

NC School District/080 Bertie County/Middle School

Bertie Middle

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):	112,060
Year Built:	2007
Last Renovation:	
Replacement Value:	\$24,997,224
Repair Cost:	\$38,844.96
Total FCI:	0.16 %
Total RSLI:	63.83 %
FCA Score:	99.84



Description:

GENERAL:

Bertie Middle School is located at 652 US Highway 13 North in Windsor, North Carolina. The 1 story, 112,060 square foot building was originally constructed in 2007. There have been no additions or no renovations. In addition to the main building, the campus does not contain other 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 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 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. There are no roof openings. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically CMU and drywall. 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, 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, ceramic tiles, and quarry tiles. Ceiling finishes in all common areas are typically suspended acoustical tile.

CONVEYING:

The building does not include conveying equipment.

D. SERVICES

PLUMBING: Plumbing fixtures are typically low-flow water fixtures with automatic control valves. Domestic water distribution is combination of copper and galvanized steel with gas 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 natural gas.

HVAC:

Heating is provided by 2 gas fired boilers. Cooling is supplied by 2 water cooled chillers. Additional heating and cooling is provided by heat pumps. 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 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 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: 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. 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, and audio-visual.

G. SITE

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

Campus Assessment Report - Bertie Middle

Attributes:

General Attributes:

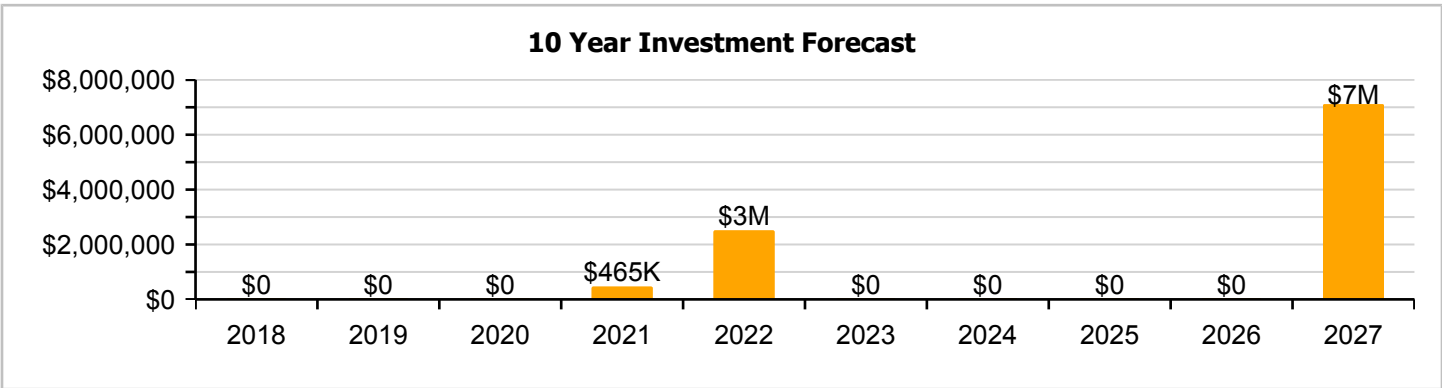
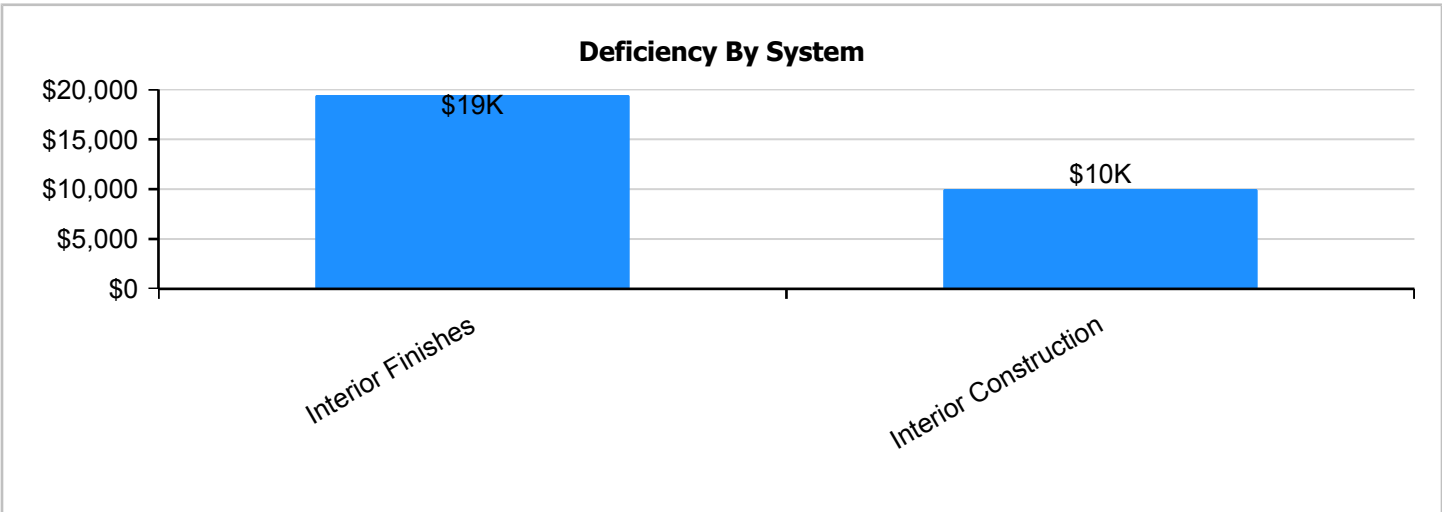
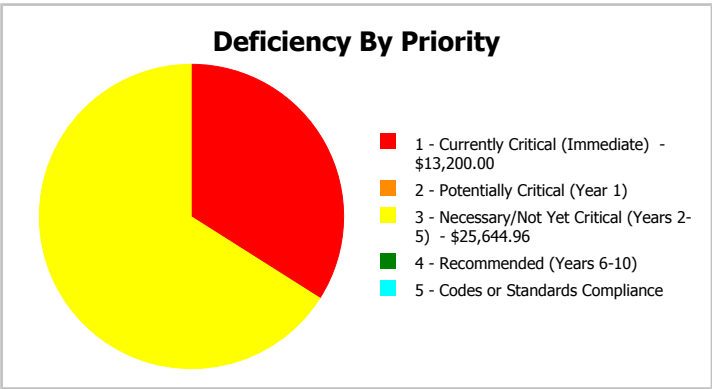
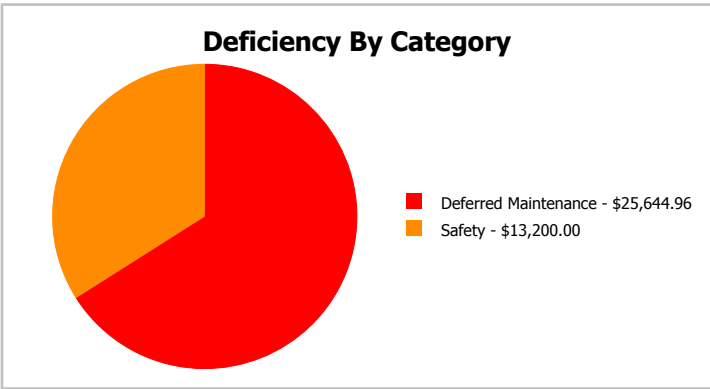
Condition Assessor:	Somnath Das	Assessment Date:	2/8/2017
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	53.01	Site Acreage:	53.01

Campus Dashboard Summary

Gross Area:	112,060	Last Renovation:	
Year Built:	2007	Replacement Value:	\$24,997,224
Repair Cost:	\$38,845	RSLI%:	63.83 %
FCI:	0.16 %		



Campus Condition Summary

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

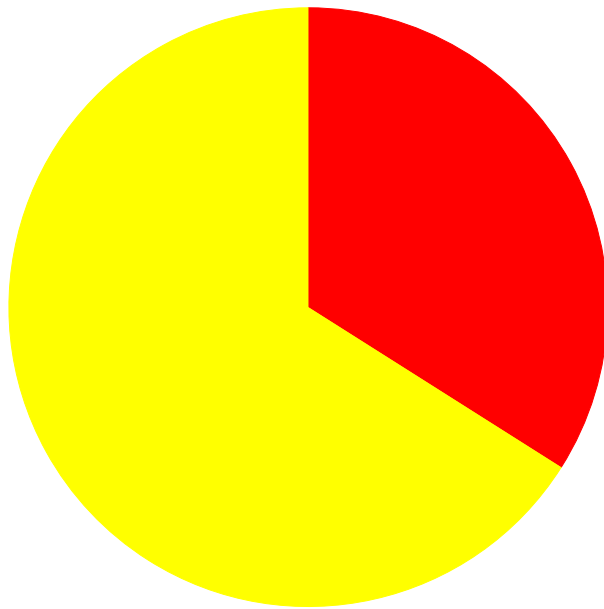
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	90.00 %	0.00 %	\$0.00
A20 - Basement Construction	90.00 %	0.00 %	\$0.00
B10 - Superstructure	90.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	76.90 %	0.00 %	\$0.00
B30 - Roofing	66.67 %	0.00 %	\$0.00
C10 - Interior Construction	62.18 %	0.54 %	\$13,200.00
C30 - Interior Finishes	53.19 %	0.91 %	\$25,644.96
D20 - Plumbing	66.77 %	0.00 %	\$0.00
D30 - HVAC	58.71 %	0.00 %	\$0.00
D40 - Fire Protection	66.67 %	0.00 %	\$0.00
D50 - Electrical	53.99 %	0.00 %	\$0.00
E10 - Equipment	50.00 %	0.00 %	\$0.00
E20 - Furnishings	50.00 %	0.00 %	\$0.00
G20 - Site Improvements	56.48 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	79.47 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	67.71 %	0.00 %	\$0.00
Totals:	63.83 %	0.16 %	\$38,844.96

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
2007 Main Building	112,060	0.18	\$13,200.00	\$0.00	\$25,644.96	\$0.00	\$0.00
Site	112,060	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:		0.16	\$13,200.00	\$0.00	\$25,644.96	\$0.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate) - \$13,200.00
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$25,644.96
- 4 - Recommended (Years 6-10)
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$38,844.96

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-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	MS -Middle School
Gross Area (SF):	112,060
Year Built:	2007
Last Renovation:	
Replacement Value:	\$22,157,624
Repair Cost:	\$38,844.96
Total FCI:	0.18 %
Total RSLI:	63.37 %
FCA Score:	99.82



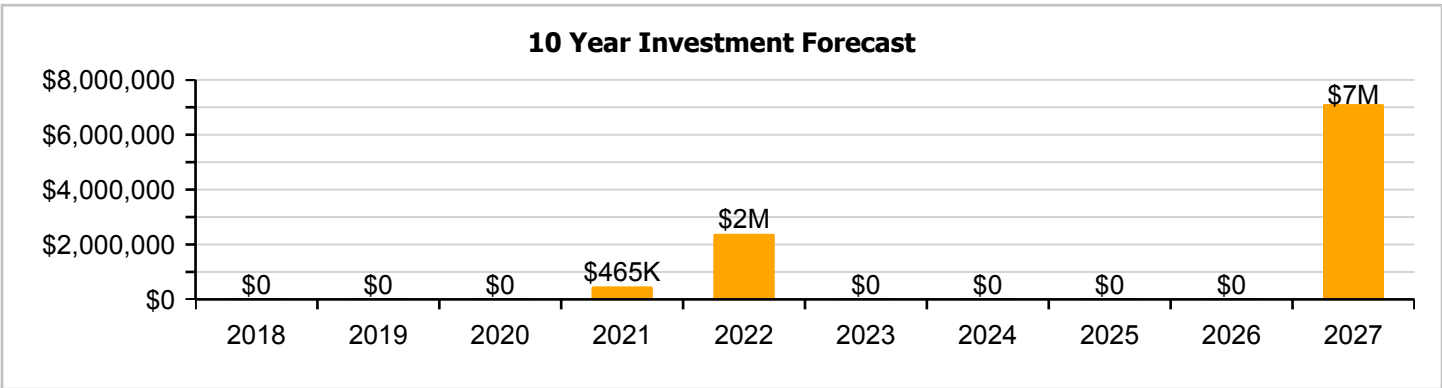
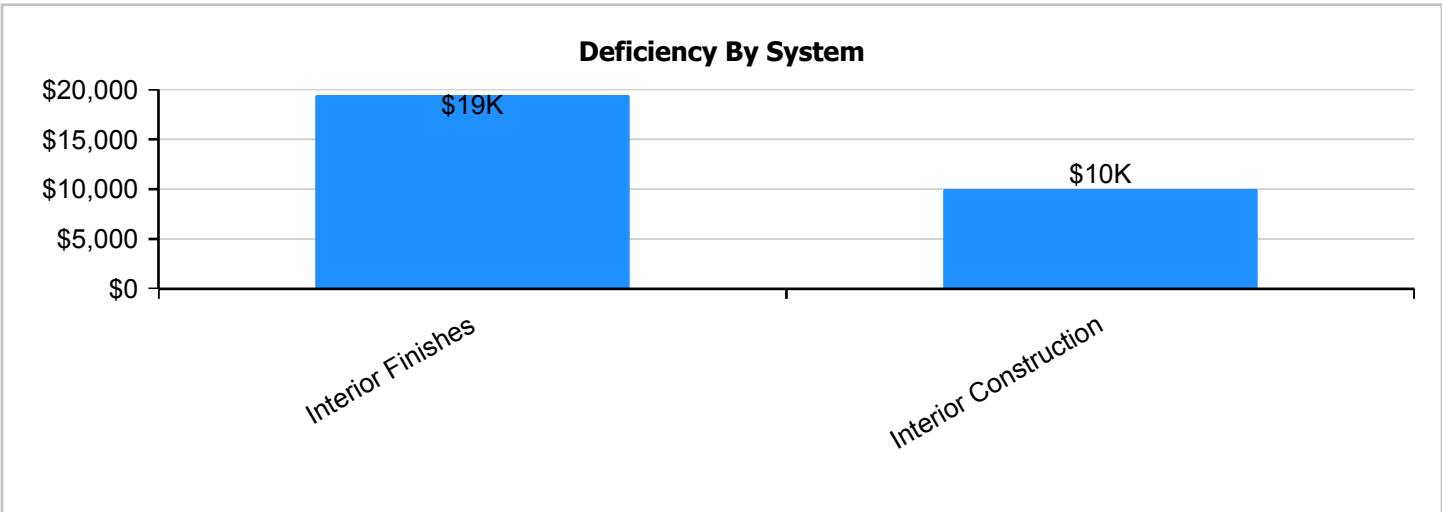
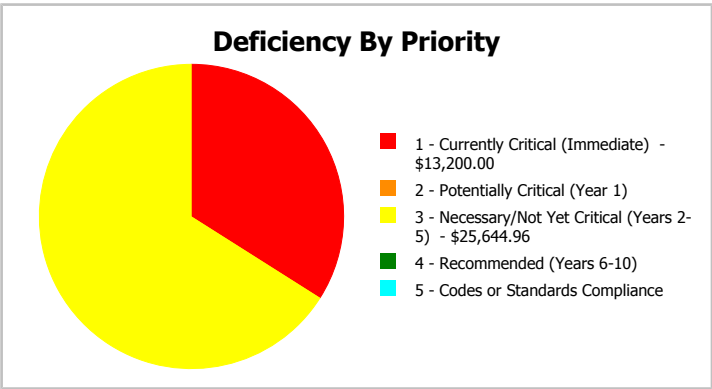
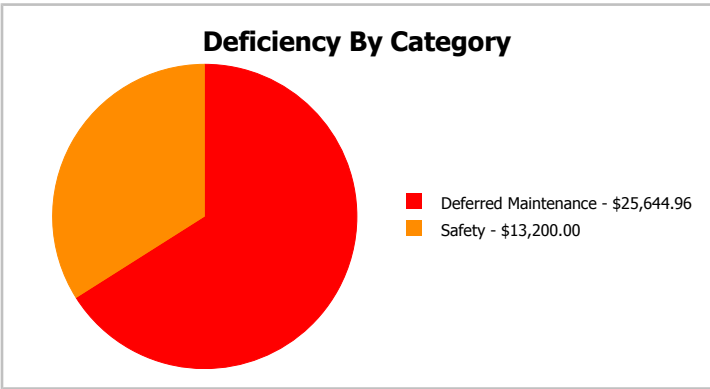
Description:

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:	MS -Middle School	Gross Area:	112,060
Year Built:	2007	Last Renovation:	
Repair Cost:	\$38,845	Replacement Value:	\$22,157,624
FCI:	0.18 %	RSLI%:	63.37 %



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	90.00 %	0.00 %	\$0.00
A20 - Basement Construction	90.00 %	0.00 %	\$0.00
B10 - Superstructure	90.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	76.90 %	0.00 %	\$0.00
B30 - Roofing	66.67 %	0.00 %	\$0.00
C10 - Interior Construction	62.18 %	0.54 %	\$13,200.00
C30 - Interior Finishes	53.19 %	0.91 %	\$25,644.96
D20 - Plumbing	66.77 %	0.00 %	\$0.00
D30 - HVAC	58.71 %	0.00 %	\$0.00
D40 - Fire Protection	66.67 %	0.00 %	\$0.00
D50 - Electrical	53.99 %	0.00 %	\$0.00
E10 - Equipment	50.00 %	0.00 %	\$0.00
E20 - Furnishings	50.00 %	0.00 %	\$0.00
Totals:	63.37 %	0.18 %	\$38,844.96

Photo Album

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

1). South Elevation - Feb 08, 2017



2). North Elevation - Feb 08, 2017



3). Northeast Elevation - Feb 08, 2017



4). 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.

Campus Assessment Report - 2007 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	\$1.52	S.F.	112,060	100	2007	2107		90.00 %	0.00 %	90			\$170,331
A1030	Slab on Grade	\$4.40	S.F.	112,060	100	2007	2107		90.00 %	0.00 %	90			\$493,064
A2010	Basement Excavation	\$1.00	S.F.	112,060	100	2007	2107		90.00 %	0.00 %	90			\$112,060
A2020	Basement Walls	\$6.22	S.F.	112,060	100	2007	2107		90.00 %	0.00 %	90			\$697,013
B1020	Roof Construction	\$8.18	S.F.	112,060	100	2007	2107		90.00 %	0.00 %	90			\$916,651
B2010	Exterior Walls	\$9.02	S.F.	112,060	100	2007	2107		90.00 %	0.00 %	90			\$1,010,781
B2020	Exterior Windows	\$10.52	S.F.	112,060	30	2007	2037		66.67 %	0.00 %	20			\$1,178,871
B2030	Exterior Doors	\$1.02	S.F.	112,060	30	2007	2037		66.67 %	0.00 %	20			\$114,301
B3010130	Preformed Metal Roofing	\$9.66	S.F.	112,060	30	2007	2037		66.67 %	0.00 %	20			\$1,082,500
C1010	Partitions	\$6.07	S.F.	112,060	75	2007	2082		86.67 %	1.94 %	65		\$13,200.00	\$680,204
C1020	Interior Doors	\$2.46	S.F.	112,060	30	2007	2037		66.67 %	0.00 %	20			\$275,668
C1030	Fittings	\$13.11	S.F.	112,060	20	2007	2027		50.00 %	0.00 %	10			\$1,469,107
C3010	Wall Finishes	\$3.35	S.F.	112,060	10	2007	2017	2021	40.00 %	0.00 %	4			\$375,401
C3020	Floor Finishes	\$10.41	S.F.	112,060	20	2007	2027		50.00 %	2.20 %	10		\$25,644.96	\$1,166,545
C3030	Ceiling Finishes	\$11.37	S.F.	112,060	25	2007	2032		60.00 %	0.00 %	15			\$1,274,122
D2010	Plumbing Fixtures	\$9.64	S.F.	112,060	30	2007	2037		66.67 %	0.00 %	20			\$1,080,258
D2020	Domestic Water Distribution	\$1.03	S.F.	112,060	30	2007	2037		66.67 %	0.00 %	20			\$115,422
D2030	Sanitary Waste	\$1.62	S.F.	112,060	30	2007	2037		66.67 %	0.00 %	20			\$181,537
D2090	Other Plumbing Systems -Nat Gas	\$0.16	S.F.	112,060	40	2007	2047		75.00 %	0.00 %	30			\$17,930
D3020	Heat Generating Systems	\$8.66	S.F.	112,060	30	2007	2037		66.67 %	0.00 %	20			\$970,440
D3030	Cooling Generating Systems	\$8.99	S.F.	112,060	25	2007	2032		60.00 %	0.00 %	15			\$1,007,419
D3040	Distribution Systems	\$10.65	S.F.	112,060	30	2007	2037		66.67 %	0.00 %	20			\$1,193,439
D3050	Terminal & Package Units	\$5.00	S.F.	112,060	15	2007	2022		33.33 %	0.00 %	5			\$560,300
D3060	Controls & Instrumentation	\$3.33	S.F.	112,060	20	2007	2027		50.00 %	0.00 %	10			\$373,160
D3090	Other HVAC Systems/Equip	\$1.06	S.F.	112,060	20	2007	2027		50.00 %	0.00 %	10			\$118,784
D4010	Sprinklers	\$3.92	S.F.	112,060	30	2007	2037		66.67 %	0.00 %	20			\$439,275
D4020	Standpipes	\$0.67	S.F.	112,060	30	2007	2037		66.67 %	0.00 %	20			\$75,080
D5010	Electrical Service/Distribution	\$1.64	S.F.	112,060	40	2007	2047		75.00 %	0.00 %	30			\$183,778
D5020	Branch Wiring	\$4.91	S.F.	112,060	30	2007	2037		66.67 %	0.00 %	20			\$550,215
D5020	Lighting	\$11.44	S.F.	112,060	30	2007	2037		66.67 %	0.00 %	20			\$1,281,966
D5030810	Security & Detection Systems	\$2.27	S.F.	112,060	15	2007	2022		33.33 %	0.00 %	5			\$254,376
D5030910	Fire Alarm Systems	\$4.11	S.F.	112,060	15	2007	2022		33.33 %	0.00 %	5			\$460,567
D5030920	Data Communication	\$5.32	S.F.	112,060	15	2007	2022		33.33 %	0.00 %	5			\$596,159
E1020	Institutional Equipment	\$2.73	S.F.	112,060	20	2007	2027		50.00 %	0.00 %	10			\$305,924
E1090	Other Equipment	\$6.82	S.F.	112,060	20	2007	2027		50.00 %	0.00 %	10			\$764,249
E2010	Fixed Furnishings	\$5.45	S.F.	112,060	20	2007	2027		50.00 %	0.00 %	10			\$610,727
Total									63.37 %	0.18 %			\$38,844.96	\$22,157,624

