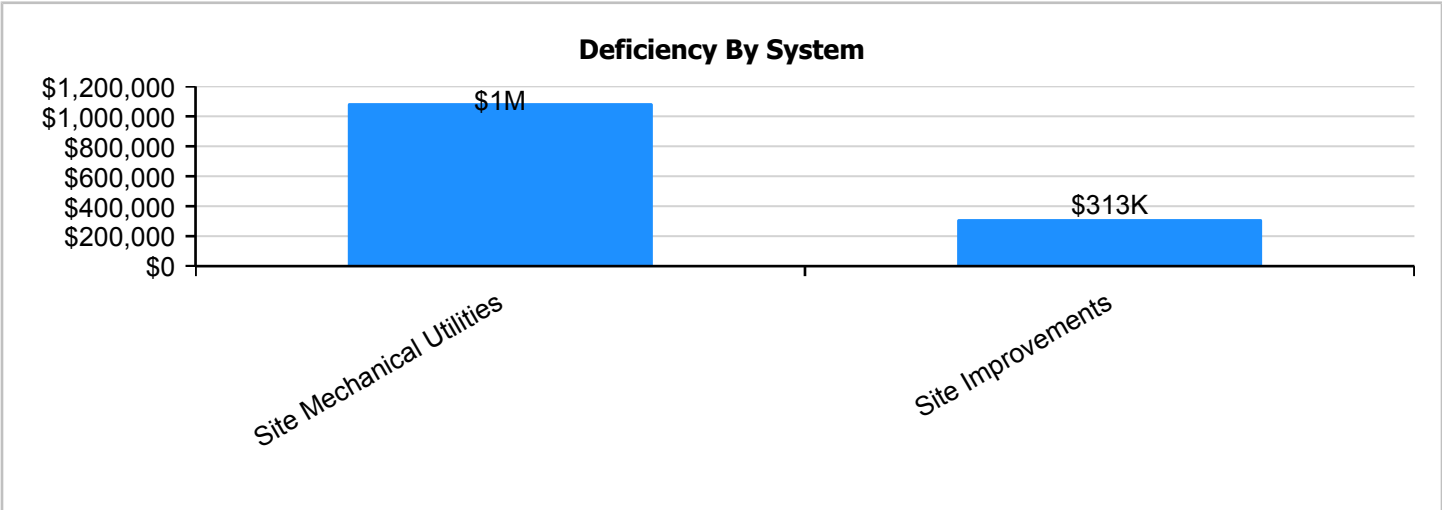
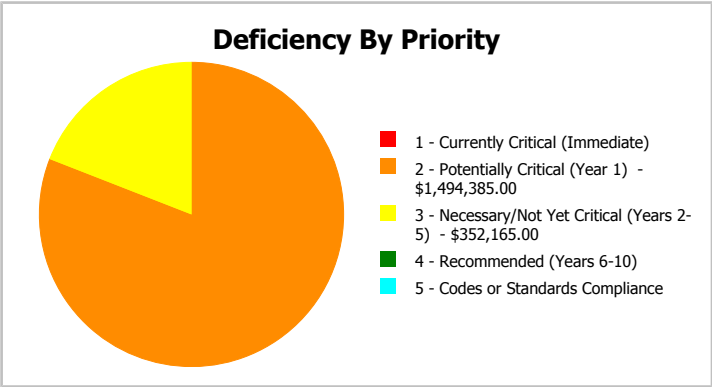
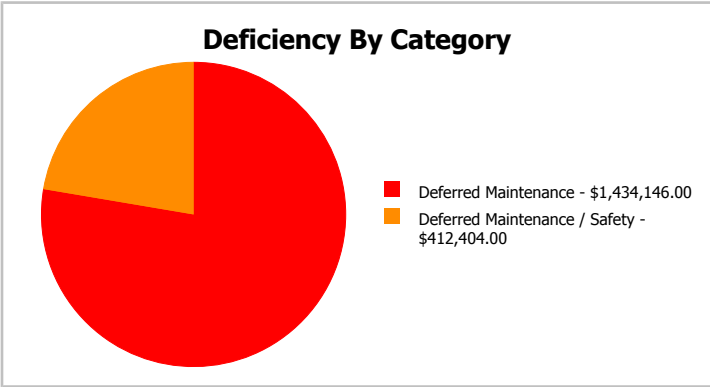
The narrative for this site is included in the Executive Summary Description at the front of this report.