System Notes

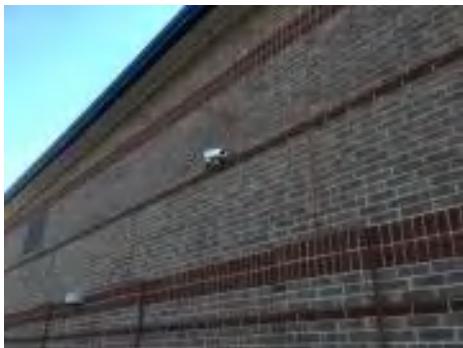
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 2007 Main Building

System: B2030 - Exterior Doors



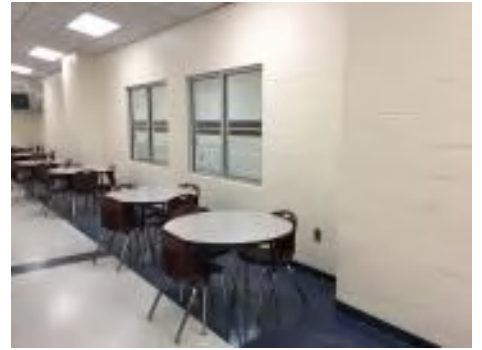
Note:

System: B3010130 - Preformed Metal Roofing



Note:

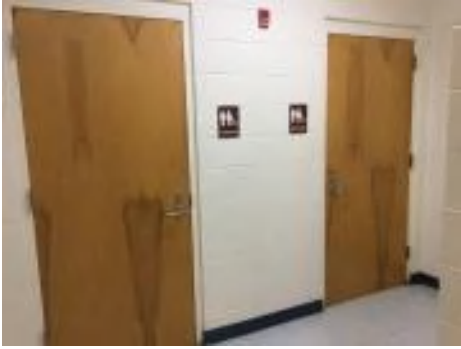
System: C1010 - Partitions



Note:

Campus Assessment Report - 2007 Main Building

System: C1020 - Interior Doors



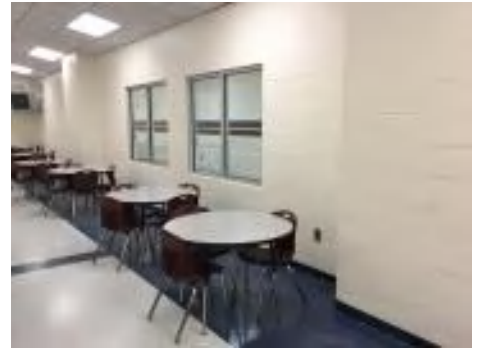
Note:

System: C1030 - Fittings



Note:

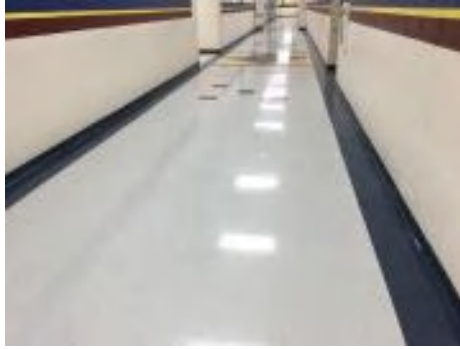
System: C3010 - Wall Finishes



Note:

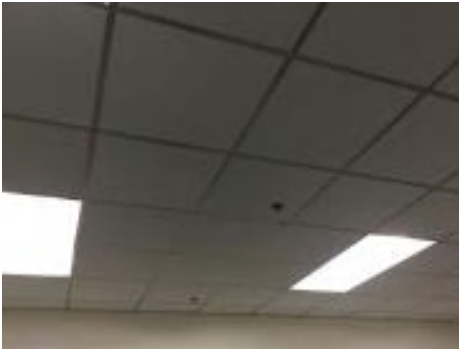
Campus Assessment Report - 2007 Main Building

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

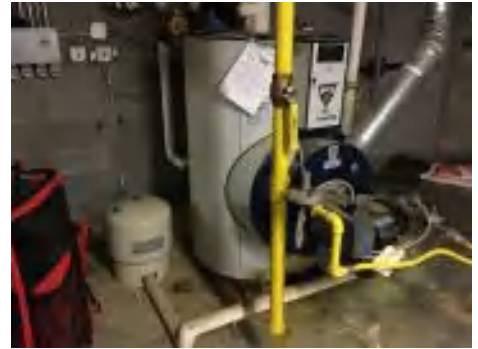
System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 2007 Main Building

System: D2020 - Domestic Water Distribution



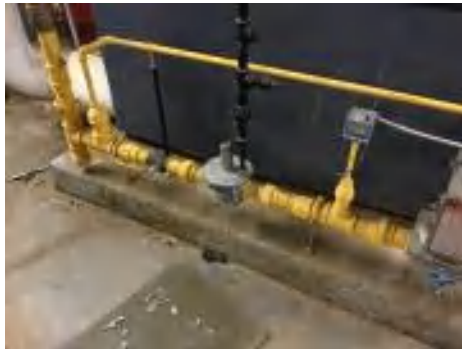
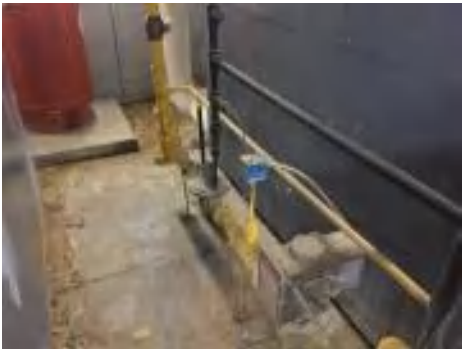
Note: 125 Gal gas water heater - Mech Room
100 Gal gas water heater - Mezzanine Gym (2)

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

Campus Assessment Report - 2007 Main Building

System: D3020 - Heat Generating Systems



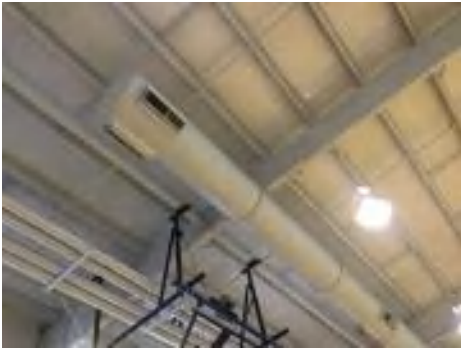
Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 2007 Main Building

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D3090 - Other HVAC Systems/Equip



Note:

Campus Assessment Report - 2007 Main Building

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes



Note:

System: D5010 - Electrical Service/Distribution



Note:

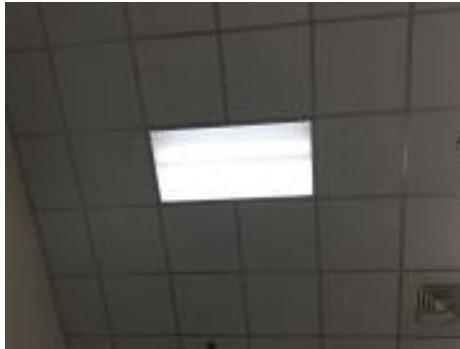
Campus Assessment Report - 2007 Main Building

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note: T-8 lights

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 2007 Main Building

System: D5030910 - Fire Alarm Systems



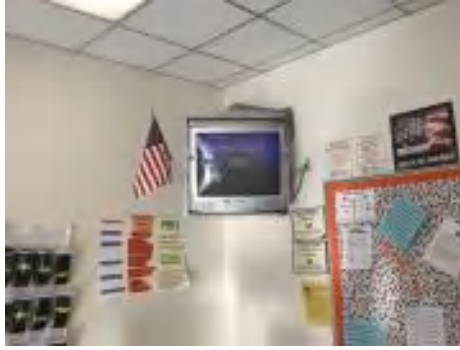
Note:

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 2007 Main Building

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
Total:	\$38,845	\$0	\$0	\$0	\$464,769	\$2,386,414	\$0	\$0	\$0	\$0	\$7,108,436	\$9,998,464
* 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
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
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	\$2,171,792	\$2,171,792
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$464,769	\$0	\$0	\$0	\$0	\$0	\$0	\$464,769
C3020 - Floor Finishes	\$25,645	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,724,512	\$1,750,157

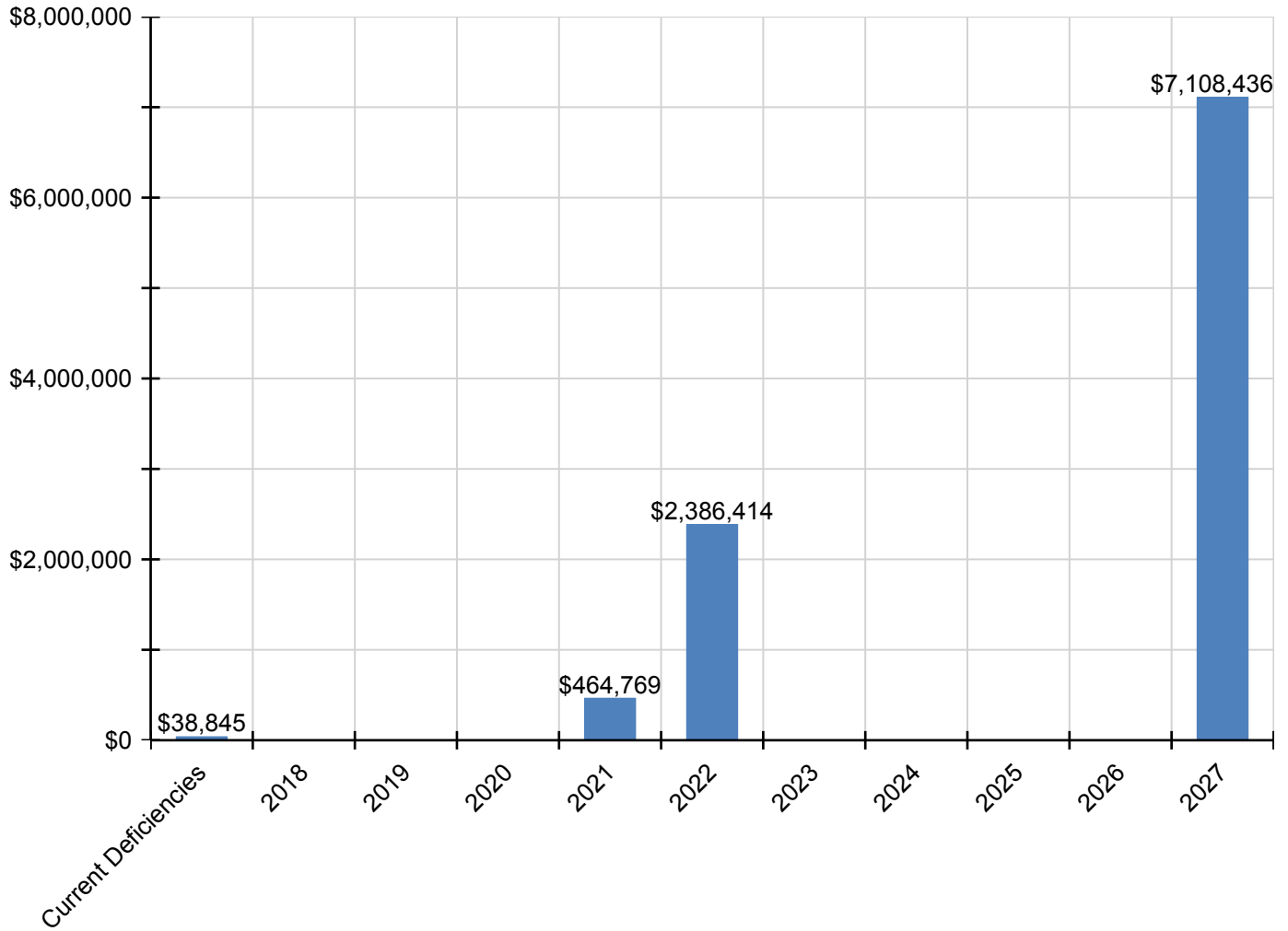
Campus Assessment Report - 2007 Main Building

C3030 - Ceiling Finishes	\$0	\$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	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$714,495	\$0	\$0	\$0	\$0	\$0	\$0	\$714,495
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$551,645	\$551,645
D3090 - Other HVAC Systems/Equip	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175,599	\$175,599
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$0	\$0	\$324,381	\$0	\$0	\$0	\$0	\$0	\$0	\$324,381
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$587,315	\$0	\$0	\$0	\$0	\$0	\$0	\$587,315
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$760,223	\$0	\$0	\$0	\$0	\$0	\$0	\$760,223
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	\$452,249	\$452,249
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,129,796	\$1,129,796
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	\$902,843	\$902,843