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



**Dashboard Summary**

Function:	HS -High School	Gross Area:	210,625
Year Built:	1960	Last Renovation:	1997
Repair Cost:	\$1,846,550	Replacement Value:	\$8,125,711
FCI:	22.72 %	RSLI%:	21.16 %



## 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	16.37 %	7.50 %	\$412,404.00
G30 - Site Mechanical Utilities	18.82 %	74.42 %	\$1,434,146.00
G40 - Site Electrical Utilities	65.30 %	0.00 %	\$0.00
<b>Totals:</b>	<b>21.16 %</b>	<b>22.72 %</b>	<b>\$1,846,550.00</b>

## Photo Album

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

- 1). Aerial Image of Anson 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.	210,625	25	1997	2022		20.00 %	0.00 %	5			\$791,950
G2020	Parking Lots	\$1.61	S.F.	210,625	25	1997	2022		20.00 %	0.00 %	5			\$339,106
G2030	Pedestrian Paving	\$1.98	S.F.	210,625	30	1997	2027		33.33 %	0.00 %	10			\$417,038
G2040105	Fence & Guardrails	\$1.20	S.F.	210,625	30	1997	2027		33.33 %	0.00 %	10			\$252,750
G2040950	Baseball Field	\$5.78	S.F.	210,625	20	1997	2017	2020	15.00 %	0.00 %	3			\$1,217,413
G2040950	Covered Walkways	\$1.20	S.F.	210,625	25	1997	2022		20.00 %	0.00 %	5			\$252,750
G2040950	Football Field	\$3.38	S.F.	210,625	20	1997	2017	2020	15.00 %	0.00 %	3			\$711,913
G2040950	Playing Field	\$1.50	S.F.	210,625	20	1997	2017	2020	15.00 %	0.00 %	3			\$315,938
G2040950	Softball Field	\$2.01	S.F.	210,625	20	1997	2017	2020	15.00 %	0.00 %	3			\$423,356
G2040950	Track	\$1.78	S.F.	210,625	20	1997	2017		0.00 %	110.00 %	0		\$412,404.00	\$374,913
G2050	Landscaping	\$1.91	S.F.	210,625	15	1997	2012		0.00 %	0.00 %	-5			\$402,294
G3010	Water Supply	\$2.42	S.F.	210,625	50	1997	2047		60.00 %	0.00 %	30			\$509,713
G3020	Sanitary Sewer	\$1.52	S.F.	210,625	50	1960	2010		0.00 %	110.00 %	-7		\$352,165.00	\$320,150
G3030	Storm Sewer	\$4.67	S.F.	210,625	50	1960	2010		0.00 %	110.00 %	-7		\$1,081,981.00	\$983,619
G3060	Fuel Distribution	\$1.03	S.F.	110,226	40	1997	2037		50.00 %	0.00 %	20			\$113,533
G4010	Electrical Distribution	\$2.44	S.F.	210,625	50	1997	2047		60.00 %	0.00 %	30			\$513,925
G4030	Site Communications & Security	\$0.88	S.F.	210,625	15	2014	2029		80.00 %	0.00 %	12			\$185,350
<b>Total</b>									<b>21.16 %</b>	<b>22.72 %</b>			<b>\$1,846,550.00</b>	<b>\$8,125,711</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:**

# Campus Assessment Report - Site

**System:** G2030 - Pedestrian Paving



**Note:**



# Campus Assessment Report - Site

**System:** G2040105 - Fence & Guardrails



**Note:**

**System:** G2040950 - Baseball Field



**Note:**



## Campus Assessment Report - Site

**System:** G2040950 - Covered Walkways



**Note:** covered walkway 1960 10,560 SF and 2002 1,299 SF total 11760 SF

**System:** G2040950 - Football Field



**Note:**

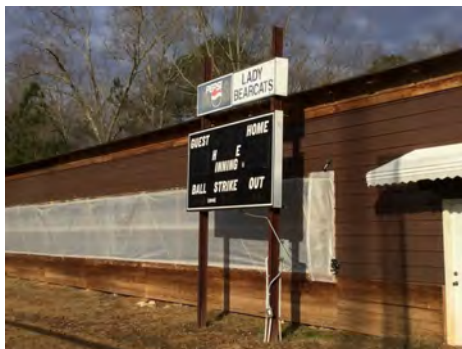
# Campus Assessment Report - Site

**System:** G2040950 - Playing Field



**Note:**

**System:** G2040950 - Softball Field



**Note:**

**System:** G2040950 - Track



**Note:**



# Campus Assessment Report - Site

**System:** G2050 - Landscaping



**Note:**

**System:** G3010 - Water Supply



**Note:**



# Campus Assessment Report - Site

**System:** G3020 - Sanitary Sewer



**Note:**

**System:** G3030 - Storm Sewer



**Note:**



## Campus Assessment Report - Site

**System:** G3060 - Fuel Distribution



**Note:** Supplies Building E, H, K and W

**System:** G4010 - Electrical Distribution



**Note:**

# Campus Assessment Report - Site

**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.

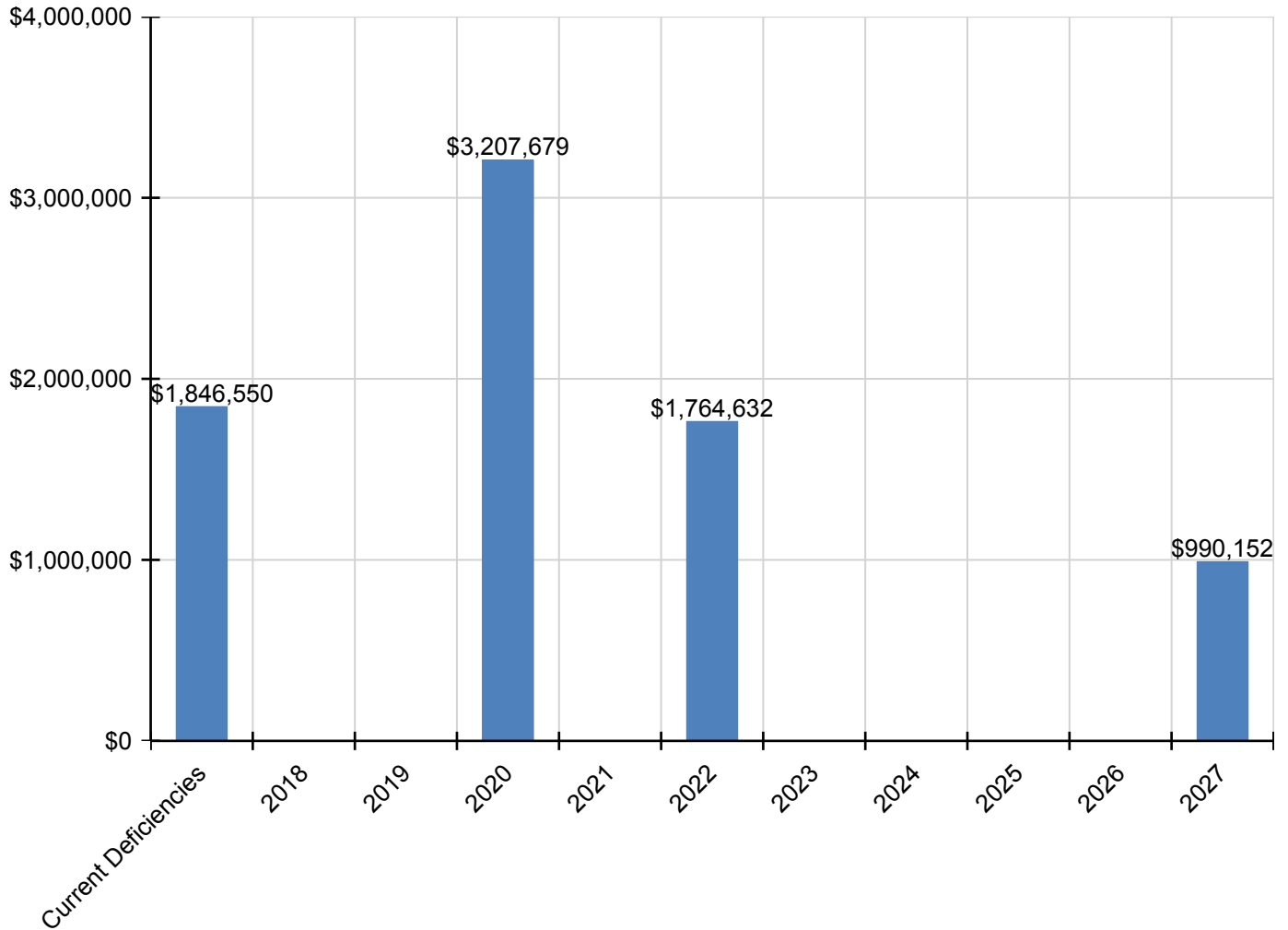
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$1,846,550</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,207,679</b>	<b>\$0</b>	<b>\$1,764,632</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$990,152</b>	<b>\$7,809,013</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	\$0	\$0	\$1,009,896	\$0	\$0	\$0	\$0	\$0	\$1,009,896
<b>G2020 - Parking Lots</b>	\$0	\$0	\$0	\$0	\$0	\$432,429	\$0	\$0	\$0	\$0	\$0	\$432,429
<b>G2030 - Pedestrian Paving</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$616,510	\$616,510
<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	\$373,642	\$373,642
<b>G2040950 - Baseball Field</b>	\$0	\$0	\$0	\$1,463,330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,463,330
<b>G2040950 - Covered Walkways</b>	\$0	\$0	\$0	\$0	\$0	\$322,307	\$0	\$0	\$0	\$0	\$0	\$322,307
<b>G2040950 - Football Field</b>	\$0	\$0	\$0	\$855,719	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$855,719
<b>G2040950 - Playing Field</b>	\$0	\$0	\$0	\$379,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$379,757
<b>G2040950 - Softball Field</b>	\$0	\$0	\$0	\$508,874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$508,874
<b>G2040950 - Track</b>	\$412,404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$412,404
<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>	\$352,165	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$352,165
<b>G3030 - Storm Sewer</b>	\$1,081,981	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,081,981
<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>G4030 - Site Communications &amp; Security</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\* Indicates non-renewable system