* Indicates non-renewable system

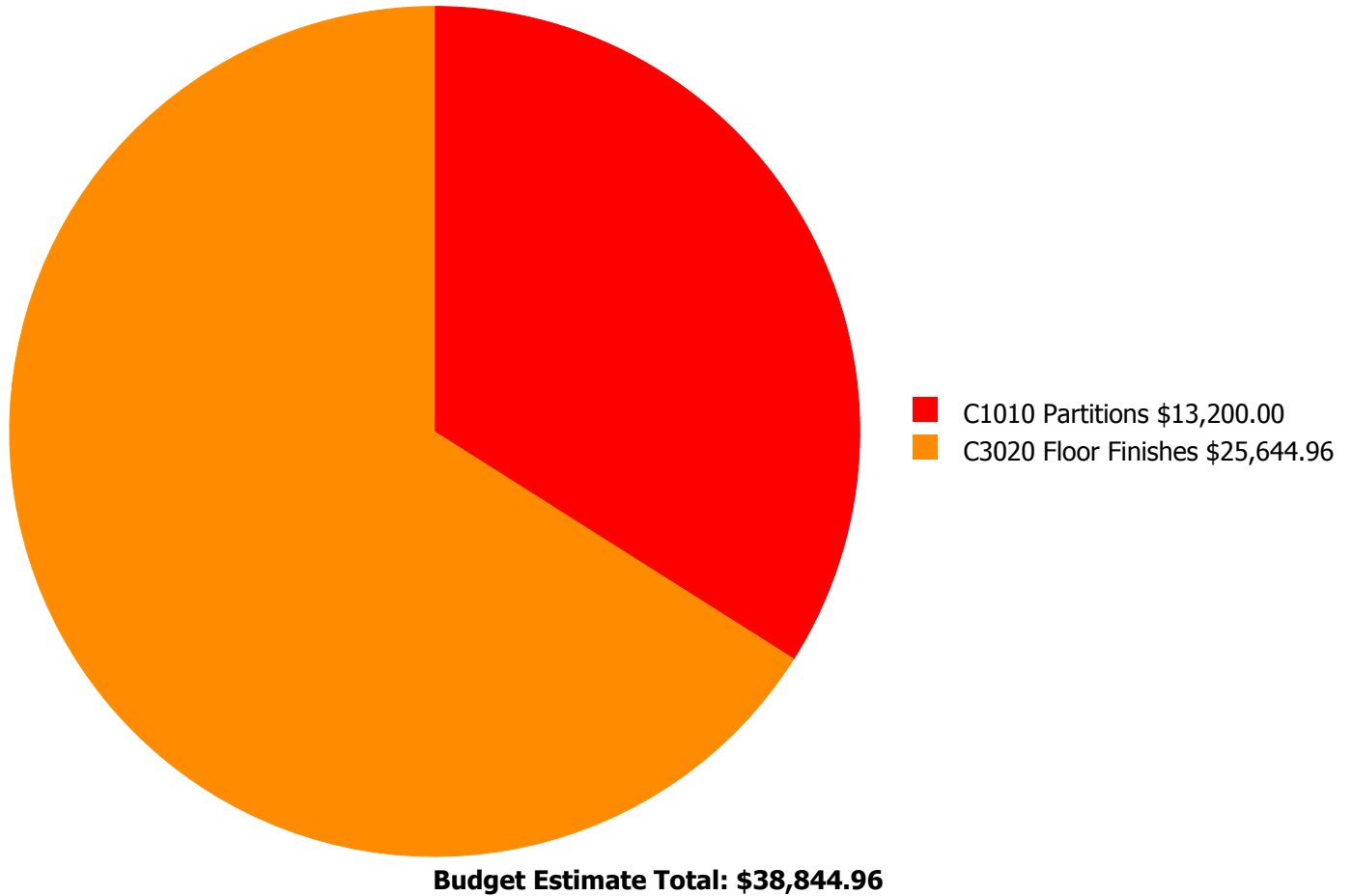
Forecasted Capital Renewal Requirement

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



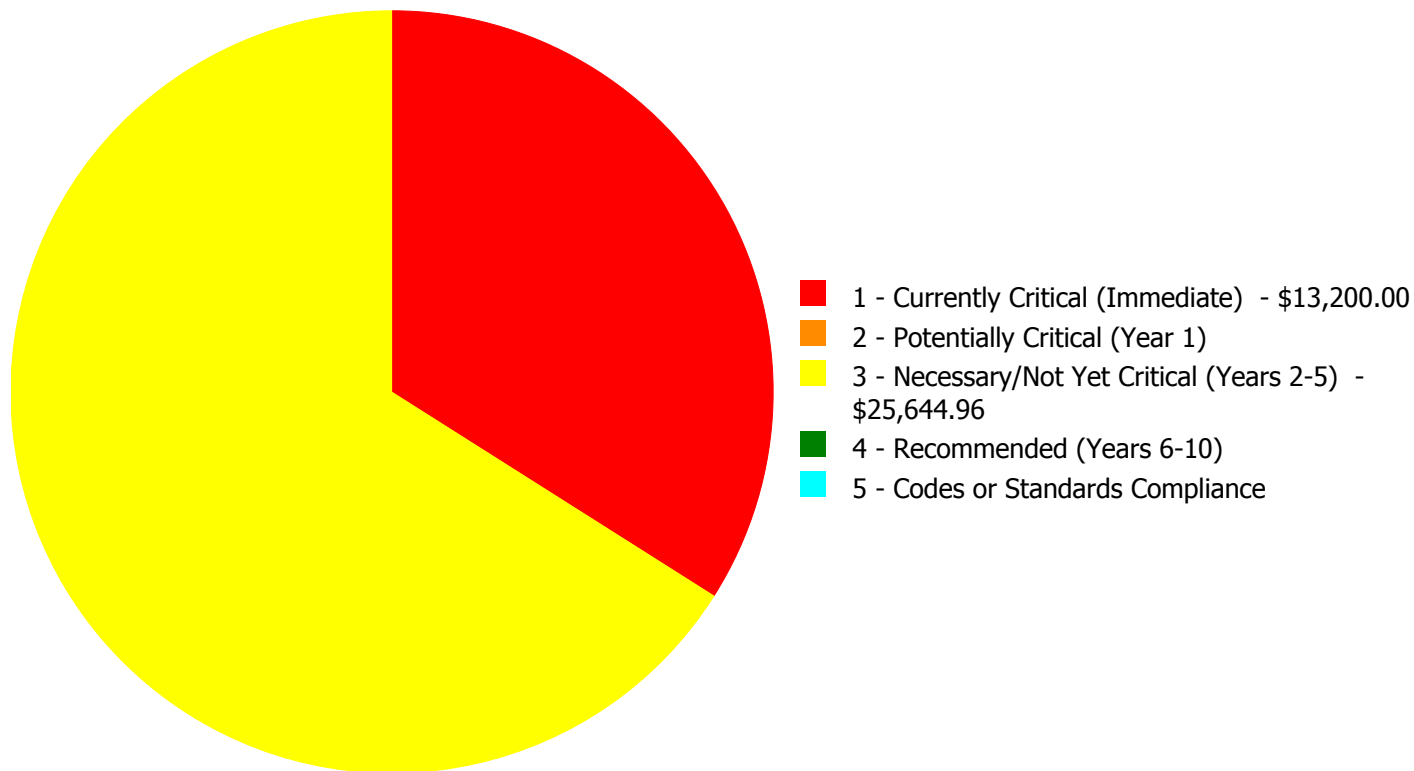
Deficiency Summary by System

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: \$38,844.96

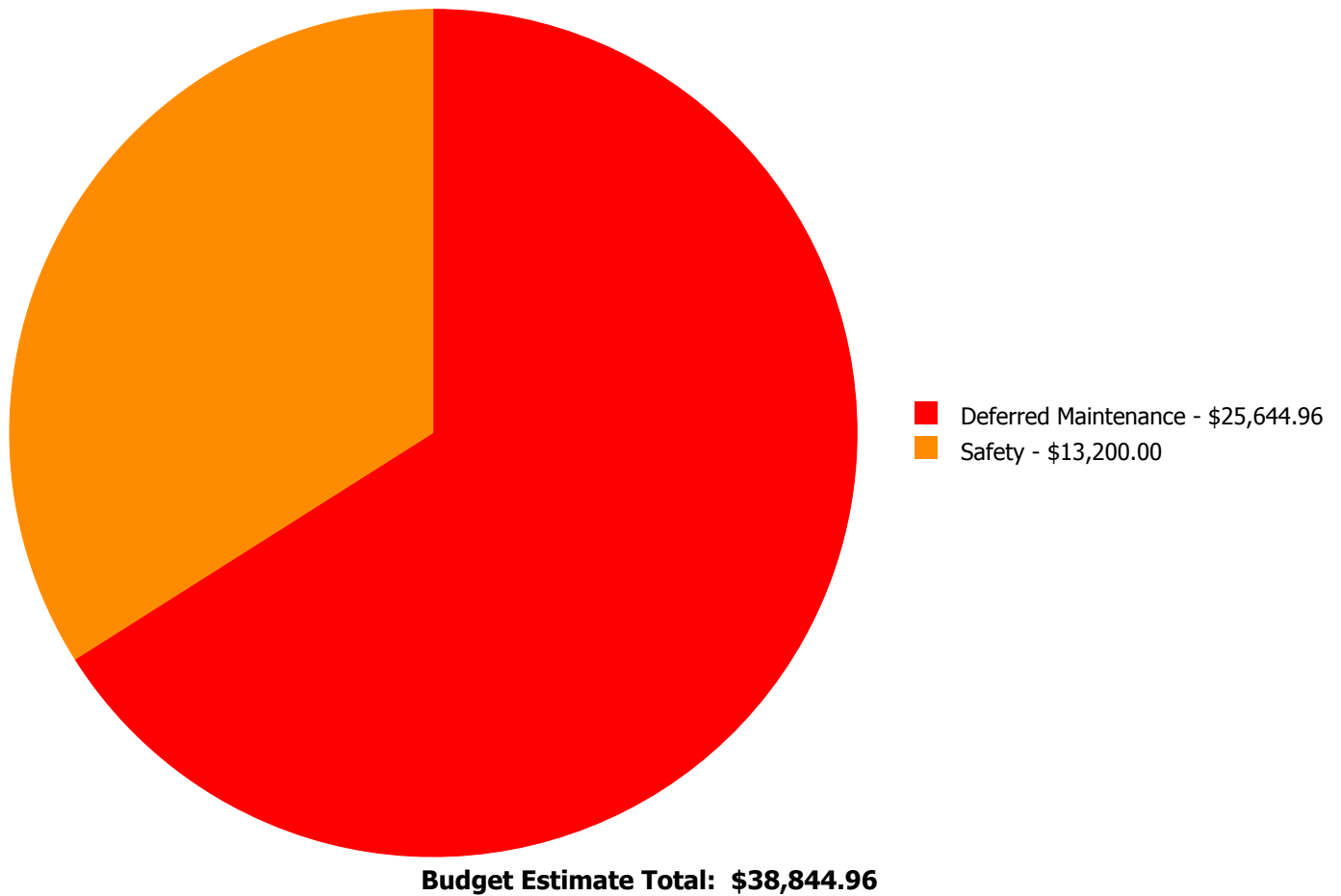
Deficiency By Priority Investment Table

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
C1010	Partitions	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00
C3020	Floor Finishes	\$0.00	\$0.00	\$25,644.96	\$0.00	\$0.00	\$25,644.96
	Total:	\$13,200.00	\$0.00	\$25,644.96	\$0.00	\$0.00	\$38,844.96

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:

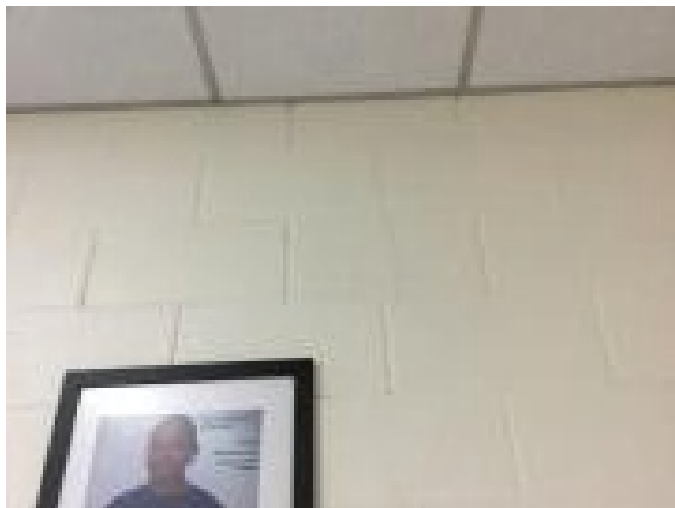


Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: C1010 - Partitions

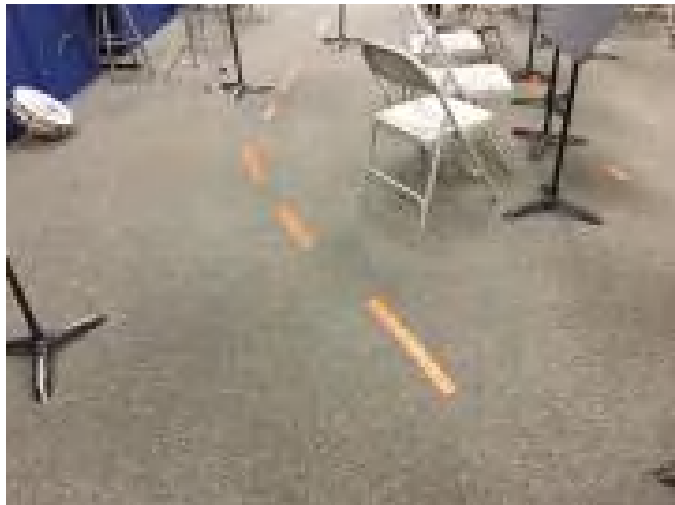


Location: Gymnasium and hallway
Distress: Failing
Category: Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$13,200.00
Assessor Name: Somnath Das
Date Created: 01/31/2017

Notes: The partition wall is showing visible cracks which should be studied by a professional engineer.

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

System: C3020 - Floor Finishes



Location: Media Center, Office Area, Band Room and Classroom

Distress: Beyond Service Life

Category: Deferred Maintenance

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

Correction: Replace carpet

Qty: 300.00

Unit of Measure: S.Y.

Estimate: \$25,644.96

Assessor Name: Somnath Das

Date Created: 01/31/2017

Notes: The carpet is beyond its service life 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):	112,060
Year Built:	2007
Last Renovation:	
Replacement Value:	\$2,839,600
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	67.43 %
FCA Score:	100.00



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.

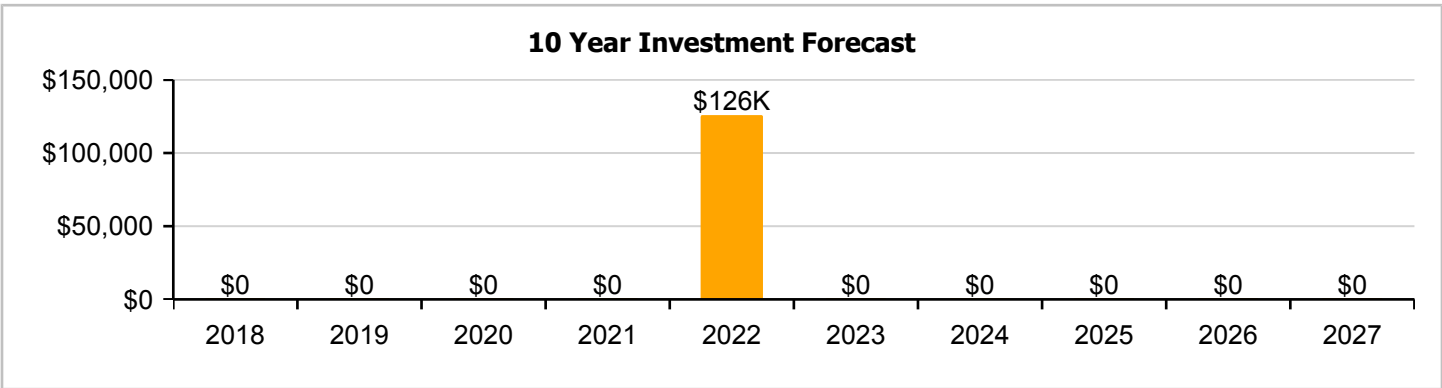
Dashboard Summary

Function:	MS -Middle School	Gross Area:	112,060
Year Built:	2007	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$2,839,600
FCI:	0.00 %	RSLI%:	67.43 %

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
G20 - Site Improvements	56.48 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	79.47 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	67.71 %	0.00 %	\$0.00
Totals:	67.43 %	0.00 %	\$0.00

Photo Album

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

- 1). Aerial Image of Bertie Middle School - 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 \$
G2010	Roadways	\$4.22	S.F.	112,060	25	2007	2032		60.00 %	0.00 %	15			\$472,893
G2020	Parking Lots	\$1.39	S.F.	112,060	25	2007	2032		60.00 %	0.00 %	15			\$155,763
G2030	Pedestrian Paving	\$1.98	S.F.	112,060	30	2007	2037		66.67 %	0.00 %	20			\$221,879
G2040950	Covered Walkways	\$1.21	S.F.	112,060	25	2007	2032		60.00 %	0.00 %	15			\$135,593
G2050	Landscaping	\$1.91	S.F.	112,060	15	2007	2022		33.33 %	0.00 %	5			\$214,035
G3010	Water Supply	\$2.42	S.F.	112,060	50	2007	2057		80.00 %	0.00 %	40			\$271,185
G3020	Sanitary Sewer	\$1.52	S.F.	112,060	50	2007	2057		80.00 %	0.00 %	40			\$170,331
G3030	Storm Sewer	\$4.67	S.F.	112,060	50	2007	2057		80.00 %	0.00 %	40			\$523,320
G3060	Fuel Distribution	\$1.03	S.F.	112,060	40	2007	2047		75.00 %	0.00 %	30			\$115,422
G4010	Electrical Distribution	\$2.59	S.F.	112,060	50	2007	2057		80.00 %	0.00 %	40			\$290,235
G4020	Site Lighting	\$1.52	S.F.	112,060	30	2007	2037		66.67 %	0.00 %	20			\$170,331
G4030	Site Communications & Security	\$0.88	S.F.	112,060	15	2007	2022		33.33 %	0.00 %	5			\$98,613
Total									67.43 %					\$2,839,600

System Notes

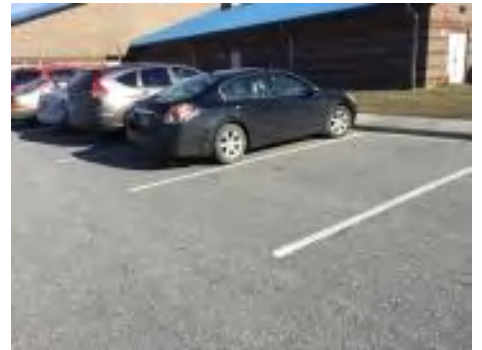
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



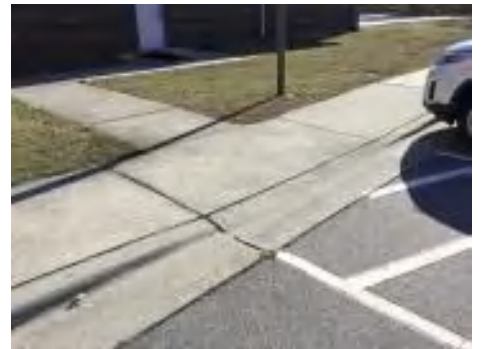
Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040950 - Covered Walkways



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



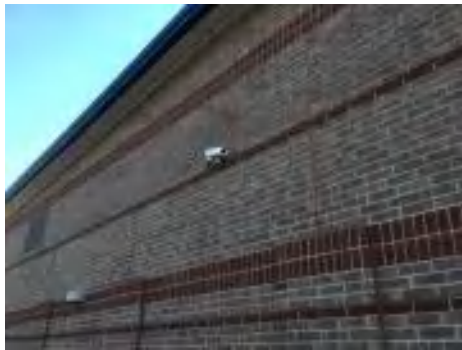
Note:

System: G4020 - Site Lighting



Note:

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.

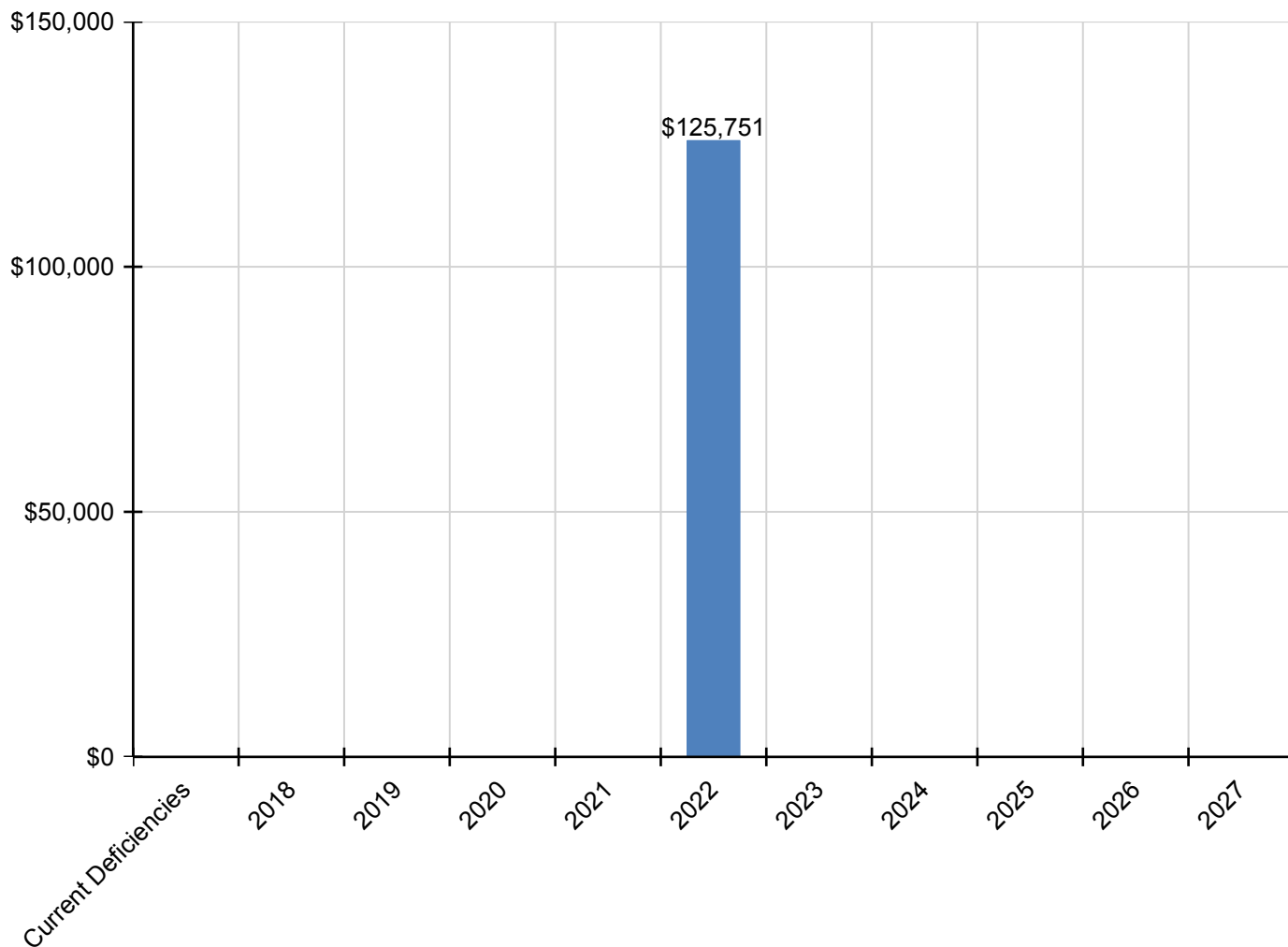
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$125,751	\$0	\$0	\$0	\$0	\$0	\$125,751
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* 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
G3060 - Fuel Distribution	\$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
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$125,751	\$0	\$0	\$0	\$0	\$0	\$125,751

** 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

NC School District/080 Bertie County/Elementary School

Askewville Pre-K

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):	19,686
Year Built:	1964
Last Renovation:	
Replacement Value:	\$4,450,290
Repair Cost:	\$1,870,959.43
Total FCI:	42.04 %
Total RSLI:	25.12 %
FCA Score:	57.96



Description:

GENERAL:

Askewville Pre-K is located at 121 East Askewville Street in Windsor, North Carolina. The 1 story, 19,686 square foot building was originally constructed in 1964. There have been 1 addition, but no renovations. In 1985 the current gymnasium and a few classrooms were added. In addition to the main building, the campus does not contain any 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 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 metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are steel frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched standing seam metal and low slope thermoplastic polyolefin. Roof openings includes a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically CMU and drywalls. 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 and painted drywall. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically carpet, quarry tiles, and ceramic 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.

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 internal with roof drains on the low pitch roof, the high pitched roof has a gutter and downspout system.

HVAC:

Heating and cooling is provided by rooftop package units. And above ceiling heat pumps. 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 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. The building has controlled entry doors access provided by camera system on the main door and number pad on the gymnasium; entry doors are secured with magnetic door locks. The security system has burglar alarm 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: athletic equipment and fixed casework.

G. SITE

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

Campus Assessment Report - Askewville Pre-K

Attributes:

General Attributes:

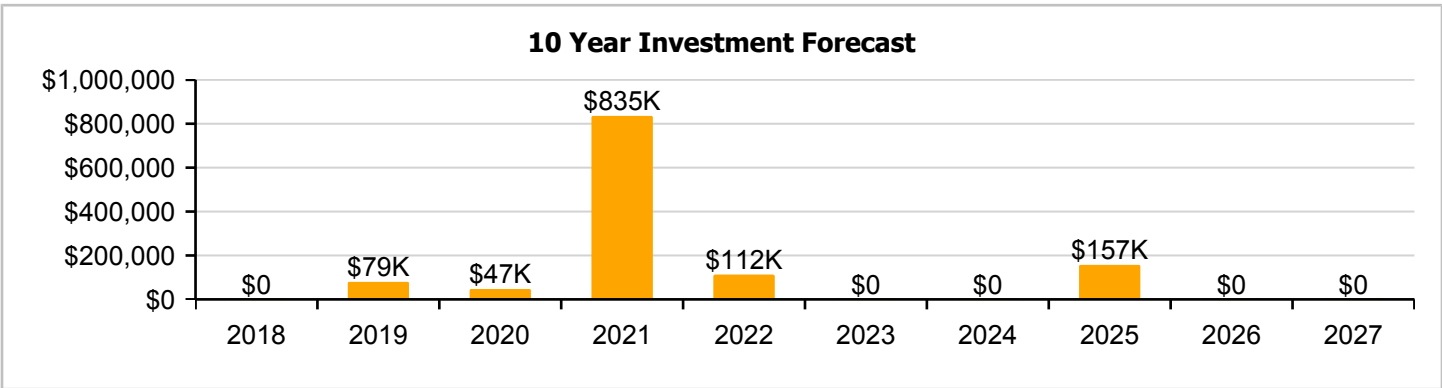
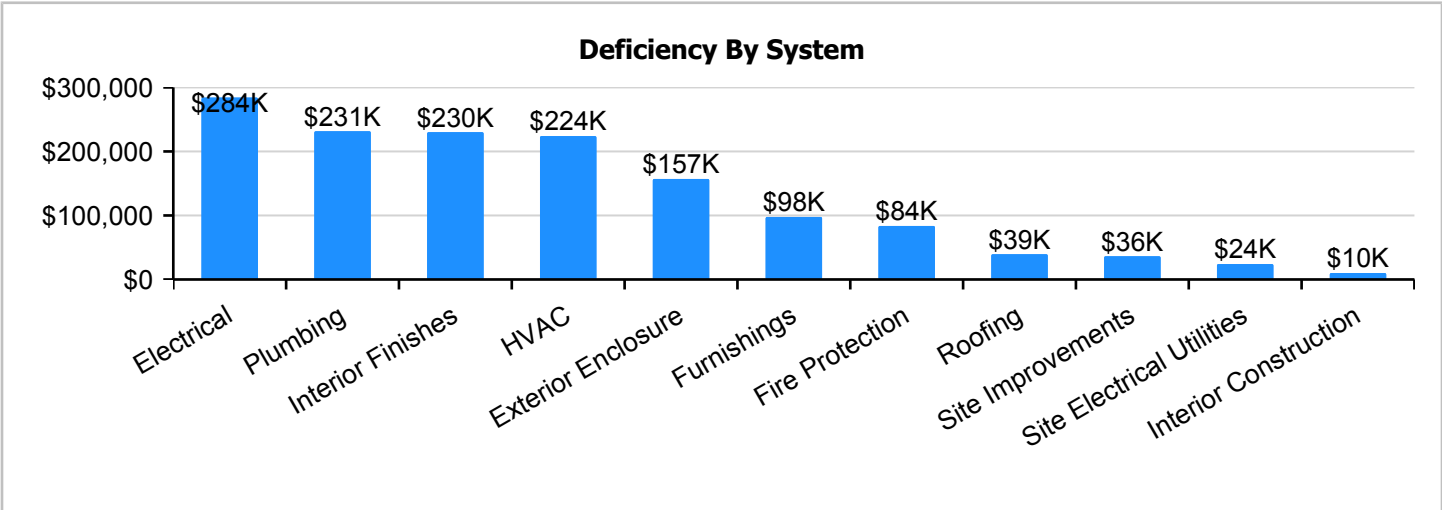
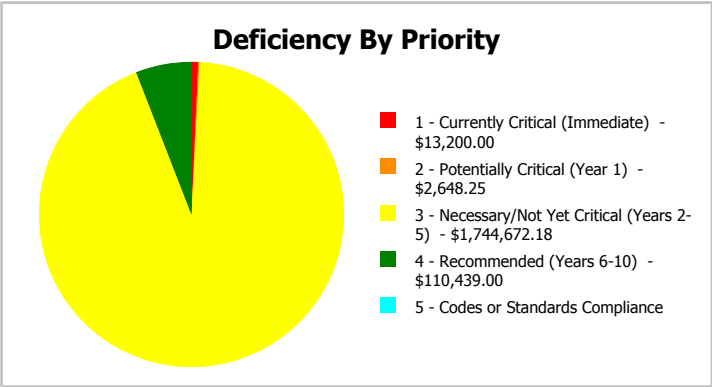
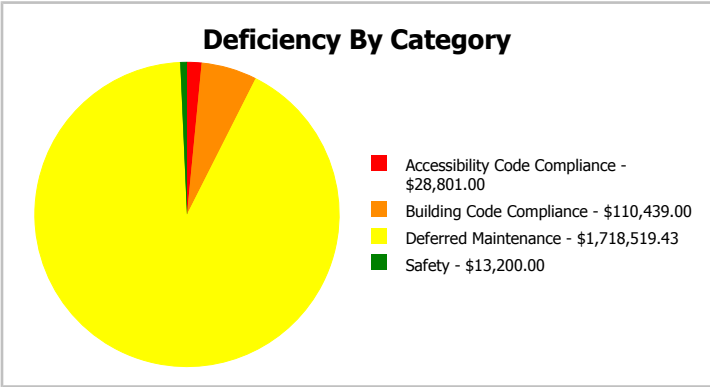
Condition Assessor:	Somnath Das	Assessment Date:	2/2/2017
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	8.97	Site Acreage:	8.97

Campus Dashboard Summary

Gross Area:	19,686	Last Renovation:	
Year Built:	1964	Replacement Value:	\$4,450,290
Repair Cost:	\$1,870,959	RSLI%:	25.12 %
FCI:	42.04 %		



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.

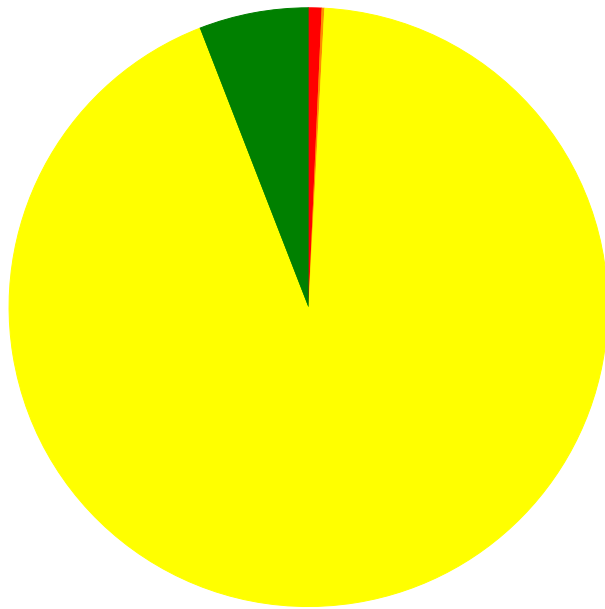
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	47.00 %	0.00 %	\$0.00
A20 - Basement Construction	47.00 %	0.00 %	\$0.00
B10 - Superstructure	47.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	23.01 %	51.99 %	\$207,235.00
B30 - Roofing	36.85 %	28.47 %	\$51,984.00
C10 - Interior Construction	53.19 %	2.85 %	\$13,200.00
C30 - Interior Finishes	13.48 %	60.16 %	\$303,545.18
D20 - Plumbing	1.34 %	98.99 %	\$305,546.00
D30 - HVAC	13.75 %	68.59 %	\$295,585.00
D40 - Fire Protection	0.00 %	110.00 %	\$110,439.00
D50 - Electrical	11.10 %	65.67 %	\$375,058.00
E10 - Equipment	65.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$128,845.00
G20 - Site Improvements	33.44 %	19.51 %	\$47,690.25
G30 - Site Mechanical Utilities	8.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	4.92 %	42.33 %	\$31,832.00
Totals:	25.12 %	42.04 %	\$1,870,959.43

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
1964, 1985 Main Building	19,686	45.16	\$13,200.00	\$0.00	\$1,667,798.18	\$110,439.00	\$0.00
Site	19,686	16.44	\$0.00	\$2,648.25	\$76,874.00	\$0.00	\$0.00
Total:		42.04	\$13,200.00	\$2,648.25	\$1,744,672.18	\$110,439.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate) - \$13,200.00
- 2 - Potentially Critical (Year 1) - \$2,648.25
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$1,744,672.18
- 4 - Recommended (Years 6-10) - \$110,439.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$1,870,959.43

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):	19,686
Year Built:	1964
Last Renovation:	
Replacement Value:	\$3,966,605
Repair Cost:	\$1,791,437.18
Total FCI:	45.16 %
Total RSLI:	25.70 %
FCA Score:	54.84



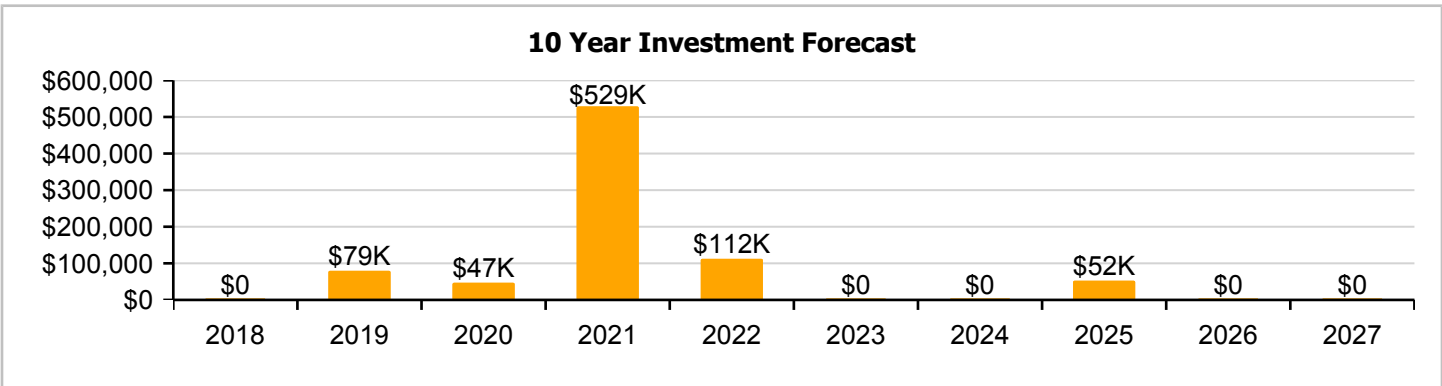
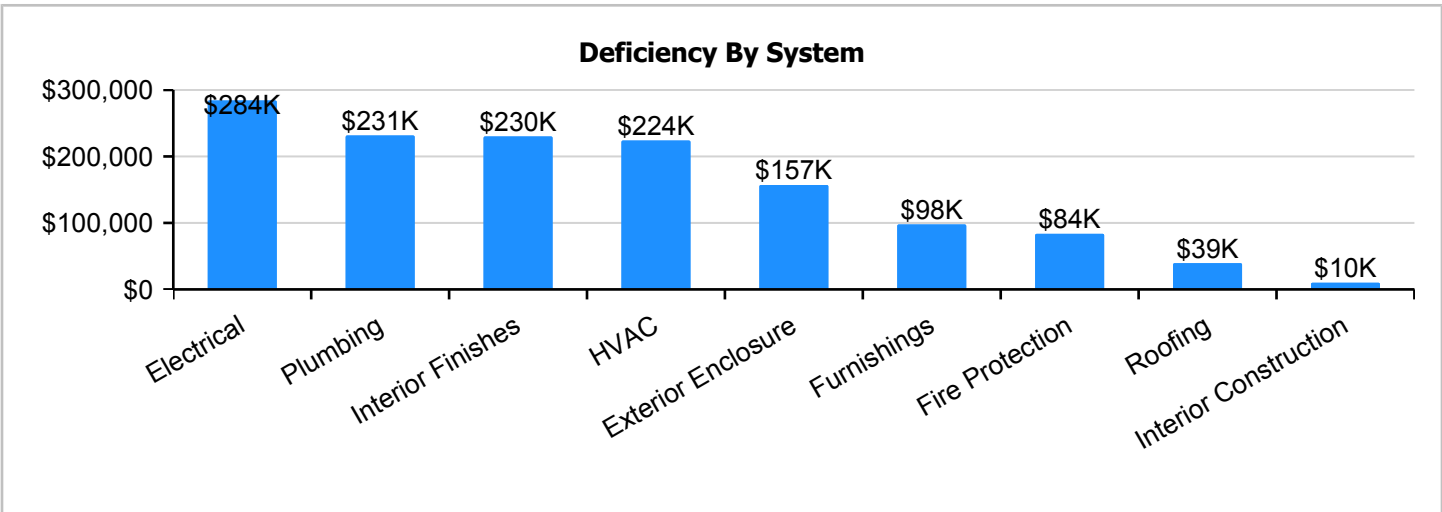
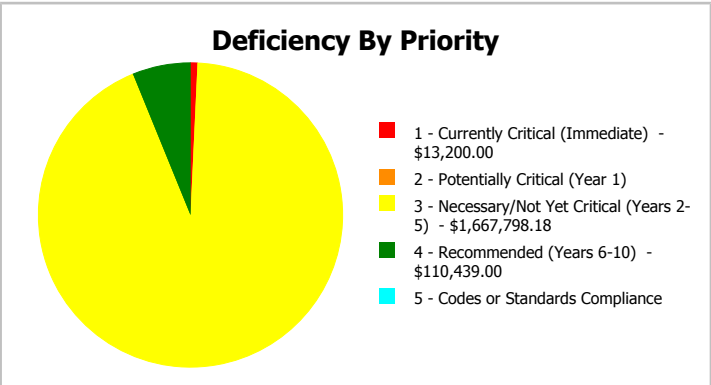
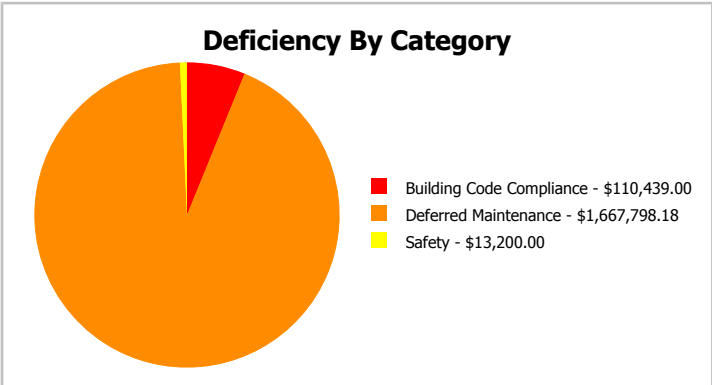
Description:

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:	19,686
Year Built:	1964	Last Renovation:	
Repair Cost:	\$1,791,437	Replacement Value:	\$3,966,605
FCI:	45.16 %	RSLI%:	25.70 %



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	47.00 %	0.00 %	\$0.00
A20 - Basement Construction	47.00 %	0.00 %	\$0.00
B10 - Superstructure	47.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	23.01 %	51.99 %	\$207,235.00
B30 - Roofing	36.85 %	28.47 %	\$51,984.00
C10 - Interior Construction	53.19 %	2.85 %	\$13,200.00
C30 - Interior Finishes	13.48 %	60.16 %	\$303,545.18
D20 - Plumbing	1.34 %	98.99 %	\$305,546.00
D30 - HVAC	13.75 %	68.59 %	\$295,585.00
D40 - Fire Protection	0.00 %	110.00 %	\$110,439.00
D50 - Electrical	11.10 %	65.67 %	\$375,058.00
E10 - Equipment	65.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$128,845.00
Totals:	25.70 %	45.16 %	\$1,791,437.18

Photo Album

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

1). Southwest Elevation - Feb 06, 2017



2). South Elevation - Feb 06, 2017



3). North 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.

Campus Assessment Report - 1964, 1985 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	\$4.88	S.F.	19,686	100	1964	2064		47.00 %	0.00 %	47			\$96,068
A1030	Slab on Grade	\$8.61	S.F.	19,686	100	1964	2064		47.00 %	0.00 %	47			\$169,496
A2010	Basement Excavation	\$1.95	S.F.	19,686	100	1964	2064		47.00 %	0.00 %	47			\$38,388
A2020	Basement Walls	\$13.35	S.F.	19,686	100	1964	2064		47.00 %	0.00 %	47			\$262,808
B1020	Roof Construction	\$16.08	S.F.	19,686	100	1964	2064		47.00 %	0.00 %	47			\$316,551
B2010	Exterior Walls	\$9.61	S.F.	19,686	100	1964	2064		47.00 %	0.00 %	47			\$189,182
B2020	Exterior Windows	\$9.57	S.F.	19,686	30	1964	1994		0.00 %	110.00 %	-23		\$207,235.00	\$188,395
B2030	Exterior Doors	\$1.07	S.F.	19,686	30	1964	1994	2021	13.33 %	0.00 %	4			\$21,064
B3010120	Single Ply Membrane	\$6.98	S.F.	4,965	20	1985	2005		0.00 %	150.00 %	-12		\$51,984.00	\$34,656
B3010130	Preformed Metal Roofing	\$9.66	S.F.	14,721	30	2001	2031		46.67 %	0.00 %	14			\$142,205
B3020	Roof Openings	\$0.29	S.F.	19,686	25	1985	2010	2021	16.00 %	0.00 %	4			\$5,709
C1010	Partitions	\$11.01	S.F.	19,686	75	1964	2039		29.33 %	6.09 %	22		\$13,200.00	\$216,743
C1020	Interior Doors	\$2.59	S.F.	19,686	30	1964	1994	2021	13.33 %	0.00 %	4			\$50,987
C1030	Fittings	\$9.94	S.F.	19,686	20	2015	2035		90.00 %	0.00 %	18			\$195,679
C3010	Wall Finishes	\$2.84	S.F.	19,686	10	1964	1974	2021	40.00 %	0.00 %	4			\$55,908
C3020	Floor Finishes	\$11.60	S.F.	19,686	20	1964	1984	2021	20.00 %	26.81 %	4		\$61,230.18	\$228,358
C3030	Ceiling Finishes	\$11.19	S.F.	19,686	25	1964	1989		0.00 %	110.00 %	-28		\$242,315.00	\$220,286
D2010	Plumbing Fixtures	\$11.71	S.F.	19,686	30	1964	1994		0.00 %	110.00 %	-23		\$253,575.00	\$230,523
D2020	Domestic Water Distribution	\$0.99	S.F.	19,686	30	1964	1994		0.00 %	110.00 %	-23		\$21,438.00	\$19,489
D2030	Sanitary Waste	\$1.57	S.F.	19,686	30	1964	1994	2021	13.33 %	0.00 %	4			\$30,907
D2040	Rain Water Drainage	\$1.41	S.F.	19,686	30	1985	2015		0.00 %	110.00 %	-2		\$30,533.00	\$27,757
D3040	Distribution Systems	\$6.26	S.F.	19,685	30	2000	2030		43.33 %	0.00 %	13			\$123,228
D3050	Terminal & Package Units	\$13.65	S.F.	19,686	15	2000	2015		0.00 %	110.00 %	-2		\$295,585.00	\$268,714
D3060	Controls & Instrumentation	\$1.98	S.F.	19,686	20	2000	2020		15.00 %	0.00 %	3			\$38,978
D4010	Sprinklers	\$4.41	S.F.	19,686	30			2016	0.00 %	110.00 %	-1		\$95,497.00	\$86,815
D4020	Standpipes	\$0.69	S.F.	19,686	30			2016	0.00 %	110.01 %	-1		\$14,942.00	\$13,583
D5010	Electrical Service/Distribution	\$1.73	S.F.	19,686	40	1964	2004	2021	10.00 %	0.00 %	4			\$34,057
D5020	Branch Wiring	\$5.20	S.F.	19,686	30	1964	1994		0.00 %	110.00 %	-23		\$112,604.00	\$102,367
D5020	Lighting	\$12.12	S.F.	19,686	30	1964	1994		0.00 %	110.00 %	-23		\$262,454.00	\$238,594
D5030810	Security & Detection Systems	\$1.91	S.F.	19,686	15	2010	2025		53.33 %	0.00 %	8			\$37,600
D5030910	Fire Alarm Systems	\$3.46	S.F.	19,686	15	2004	2019		13.33 %	0.00 %	2			\$68,114
D5030920	Data Communication	\$4.47	S.F.	19,686	15	2007	2022		33.33 %	0.00 %	5			\$87,996
D5090	Other Electrical Systems	\$0.12	S.F.	19,686	20	2010	2030		65.00 %	0.00 %	13			\$2,362
E1020	Institutional Equipment	\$0.30	S.F.	19,686	20	2010	2030		65.00 %	0.00 %	13			\$5,906
E2010	Fixed Furnishings	\$5.95	S.F.	19,686	20	1964	1984		0.00 %	110.00 %	-33		\$128,845.00	\$117,132
Total									25.70 %	45.16 %			\$1,791,437.18	\$3,966,605

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:

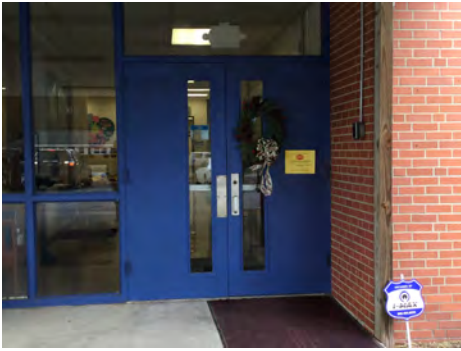
System: B2020 - Exterior Windows



Note: The exterior windows are beyond their service life and should be replaced.