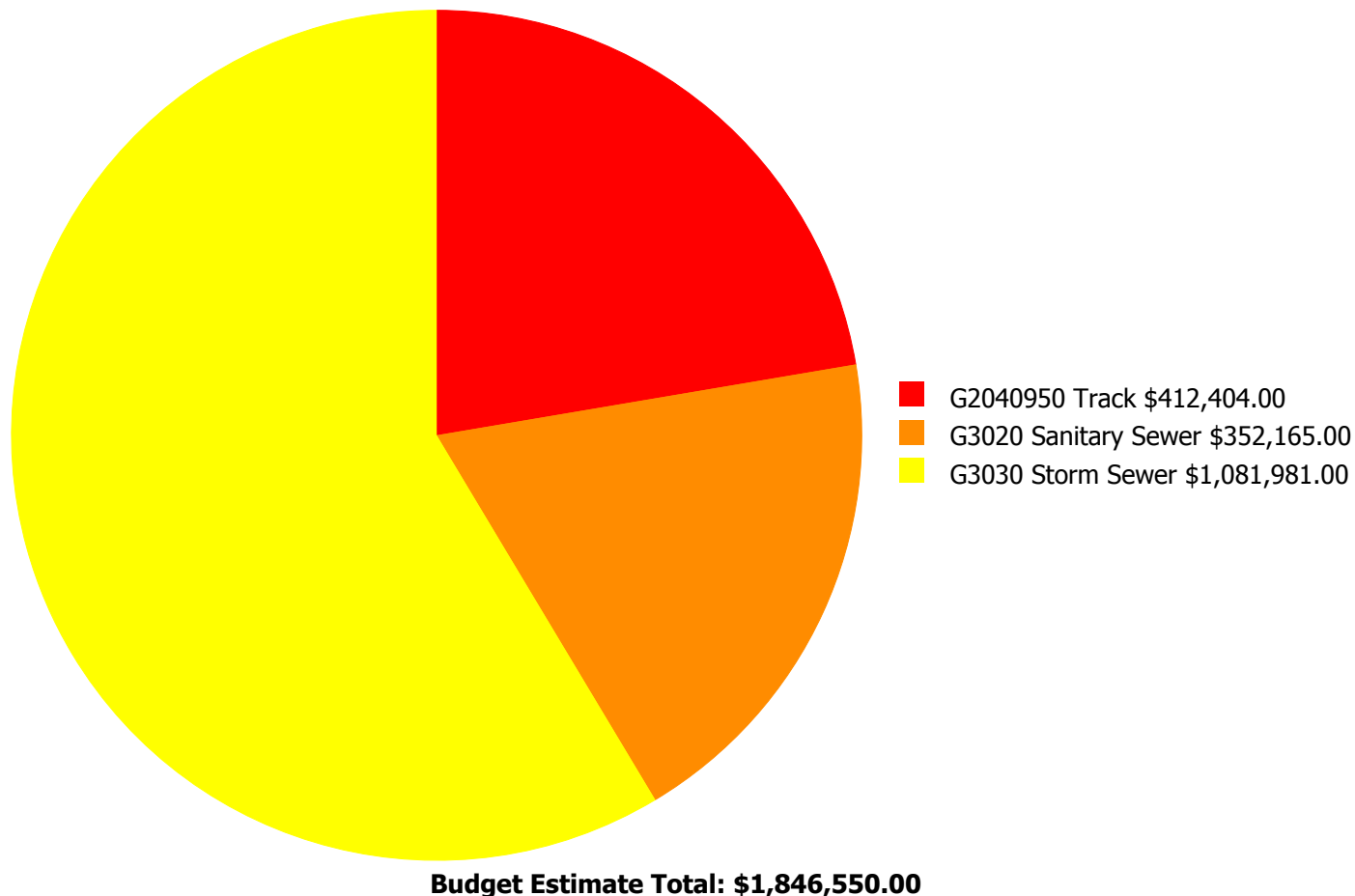
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