Campus Assessment Report - 1964, 1985 Main Building

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



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

System: B3010130 - Preformed Metal Roofing



Note:

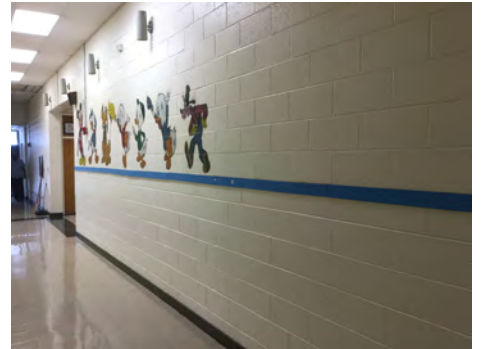
Campus Assessment Report - 1964, 1985 Main Building

System: B3020 - Roof Openings



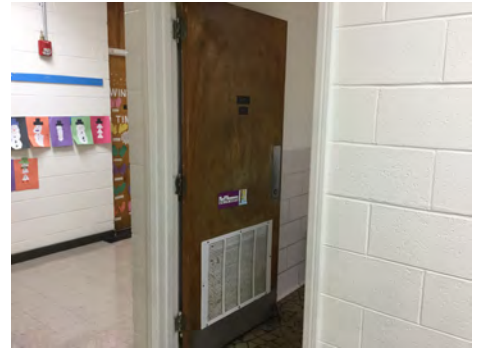
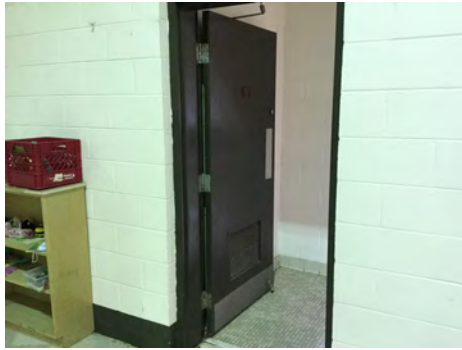
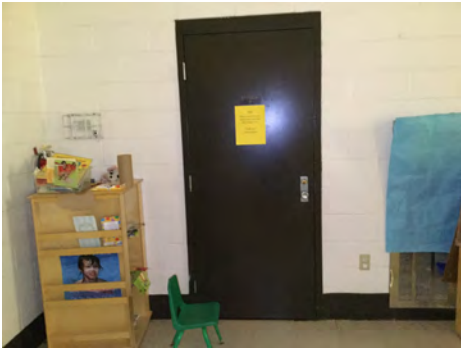
Note:

System: C1010 - Partitions



Note:

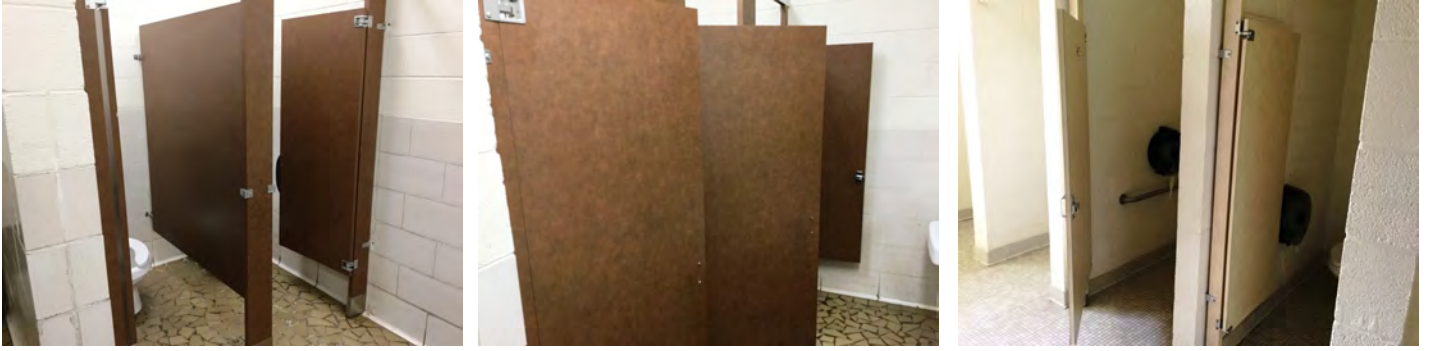
System: C1020 - Interior Doors



Note:

Campus Assessment Report - 1964, 1985 Main Building

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

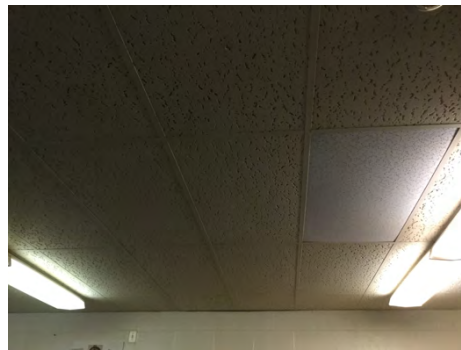
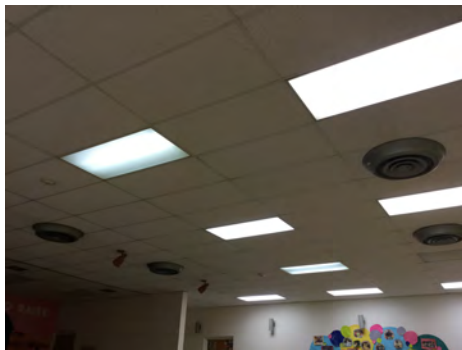
System: C3020 - Floor Finishes



Note: Some VCT and all the carpet needs to be replaced.

Campus Assessment Report - 1964, 1985 Main Building

System: C3030 - Ceiling Finishes



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

Campus Assessment Report - 1964, 1985 Main Building

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note: The rain water drainage system is beyond its service life and should be replaced.

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1964, 1985 Main Building

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:

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.

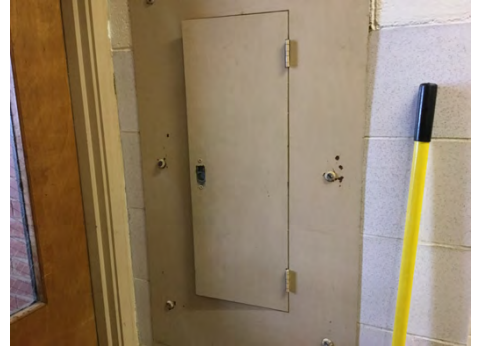
System: D5010 - Electrical Service/Distribution



Note:

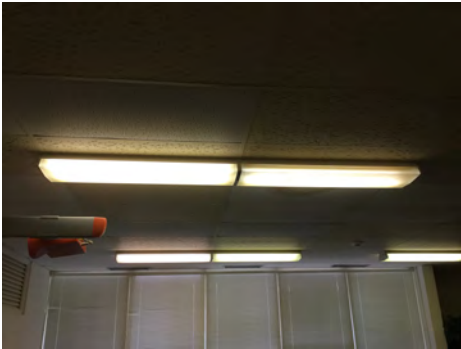
Campus Assessment Report - 1964, 1985 Main Building

System: D5020 - Branch Wiring



Note: The branch wiring system is beyond its service life and should be replaced.

System: D5020 - Lighting



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

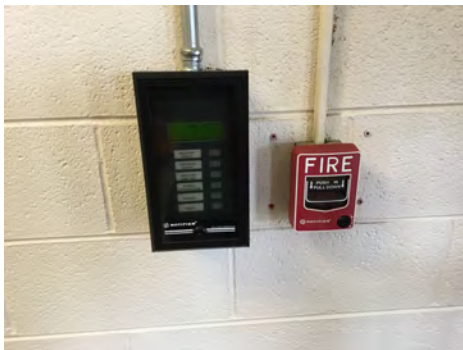
System: D5030810 - Security & Detection Systems



Note:

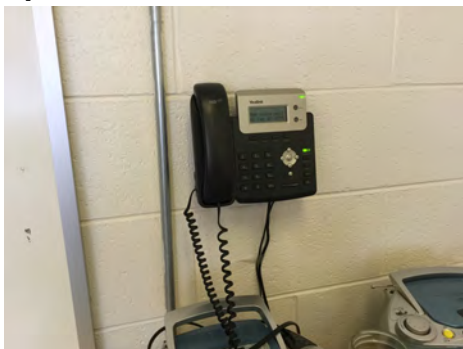
Campus Assessment Report - 1964, 1985 Main Building

System: D5030910 - Fire Alarm Systems



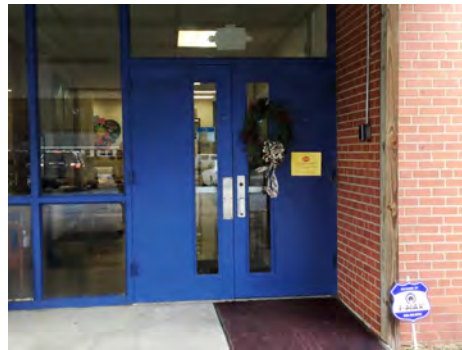
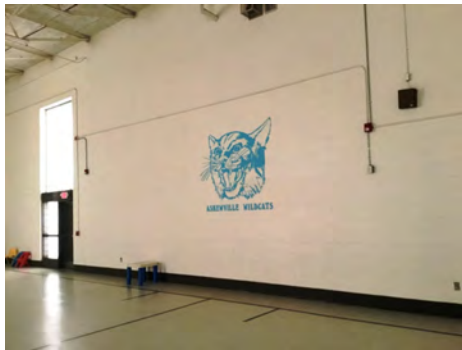
Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1964, 1985 Main Building

System: E1020 - Institutional Equipment



Note:

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
Total:	\$1,791,437	\$0	\$79,488	\$46,852	\$528,637	\$112,213	\$0	\$0	\$52,394	\$0	\$0	\$2,611,020
* 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
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$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	\$207,235	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$207,235
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$26,078	\$0	\$0	\$0	\$0	\$0	\$0	\$26,078
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	\$51,984	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,984
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$7,068	\$0	\$0	\$0	\$0	\$0	\$0	\$7,068
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	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$63,124	\$0	\$0	\$0	\$0	\$0	\$0	\$63,124
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

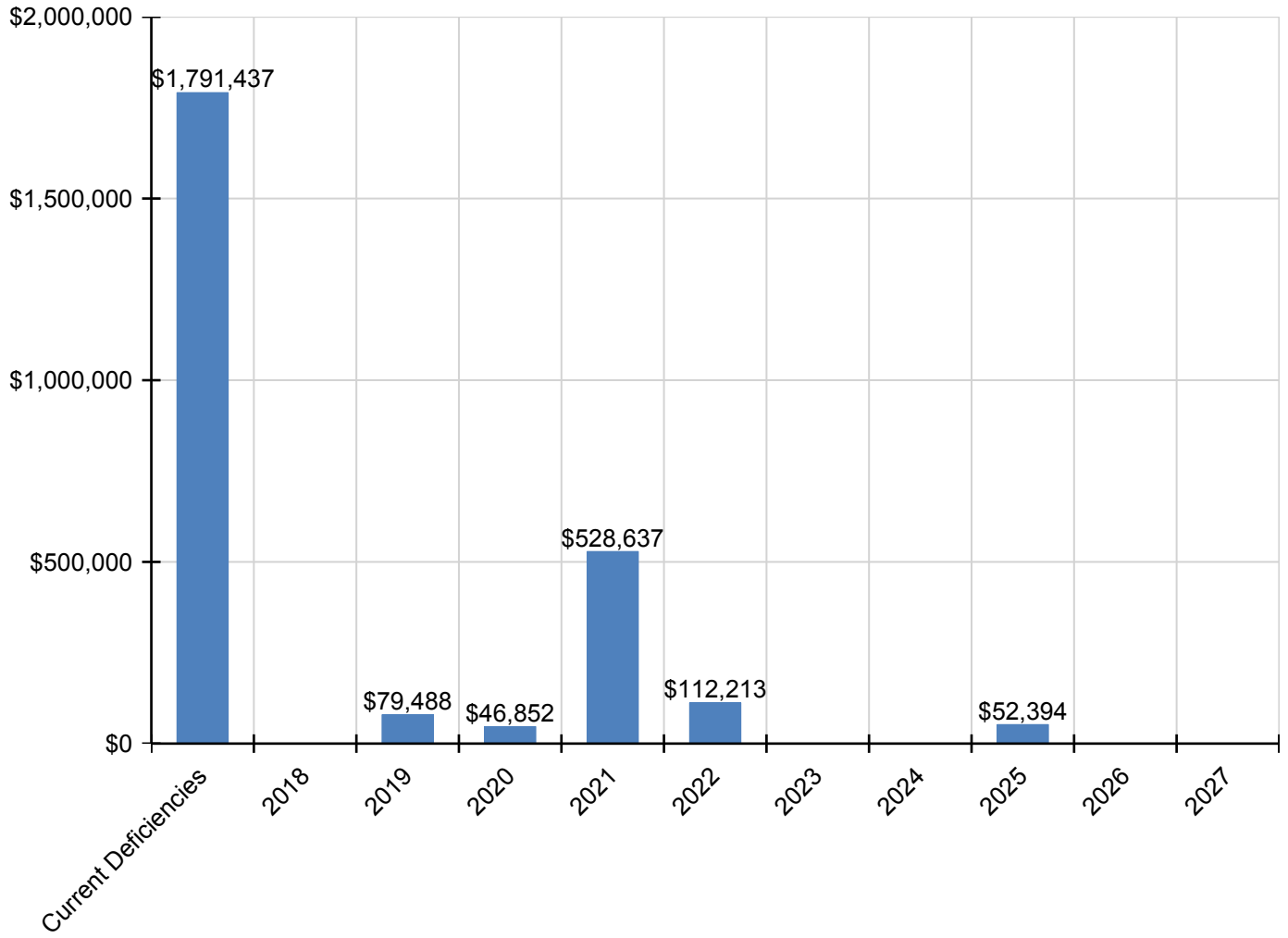
Campus Assessment Report - 1964, 1985 Main Building

C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$69,218	\$0	\$0	\$0	\$0	\$0	\$0	\$69,218
C3020 - Floor Finishes	\$61,230	\$0	\$0	\$0	\$282,720	\$0	\$0	\$0	\$0	\$0	\$0	\$343,950
C3030 - Ceiling Finishes	\$242,315	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$242,315
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$253,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$253,575
D2020 - Domestic Water Distribution	\$21,438	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,438
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$38,265	\$0	\$0	\$0	\$0	\$0	\$0	\$38,265
D2040 - Rain Water Drainage	\$30,533	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,533
D30 - HVAC	\$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	\$295,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$295,585
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$46,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,852
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$95,497	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,497
D4020 - Standpipes	\$14,942	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,942
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$42,164	\$0	\$0	\$0	\$0	\$0	\$0	\$42,164
D5020 - Branch Wiring	\$112,604	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,604
D5020 - Lighting	\$262,454	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$262,454
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	\$52,394	\$0	\$0	\$52,394
D5030910 - Fire Alarm Systems	\$0	\$0	\$79,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,488
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$112,213	\$0	\$0	\$0	\$0	\$0	\$112,213
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$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	\$128,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,845

* Indicates non-renewable system

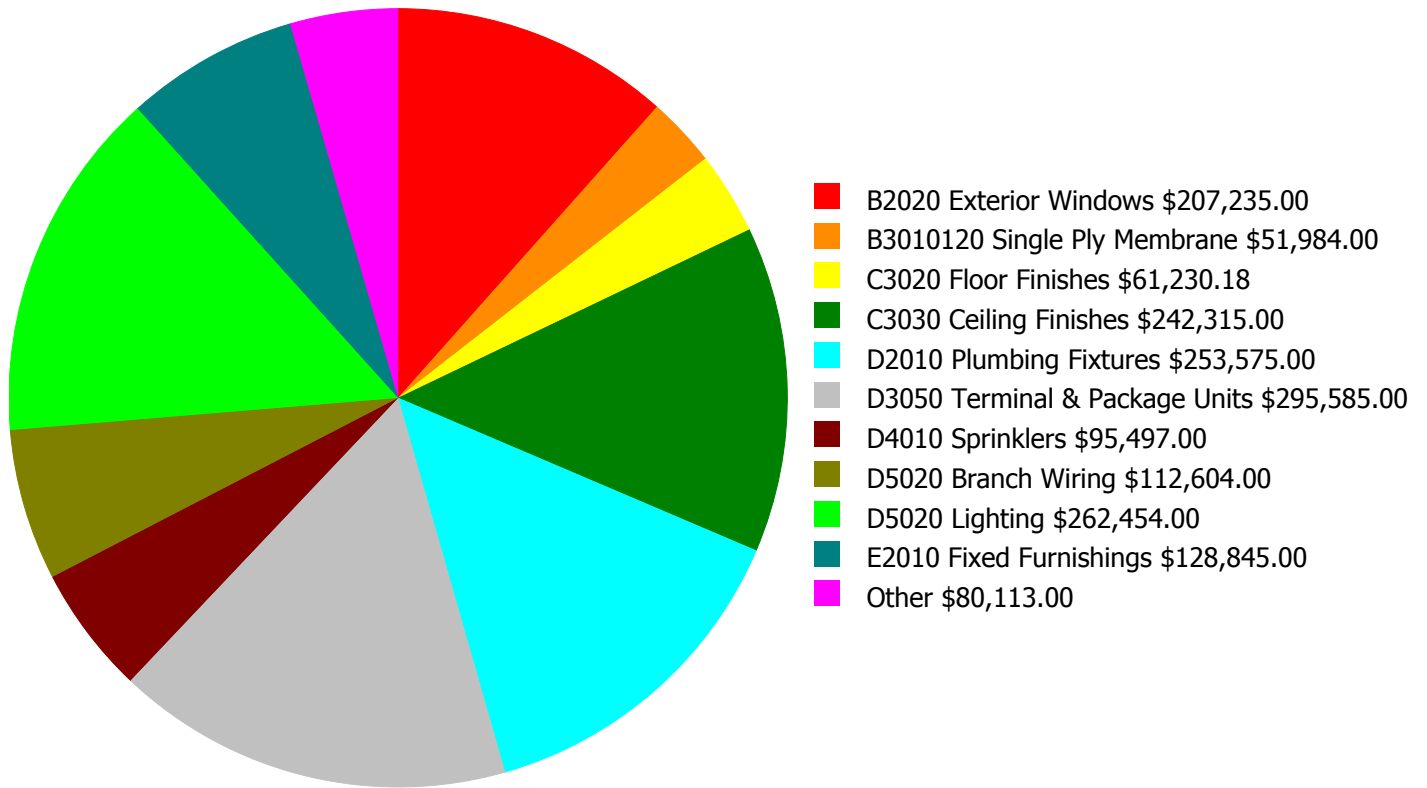
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

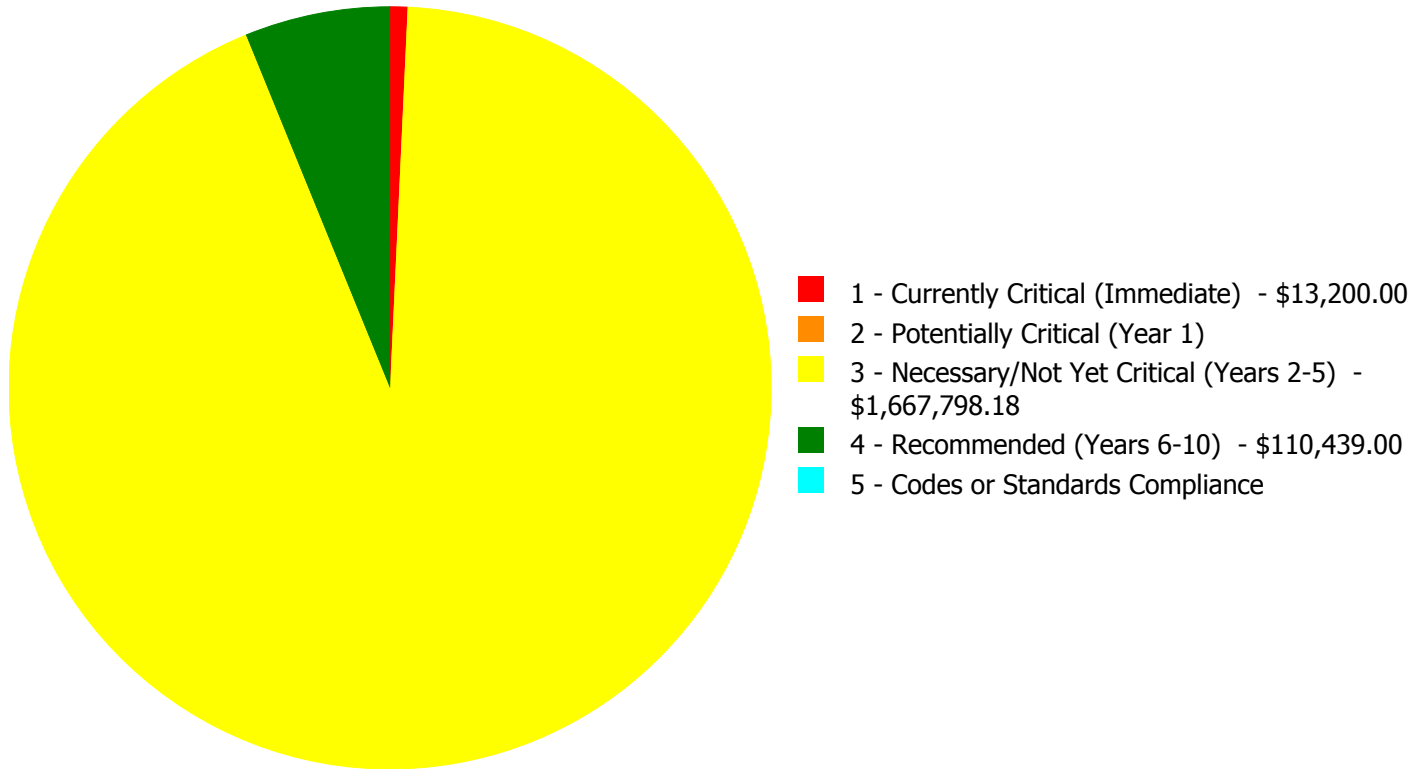
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,791,437.18

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: \$1,791,437.18

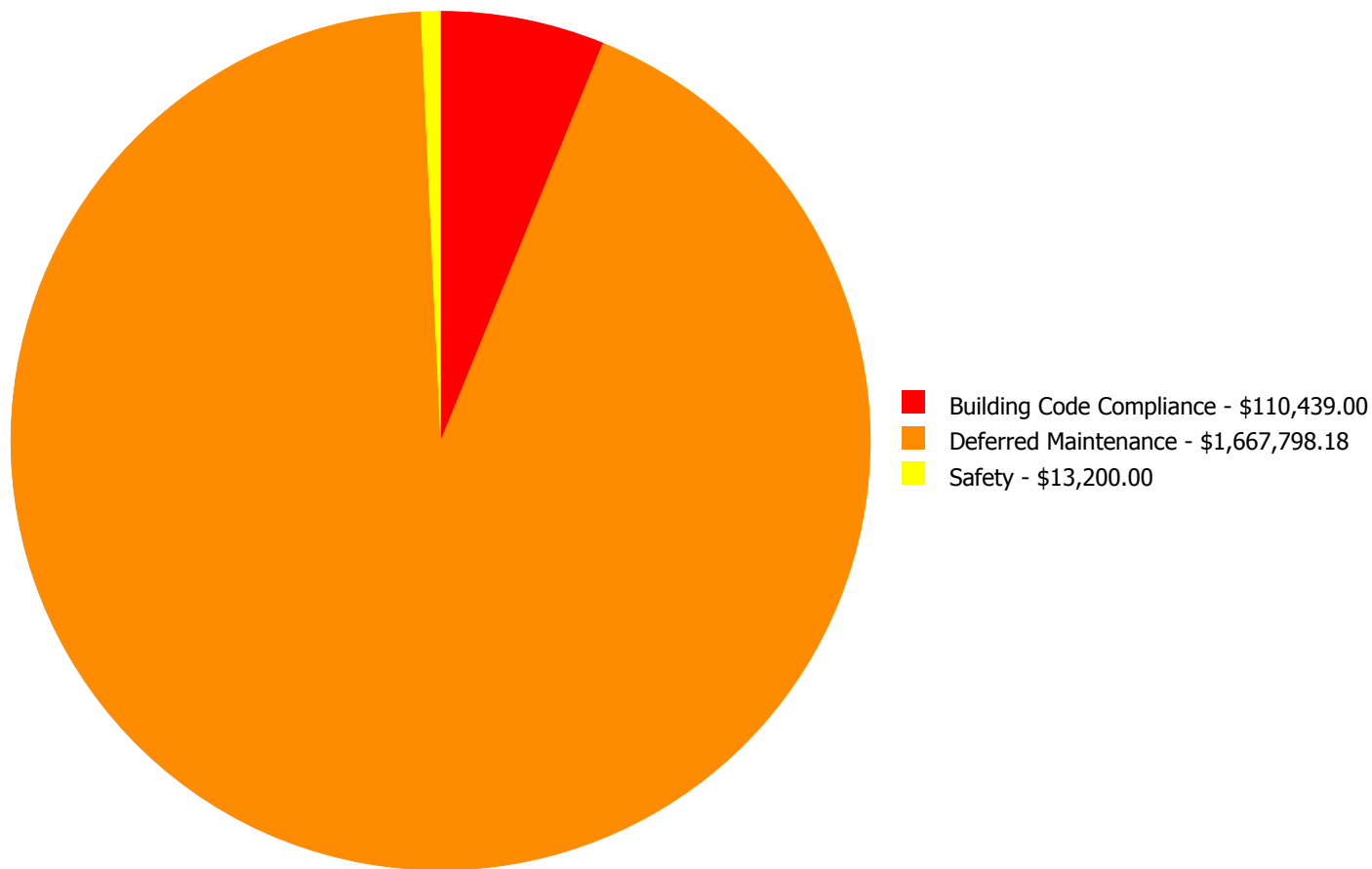
Deficiency By Priority Investment Table

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	\$207,235.00	\$0.00	\$0.00	\$207,235.00
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$51,984.00	\$0.00	\$0.00	\$51,984.00
C1010	Partitions	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00
C3020	Floor Finishes	\$0.00	\$0.00	\$61,230.18	\$0.00	\$0.00	\$61,230.18
C3030	Ceiling Finishes	\$0.00	\$0.00	\$242,315.00	\$0.00	\$0.00	\$242,315.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$253,575.00	\$0.00	\$0.00	\$253,575.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$21,438.00	\$0.00	\$0.00	\$21,438.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$30,533.00	\$0.00	\$0.00	\$30,533.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$295,585.00	\$0.00	\$0.00	\$295,585.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$95,497.00	\$0.00	\$95,497.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$14,942.00	\$0.00	\$14,942.00
D5020	Branch Wiring	\$0.00	\$0.00	\$112,604.00	\$0.00	\$0.00	\$112,604.00
D5020	Lighting	\$0.00	\$0.00	\$262,454.00	\$0.00	\$0.00	\$262,454.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$128,845.00	\$0.00	\$0.00	\$128,845.00
	Total:	\$13,200.00	\$0.00	\$1,667,798.18	\$110,439.00	\$0.00	\$1,791,437.18

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: \$1,791,437.18

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: C1010 - Partitions



Location: Throughout the building
Distress: Failing
Category: Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$13,200.00
Assessor Name: Eduardo Lopez
Date Created: 02/03/2017

Notes: There are visible cracks on the partition wall which should be studied by a professional engineer.

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: 19,686.00
Unit of Measure: S.F.
Estimate: \$207,235.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The exterior windows are beyond their service life and should be replaced.

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,965.00
Unit of Measure: S.F.
Estimate: \$51,984.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

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

System: C3020 - Floor Finishes



Location: Gymnasium and storage areas
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace vinyl tile flooring
Qty: 490.00
Unit of Measure: S.Y.
Estimate: \$52,681.86
Assessor Name: Eduardo Lopez
Date Created: 02/03/2017

Notes: The vinyl tiles are cracked and should be replaced, the other areas have suspected material and it should be abated and 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: Replace carpet
Qty: 100.00
Unit of Measure: S.Y.
Estimate: \$8,548.32
Assessor Name: Eduardo Lopez
Date Created: 02/03/2017

Notes: The carpet 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: 19,686.00
Unit of Measure: S.F.
Estimate: \$242,315.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The ceiling finishes 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: 19,686.00
Unit of Measure: S.F.
Estimate: \$253,575.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

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: 19,686.00
Unit of Measure: S.F.
Estimate: \$21,438.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The water distribution system is beyond its 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: 19,686.00
Unit of Measure: S.F.
Estimate: \$30,533.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The rain water drainage system is beyond its service life and should be replaced.

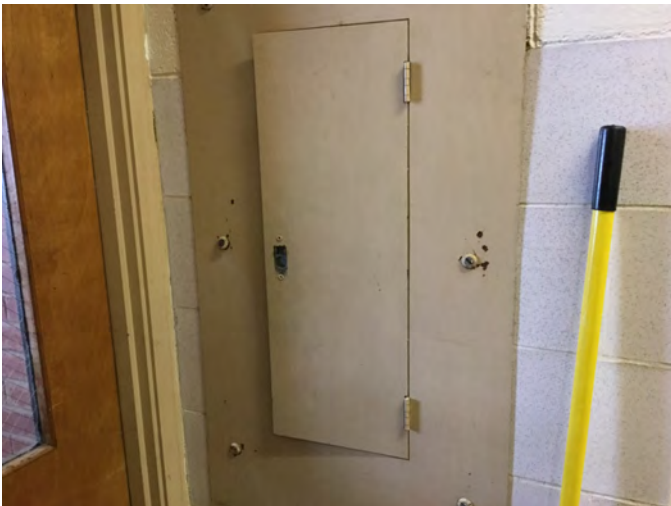
System: D3050 - Terminal & Package Units



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,686.00
Unit of Measure: S.F.
Estimate: \$295,585.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

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

System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,686.00
Unit of Measure: S.F.
Estimate: \$112,604.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The branch wiring system is beyond its service life and should be replaced.

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,686.00
Unit of Measure: S.F.
Estimate: \$262,454.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The lighting fixtures are beyond their 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: 19,686.00
Unit of Measure: S.F.
Estimate: \$128,845.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

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: 19,686.00
Unit of Measure: S.F.
Estimate: \$95,497.00
Assessor Name: Eduardo Lopez
Date Created: 02/03/2017

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: 19,686.00
Unit of Measure: S.F.
Estimate: \$14,942.00
Assessor Name: Eduardo Lopez
Date Created: 02/03/2017

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):	19,686
Year Built:	1964
Last Renovation:	
Replacement Value:	\$483,685
Repair Cost:	\$79,522.25
Total FCI:	16.44 %
Total RSLI:	20.38 %
FCA Score:	83.56



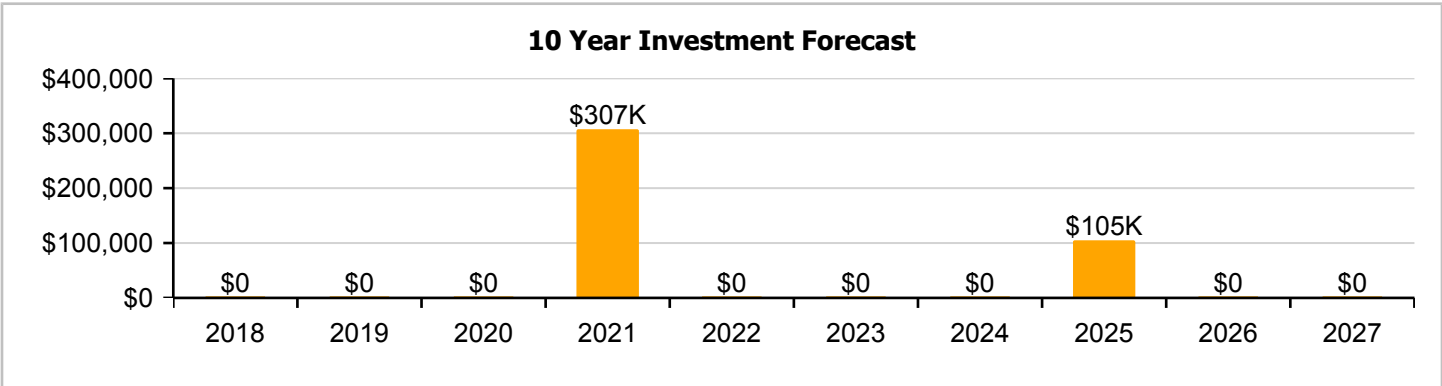
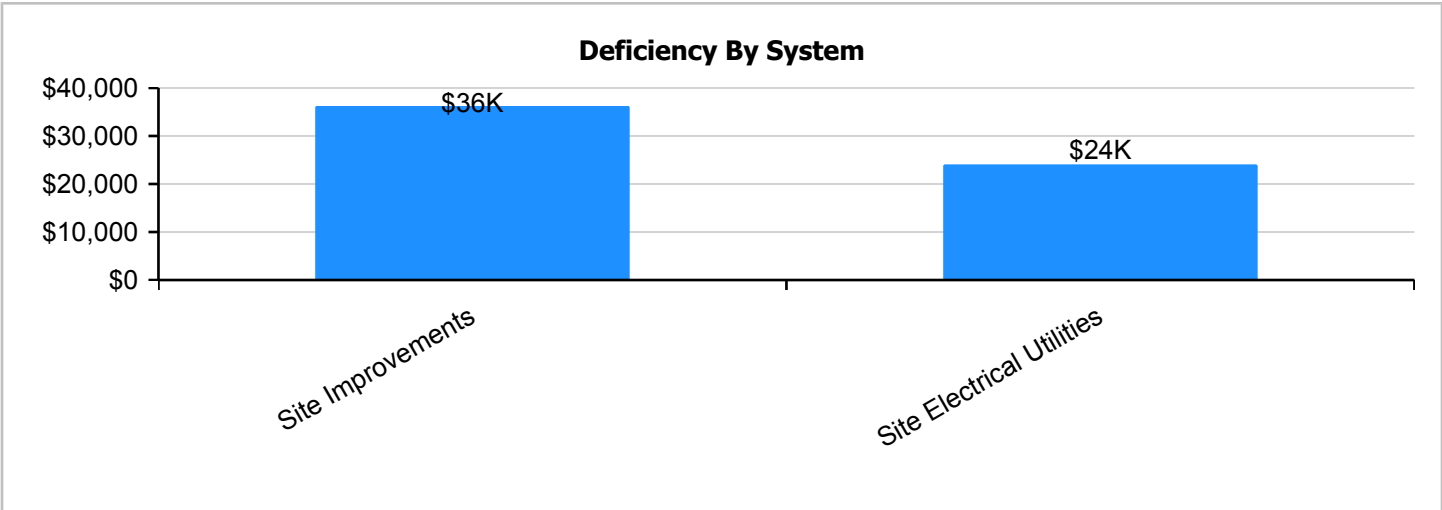
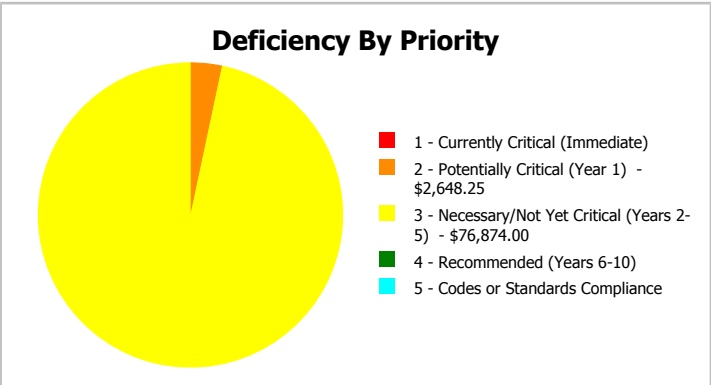
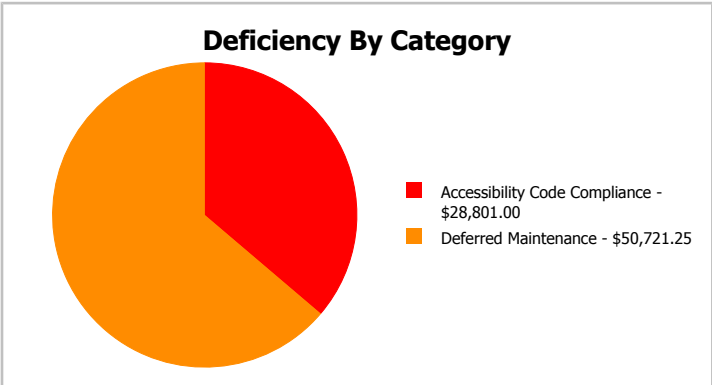
Description:

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:	19,686
Year Built:	1964	Last Renovation:	
Repair Cost:	\$79,522	Replacement Value:	\$483,685
FCI:	16.44 %	RSLI%:	20.38 %



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	33.44 %	19.51 %	\$47,690.25
G30 - Site Mechanical Utilities	8.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	4.92 %	42.33 %	\$31,832.00
Totals:	20.38 %	16.44 %	\$79,522.25

Photo Album

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

- 1). Aerial Image of Askeville Primary - 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 \$
G2010	Roadways	\$3.81	S.F.	19,686	25	2000	2025		32.00 %	0.00 %	8			\$75,004
G2020	Parking Lots	\$1.33	S.F.	19,686	25	1964	1989		0.00 %	110.00 %	-28		\$28,801.00	\$26,182
G2030	Pedestrian Paving	\$1.91	S.F.	19,686	30	1985	2015	2021	13.33 %	0.00 %	4			\$37,600
G2040105	Fence & Guardrails	\$1.23	S.F.	19,686	30	2012	2042		83.33 %	10.94 %	25		\$2,648.25	\$24,214
G2040950	Covered Walkways	\$1.52	S.F.	19,686	25	2011	2036		76.00 %	0.00 %	19			\$29,923
G2040950	Hard Surface Play Area	\$0.75	S.F.	19,686	20	1964	1984		0.00 %	110.00 %	-33		\$16,241.00	\$14,765
G2050	Landscaping	\$1.87	S.F.	19,686	15	1964	1979	2021	26.67 %	0.00 %	4			\$36,813
G3010	Water Supply	\$2.34	S.F.	19,686	50	1964	2014	2021	8.00 %	0.00 %	4			\$46,065
G3020	Sanitary Sewer	\$1.45	S.F.	19,686	50	1964	2014	2021	8.00 %	0.00 %	4			\$28,545
G3030	Storm Sewer	\$4.54	S.F.	19,686	50	1964	2014	2021	8.00 %	0.00 %	4			\$89,374
G4010	Electrical Distribution	\$2.35	S.F.	19,686	50	1964	2014	2021	8.00 %	0.00 %	4			\$46,262
G4020	Site Lighting	\$1.47	S.F.	19,686	30	1964	1994		0.00 %	110.00 %	-23		\$31,832.00	\$28,938
Total									20.38 %	16.44 %			\$79,522.25	\$483,685

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: The parking area is loose gravel and it needs to be paved and striped.

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



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

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note: The site lighting is beyond its service life and inadequate, more should be added and existing 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.

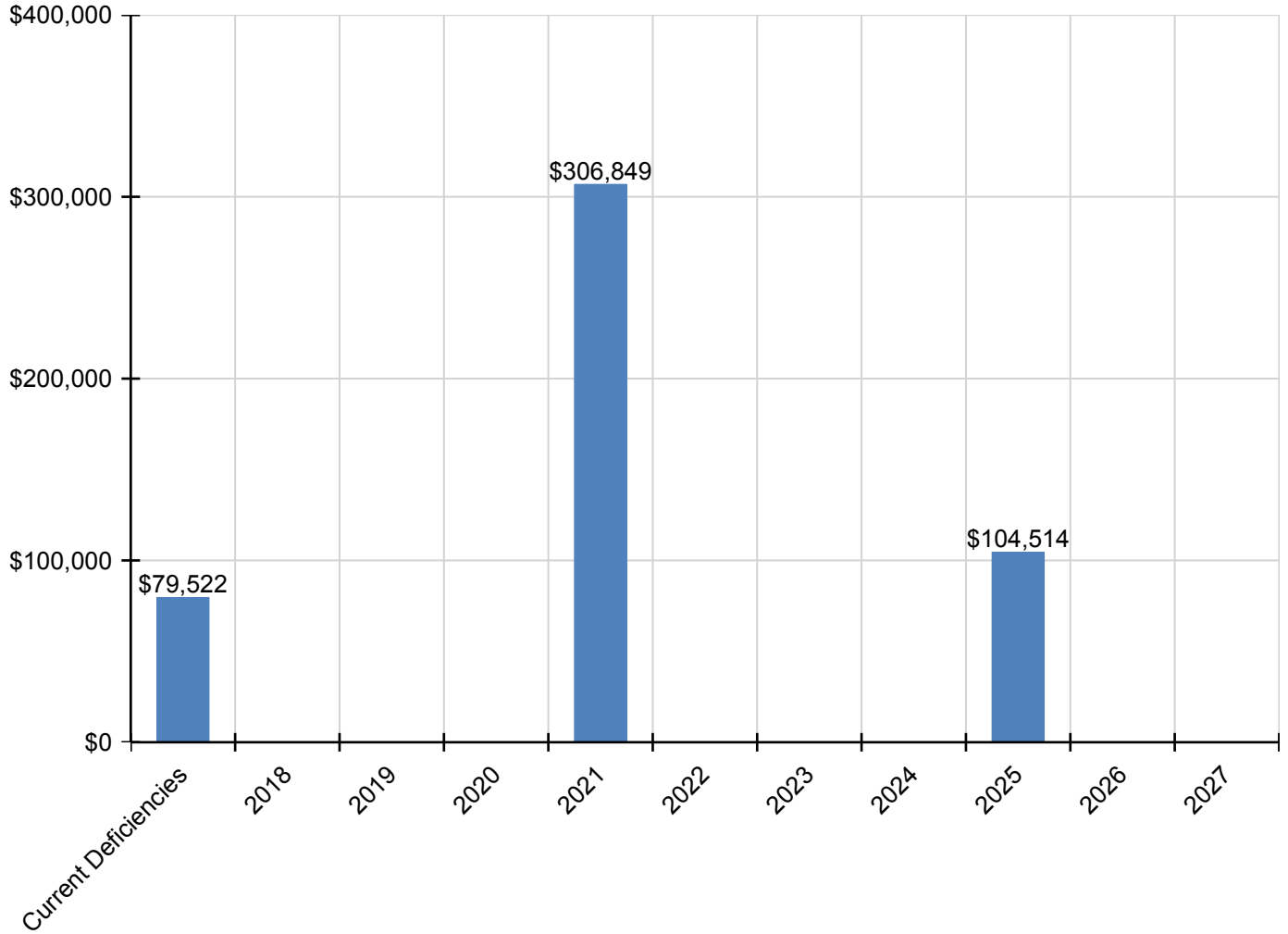
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$79,522	\$0	\$0	\$0	\$306,849	\$0	\$0	\$0	\$104,514	\$0	\$0	\$490,884
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,514	\$0	\$0	\$104,514
G2020 - Parking Lots	\$28,801	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,801
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$46,551	\$0	\$0	\$0	\$0	\$0	\$0	\$46,551
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$2,648	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,648
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Hard Surface Play Area	\$16,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,241
* 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	\$57,032	\$0	\$0	\$0	\$0	\$0	\$0	\$57,032
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$35,340	\$0	\$0	\$0	\$0	\$0	\$0	\$35,340
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$110,651	\$0	\$0	\$0	\$0	\$0	\$0	\$110,651
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$57,275	\$0	\$0	\$0	\$0	\$0	\$0	\$57,275
G4020 - Site Lighting	\$31,832	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,832