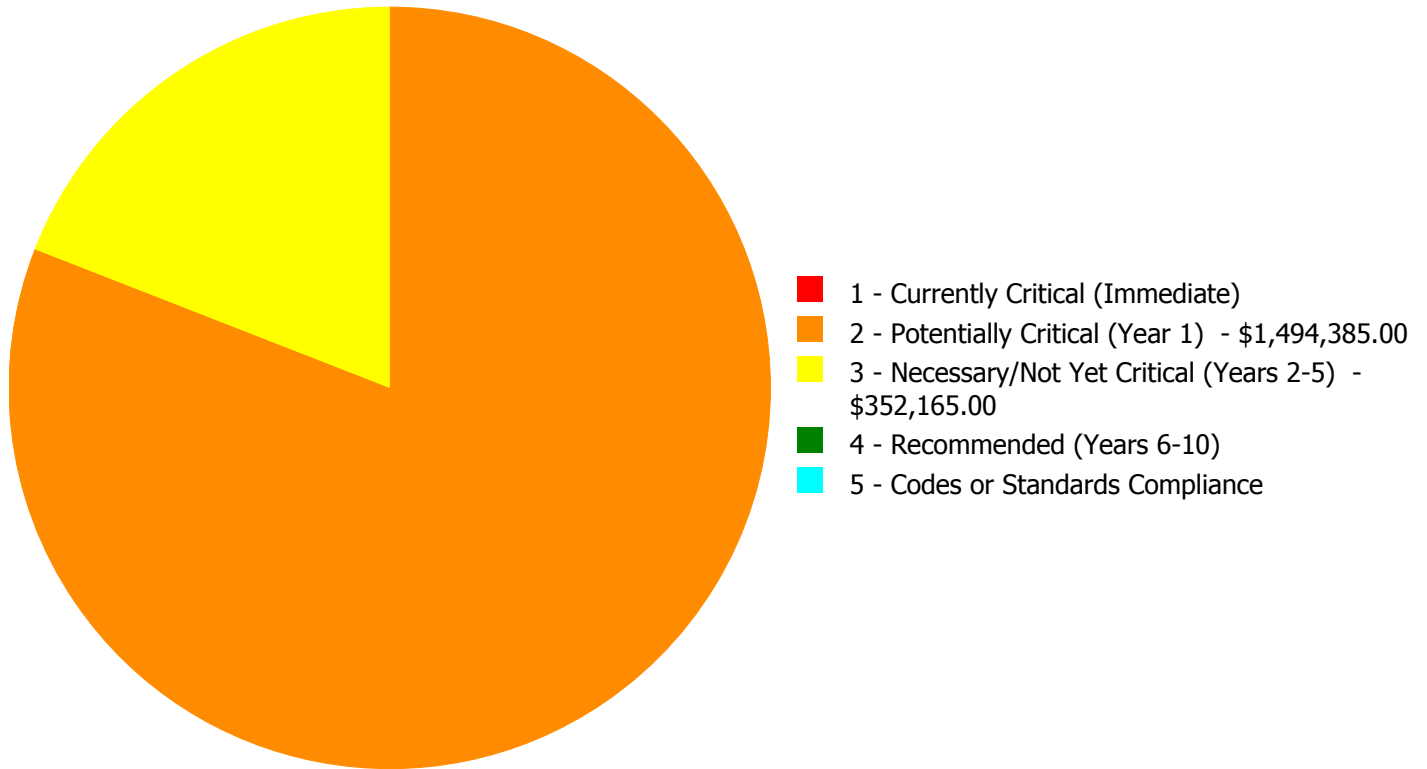
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart 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: \$1,846,550.00**

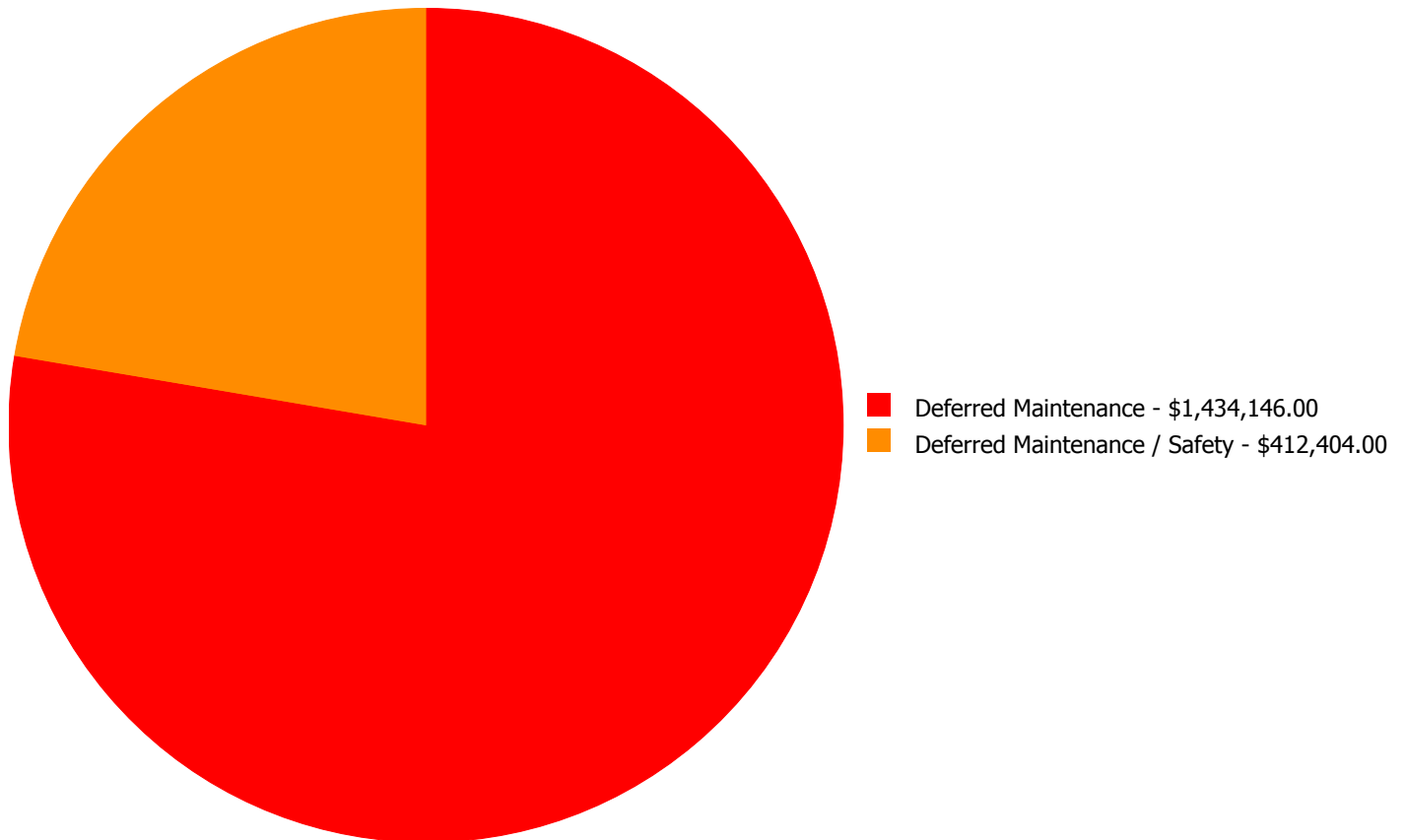
## Deficiency By Priority Investment Table

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
G2040950	Track	\$0.00	\$412,404.00	\$0.00	\$0.00	\$0.00	\$412,404.00
G3020	Sanitary Sewer	\$0.00	\$0.00	\$352,165.00	\$0.00	\$0.00	\$352,165.00
G3030	Storm Sewer	\$0.00	\$1,081,981.00	\$0.00	\$0.00	\$0.00	\$1,081,981.00
	<b>Total:</b>	\$0.00	\$1,494,385.00	\$352,165.00	\$0.00	\$0.00	\$1,846,550.00

## 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: \$1,846,550.00**

## 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: G2040950 - Track



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance / Safety  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 210,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$412,404.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/04/2017

**Notes:** The track is in deteriorating condition with many trip hazards and should be replaced.

#### System: G3030 - Storm Sewer



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 210,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,081,981.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/17/2017

**Notes:** The storm sewer system is damaged in different locations and should be scheduled for replacement.

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

**System: G3020 - Sanitary Sewer**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 210,625.00  
**Unit of Measure:** S.F.  
**Estimate:** \$352,165.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/17/2017

**Notes:** The sanitary sewer system is beyond its expected service life and should be scheduled for replacement.

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