** Indicates non-renewable system*

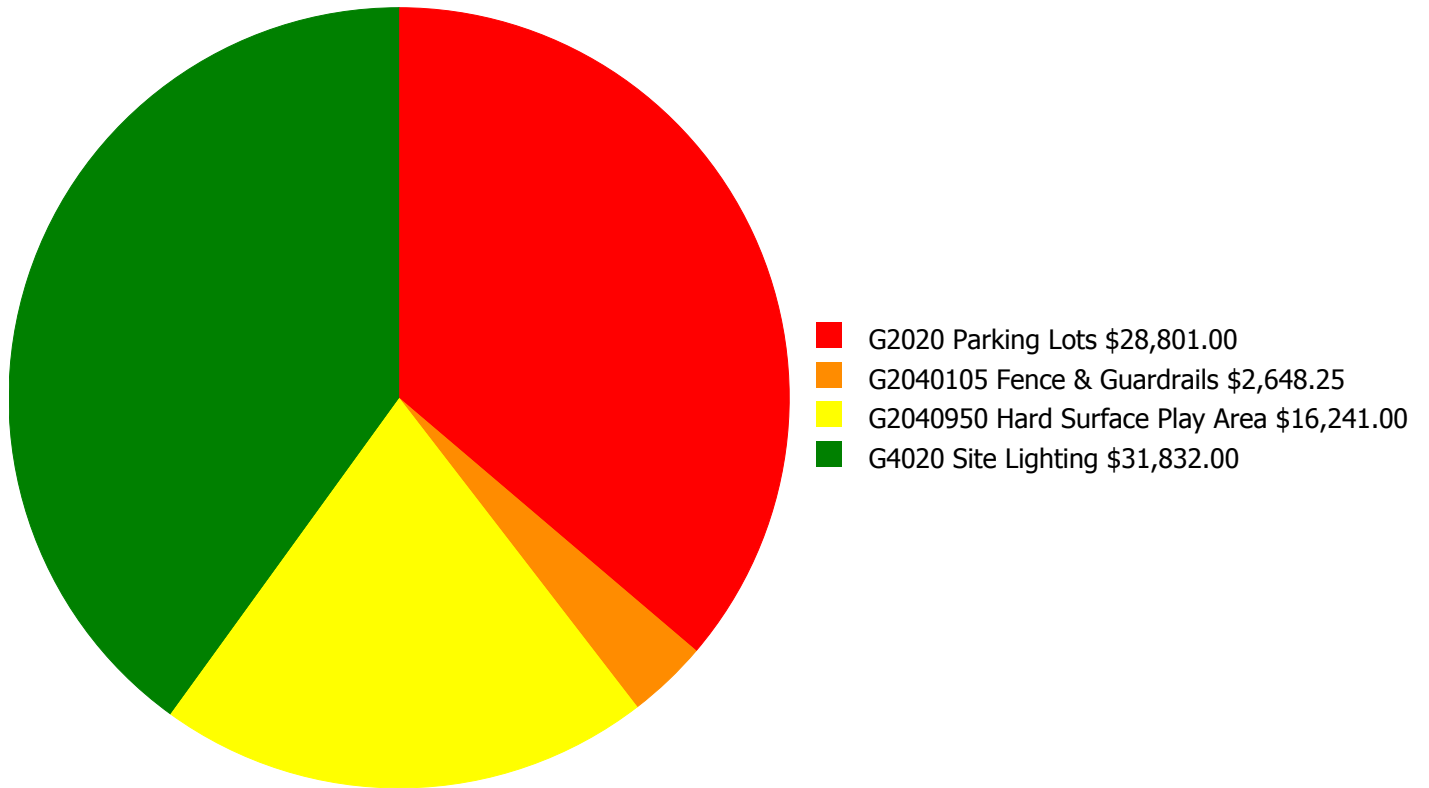
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

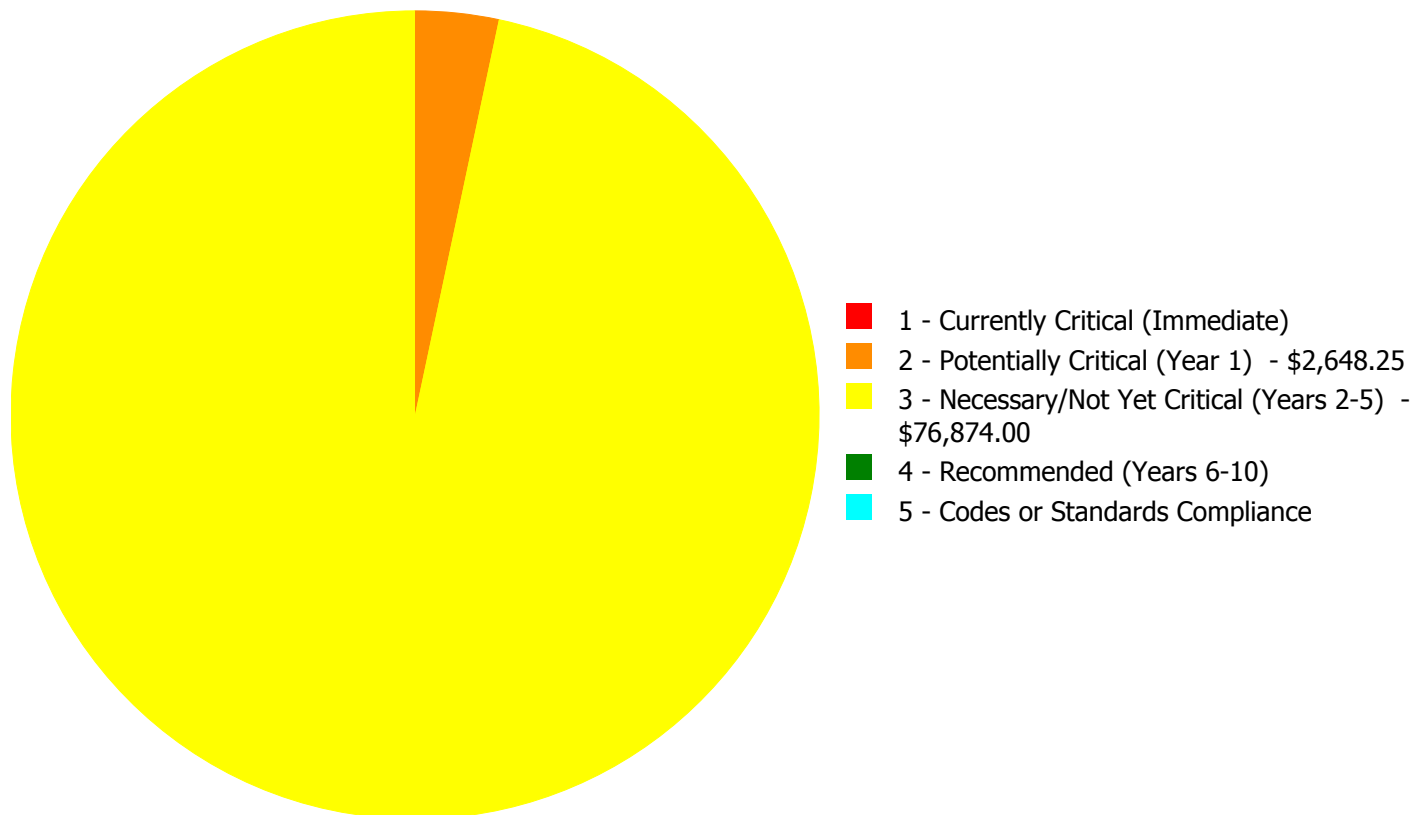
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$79,522.25

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: \$79,522.25

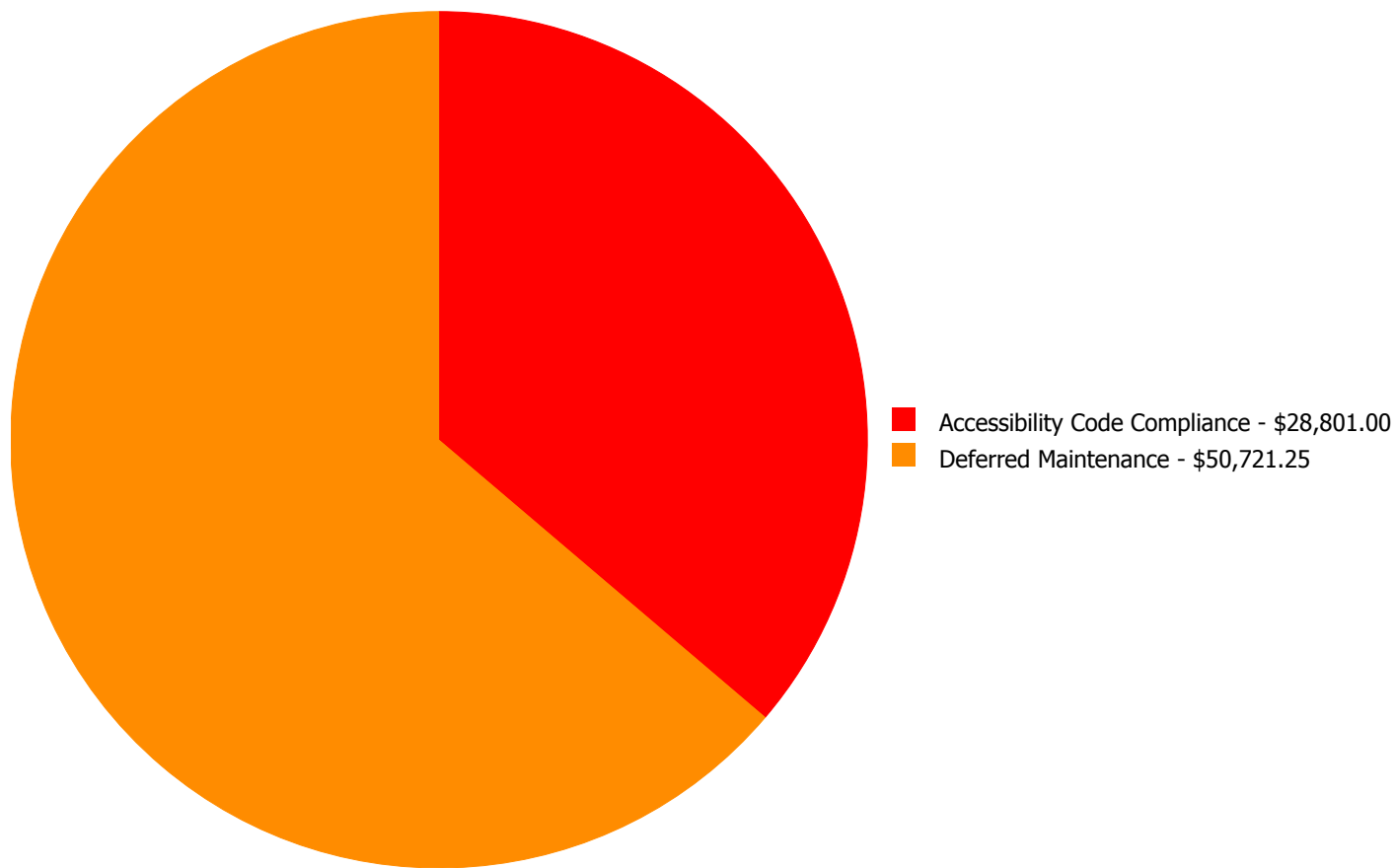
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2020	Parking Lots	\$0.00	\$0.00	\$28,801.00	\$0.00	\$0.00	\$28,801.00
G2040105	Fence & Guardrails	\$0.00	\$2,648.25	\$0.00	\$0.00	\$0.00	\$2,648.25
G2040950	Hard Surface Play Area	\$0.00	\$0.00	\$16,241.00	\$0.00	\$0.00	\$16,241.00
G4020	Site Lighting	\$0.00	\$0.00	\$31,832.00	\$0.00	\$0.00	\$31,832.00
	Total:	\$0.00	\$2,648.25	\$76,874.00	\$0.00	\$0.00	\$79,522.25

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: \$79,522.25

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: G2040105 - Fence & Guardrails



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Install Chain Link Fence
Qty: 75.00
Unit of Measure: L.F.
Estimate: \$2,648.25
Assessor Name: Somnath Das
Date Created: 02/03/2017

Notes: The fence is in poor condition and should be replaced.

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

System: G2020 - Parking Lots



Location: Site
Distress: Inadequate
Category: Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,686.00
Unit of Measure: S.F.
Estimate: \$28,801.00
Assessor Name: Somnath Das
Date Created: 02/06/2017

Notes: The parking area is loose gravel and it needs to paved and striped.

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: 19,686.00
Unit of Measure: S.F.
Estimate: \$16,241.00
Assessor Name: Somnath Das
Date Created: 02/06/2017

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

System: G4020 - Site Lighting



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,686.00
Unit of Measure: S.F.
Estimate: \$31,832.00
Assessor Name: Somnath Das
Date Created: 02/06/2017

Notes: The site lighting is beyond its service life and inadequate, more should be added and existing should be replaced.

NC School District/080 Bertie County/Elementary School

Aulander 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):	35,871
Year Built:	1964
Last Renovation:	
Replacement Value:	\$8,023,594
Repair Cost:	\$4,273,619.47
Total FCI:	53.26 %
Total RSLI:	18.67 %
FCA Score:	46.74



Description:

GENERAL:

Aulander Elementary School is located at 2515 NC Highway 305 North in Aulander, North Carolina. The 1 story, 35,871 square foot building was originally constructed in 1964. There have been 1 addition, but no renovations. In 1985 the gymnasium and few classrooms were added. 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 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 metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are steel frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched standing seam metal and low pitched thermoplastic polyolefin. Roof openings includes a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically CMU and drywall. 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, toilet accessories, storage shelving, and 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 tiles, carpet, 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.

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 internal with roof drains on the low pitched roof, and on the high pitched roof the water drainage is done by gutters and downspouts. Other plumbing systems is supplied by above ground fuel tanks.

HVAC:

Heating and cooling is provided by rooftop package units and above ceiling heat pumps. 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 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 which is an alarm system. The building has controlled entry doors access provided by camera access at the main door; entry doors are secured with magnetic door locks. The security system has only the burglar alarm system which 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, 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 - Aulander Elementary

Attributes:

General Attributes:

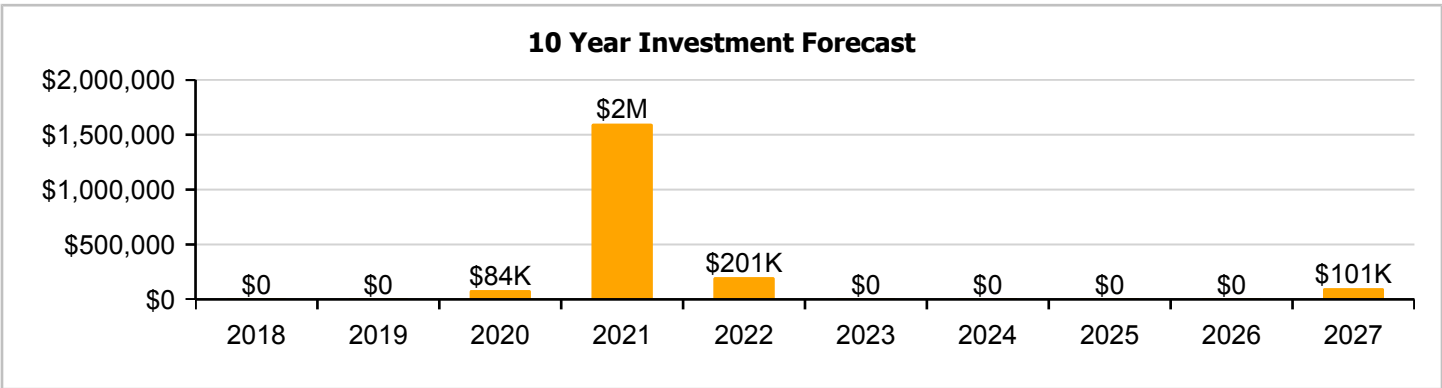
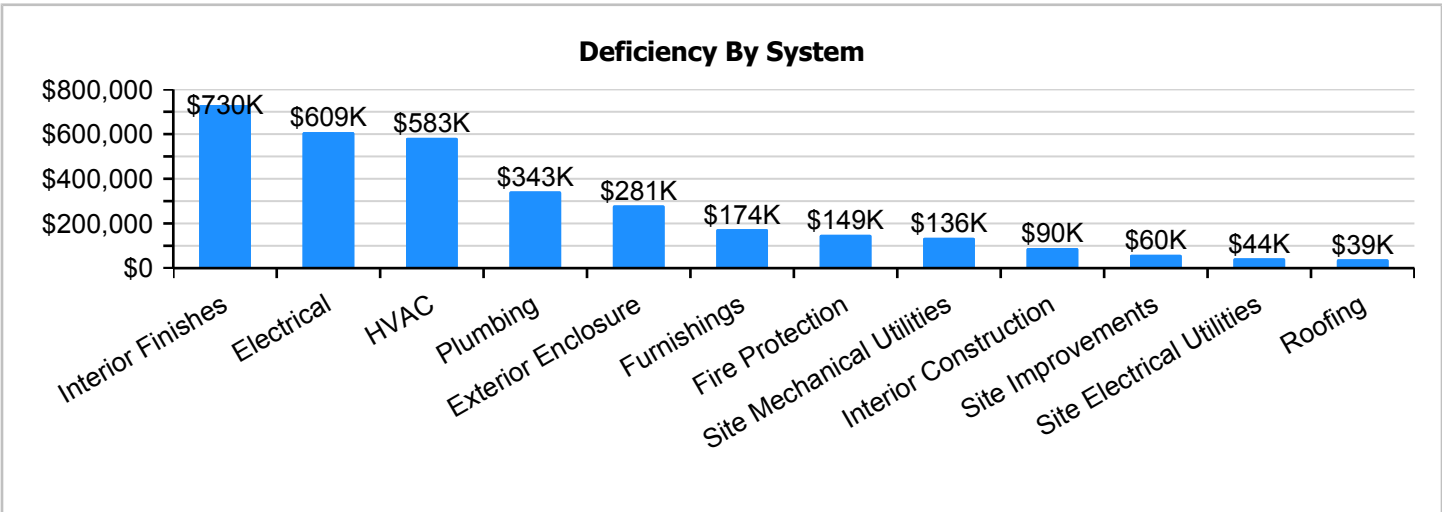
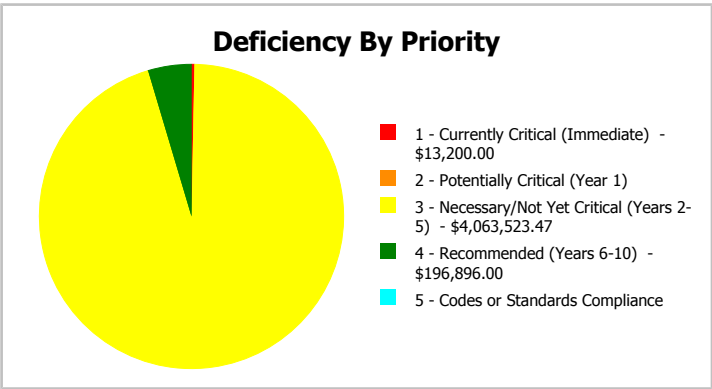
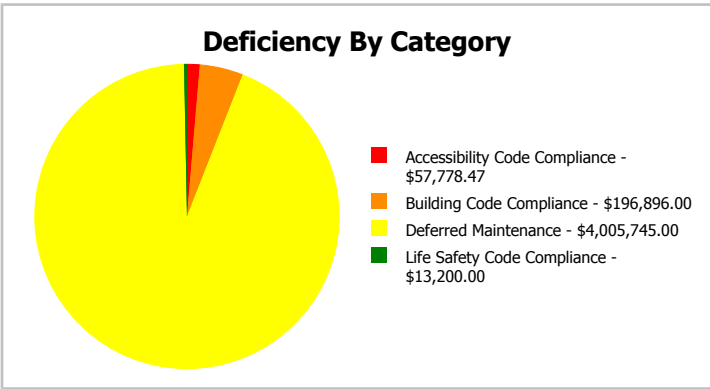
Condition Assessor:	Somnath Das	Assessment Date:	2/6/2017
Suitability Assessor:			

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	Site Acreage:	10

Campus Dashboard Summary

Gross Area:	35,871	Last Renovation:	
Year Built:	1964	Replacement Value:	\$8,023,594
Repair Cost:	\$4,273,619	RSLI%:	18.67 %
FCI:	53.26 %		



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.

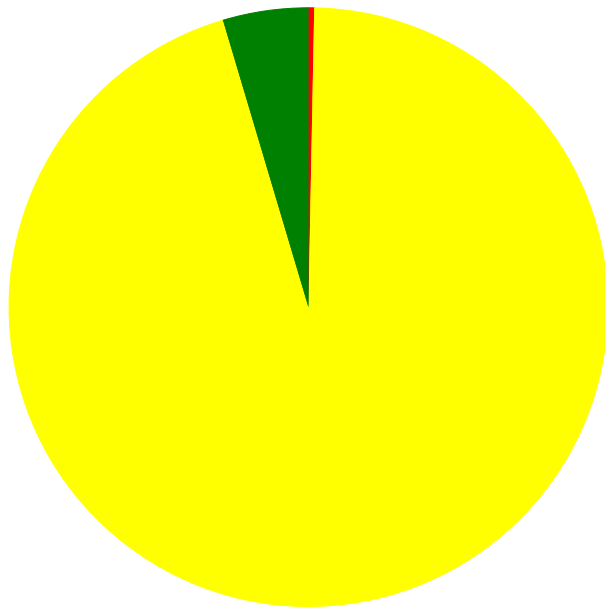
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	47.00 %	0.00 %	\$0.00
A20 - Basement Construction	47.00 %	0.00 %	\$0.00
B10 - Superstructure	47.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	23.00 %	52.04 %	\$370,512.00
B30 - Roofing	41.38 %	15.34 %	\$51,984.00
C10 - Interior Construction	22.18 %	14.30 %	\$118,328.47
C30 - Interior Finishes	4.44 %	106.85 %	\$963,531.00
D20 - Plumbing	3.39 %	82.05 %	\$452,979.00
D30 - HVAC	1.36 %	100.05 %	\$769,828.00
D40 - Fire Protection	0.00 %	110.00 %	\$196,896.00
D50 - Electrical	7.53 %	79.09 %	\$803,762.00
E10 - Equipment	54.09 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$230,041.00
G20 - Site Improvements	15.38 %	20.11 %	\$78,615.00
G30 - Site Mechanical Utilities	4.31 %	53.64 %	\$179,140.00
G40 - Site Electrical Utilities	4.92 %	42.33 %	\$58,003.00
Totals:	18.67 %	53.26 %	\$4,273,619.47

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
1964, 1985 Main Building	35,871	55.26	\$13,200.00	\$0.00	\$3,747,765.47	\$196,896.00	\$0.00
Site	35,871	36.63	\$0.00	\$0.00	\$315,758.00	\$0.00	\$0.00
Total:		53.26	\$13,200.00	\$0.00	\$4,063,523.47	\$196,896.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate) - \$13,200.00
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$4,063,523.47
- 4 - Recommended (Years 6-10) - \$196,896.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$4,273,619.47

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):	35,871
Year Built:	1964
Last Renovation:	
Replacement Value:	\$7,161,614
Repair Cost:	\$3,957,861.47
Total FCI:	55.26 %
Total RSLI:	19.79 %
FCA Score:	44.74



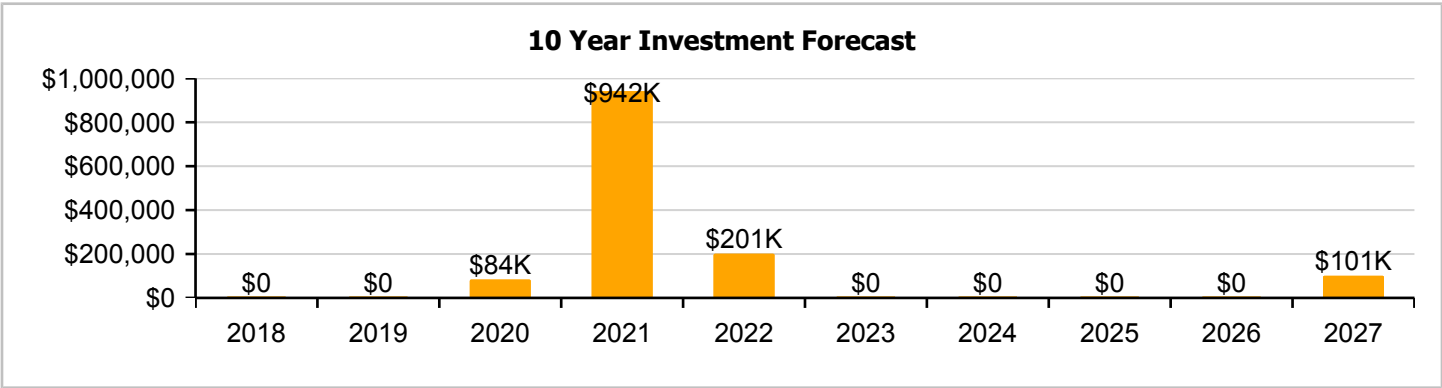
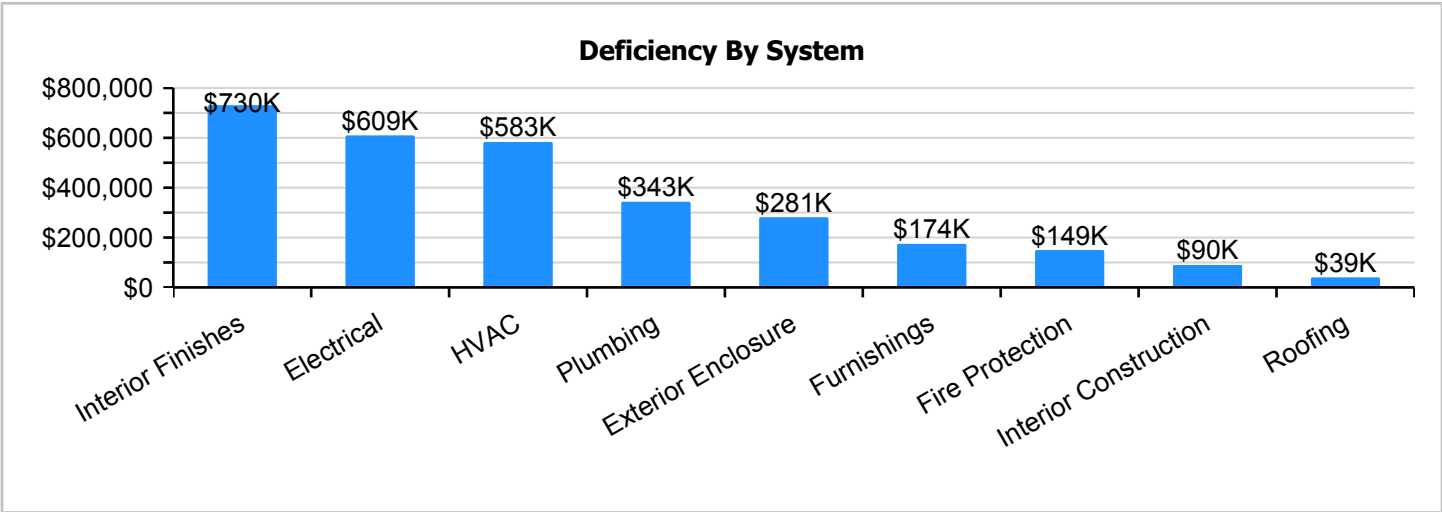
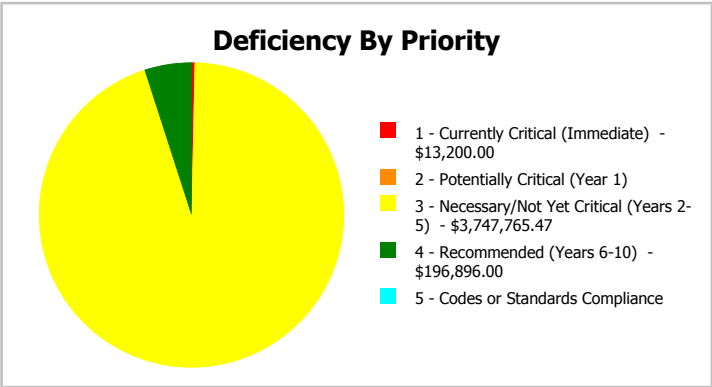
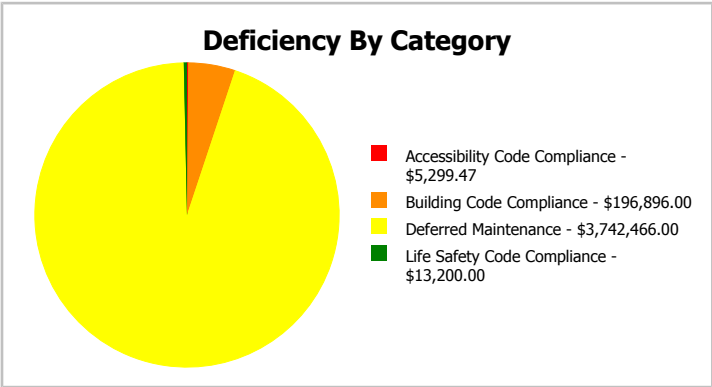
Description:

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:	35,871
Year Built:	1964	Last Renovation:	
Repair Cost:	\$3,957,861	Replacement Value:	\$7,161,614
FCI:	55.26 %	RSLI%:	19.79 %



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	47.00 %	0.00 %	\$0.00
A20 - Basement Construction	47.00 %	0.00 %	\$0.00
B10 - Superstructure	47.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	23.00 %	52.04 %	\$370,512.00
B30 - Roofing	41.38 %	15.34 %	\$51,984.00
C10 - Interior Construction	22.18 %	14.30 %	\$118,328.47
C30 - Interior Finishes	4.44 %	106.85 %	\$963,531.00
D20 - Plumbing	3.39 %	82.05 %	\$452,979.00
D30 - HVAC	1.36 %	100.05 %	\$769,828.00
D40 - Fire Protection	0.00 %	110.00 %	\$196,896.00
D50 - Electrical	7.53 %	79.09 %	\$803,762.00
E10 - Equipment	54.09 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$230,041.00
Totals:	19.79 %	55.26 %	\$3,957,861.47

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.

Campus Assessment Report - 1964, 1985 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	\$4.79	S.F.	35,871	100	1964	2064		47.00 %	0.00 %	47			\$171,822
A1030	Slab on Grade	\$8.43	S.F.	35,871	100	1964	2064		47.00 %	0.00 %	47			\$302,393
A2010	Basement Excavation	\$1.90	S.F.	35,871	100	1964	2064		47.00 %	0.00 %	47			\$68,155
A2020	Basement Walls	\$13.07	S.F.	35,871	100	1964	2064		47.00 %	0.00 %	47			\$468,834
B1020	Roof Construction	\$15.76	S.F.	35,871	100	1964	2064		47.00 %	0.00 %	47			\$565,327
B2010	Exterior Walls	\$9.42	S.F.	35,871	100	1964	2064		47.00 %	0.00 %	47			\$337,905
B2020	Exterior Windows	\$9.39	S.F.	35,871	30	1964	1994		0.00 %	110.00 %	-23		\$370,512.00	\$336,829
B2030	Exterior Doors	\$1.04	S.F.	35,871	30	1964	1994	2021	13.33 %	0.00 %	4			\$37,306
B3010120	Single Ply Membrane	\$6.98	S.F.	4,965	20	1985	2005		0.00 %	150.00 %	-12		\$51,984.00	\$34,656
B3010130	Preformed Metal Roofing	\$9.66	S.F.	30,906	30	2001	2031		46.67 %	0.00 %	14			\$298,552
B3020	Roof Openings	\$0.16	S.F.	35,871	25	1985	2010	2021	16.00 %	0.00 %	4			\$5,739
C1010	Partitions	\$10.80	S.F.	35,871	75	1964	2039		29.33 %	3.41 %	22		\$13,200.00	\$387,407
C1020	Interior Doors	\$2.53	S.F.	35,871	30	1964	1994		0.00 %	110.00 %	-23		\$99,829.00	\$90,754
C1030	Fittings	\$9.74	S.F.	35,871	20	1964	1984	2021	20.00 %	1.52 %	4		\$5,299.47	\$349,384
C3010	Wall Finishes	\$2.79	S.F.	35,871	10	1964	1974	2021	40.00 %	0.00 %	4			\$100,080
C3020	Floor Finishes	\$11.38	S.F.	35,871	20	1964	1984		0.00 %	130.00 %	-33		\$530,676.00	\$408,212
C3030	Ceiling Finishes	\$10.97	S.F.	35,871	25	1964	1989		0.00 %	110.00 %	-28		\$432,855.00	\$393,505
D2010	Plumbing Fixtures	\$11.48	S.F.	35,871	30	1964	1994		0.00 %	110.00 %	-23		\$452,979.00	\$411,799
D2020	Domestic Water Distribution	\$0.98	S.F.	35,871	30	1964	1994	2021	13.33 %	0.00 %	4			\$35,154
D2030	Sanitary Waste	\$1.54	S.F.	35,871	30	1964	1994	2021	13.33 %	0.00 %	4			\$55,241
D2040	Rain Water Drainage	\$1.39	S.F.	35,871	30	1985	2015	2021	13.33 %	0.00 %	4			\$49,861
D3040	Distribution Systems	\$6.14	S.F.	35,871	30	1964	1994		0.00 %	110.00 %	-23		\$242,273.00	\$220,248
D3050	Terminal & Package Units	\$13.37	S.F.	35,871	15	2000	2015		0.00 %	110.00 %	-2		\$527,555.00	\$479,595
D3060	Controls & Instrumentation	\$1.94	S.F.	35,871	20	2000	2020		15.00 %	0.00 %	3			\$69,590
D4010	Sprinklers	\$4.32	S.F.	35,871	30			2016	0.00 %	110.00 %	-1		\$170,459.00	\$154,963
D4020	Standpipes	\$0.67	S.F.	35,871	30			2016	0.00 %	110.00 %	-1		\$26,437.00	\$24,034
D5010	Electrical Service/Distribution	\$1.69	S.F.	35,871	40	1964	2004	2021	10.00 %	0.00 %	4			\$60,622
D5020	Branch Wiring	\$5.06	S.F.	35,871	30	1964	1994		0.00 %	110.00 %	-23		\$199,658.00	\$181,507
D5020	Lighting	\$11.92	S.F.	35,871	30	1964	1994		0.00 %	110.00 %	-23		\$470,341.00	\$427,582
D5030810	Security & Detection Systems	\$1.87	S.F.	35,871	15	1964	1979	2021	26.67 %	0.00 %	4			\$67,079
D5030910	Fire Alarm Systems	\$3.39	S.F.	35,871	15	1964	1979		0.00 %	110.00 %	-38		\$133,763.00	\$121,603
D5030920	Data Communication	\$4.40	S.F.	35,871	15	2007	2022		33.33 %	0.00 %	5			\$157,832
E1020	Institutional Equipment	\$0.30	S.F.	35,871	20	2013	2033		80.00 %	0.00 %	16			\$10,761
E1090	Other Equipment	\$1.90	S.F.	35,871	20	2007	2027		50.00 %	0.00 %	10			\$68,155
E2010	Fixed Furnishings	\$5.83	S.F.	35,871	20	1964	1984		0.00 %	110.00 %	-33		\$230,041.00	\$209,128
Total									19.79 %	55.26 %			\$3,957,861.47	\$7,161,614

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: The exterior windows are beyond their service life and should be replaced.

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1964, 1985 Main Building

System: B3010120 - Single Ply Membrane



Note: The roof covering is in poor condition and should be replaced.

System: B3010130 - Preformed Metal Roofing



Note:

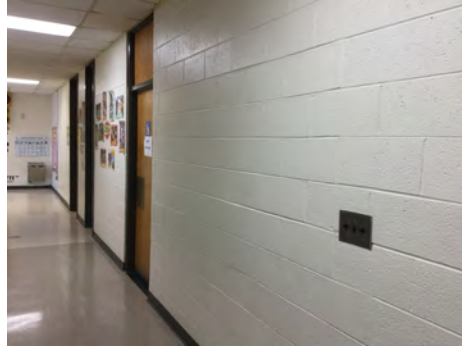
System: B3020 - Roof Openings



Note:

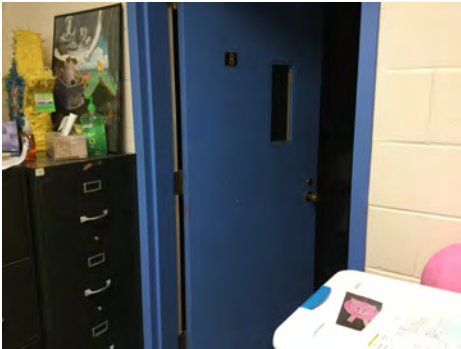
Campus Assessment Report - 1964, 1985 Main Building

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note: The interior doors are beyond their service life and should be replaced, and when the doors are replaced the hardware installed should be ADA compliant.

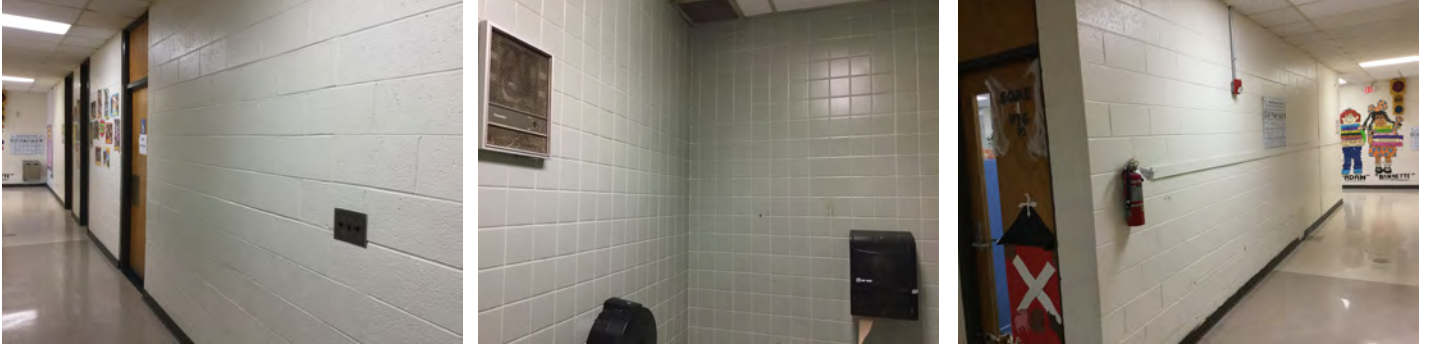
System: C1030 - Fittings



Note:

Campus Assessment Report - 1964, 1985 Main Building

System: C3010 - Wall Finishes



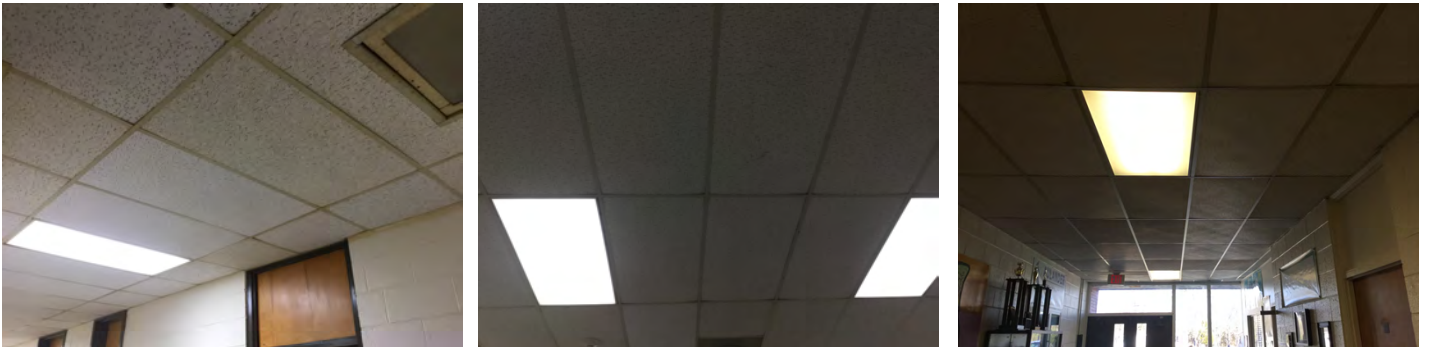
Note:

System: C3020 - Floor Finishes



Note: The flooring system is beyond its service life and should be replaced, the vinyl tiles contains suspected materials.

System: C3030 - Ceiling Finishes



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

Campus Assessment Report - 1964, 1985 Main Building

System: D2010 - Plumbing Fixtures



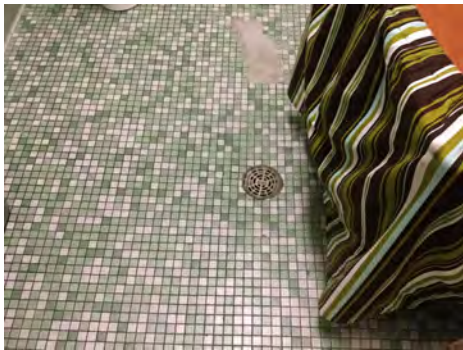
Note: The plumbing fixtures are beyond their service life and should be replaced.

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1964, 1985 Main Building

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



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

System: D3050 - Terminal & Package Units



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

Campus Assessment Report - 1964, 1985 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

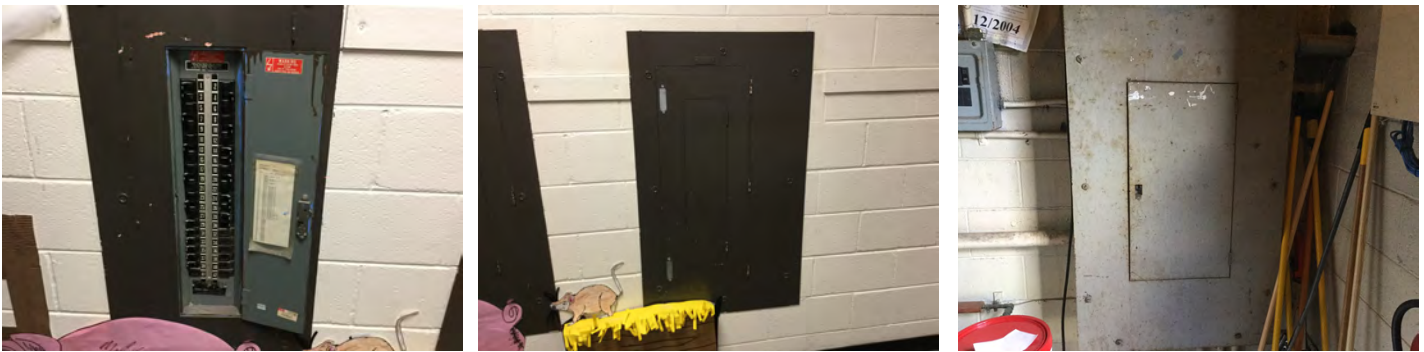
Note: The building does not have a fire protection system and it should be installed.

System: D5010 - Electrical Service/Distribution



Note:

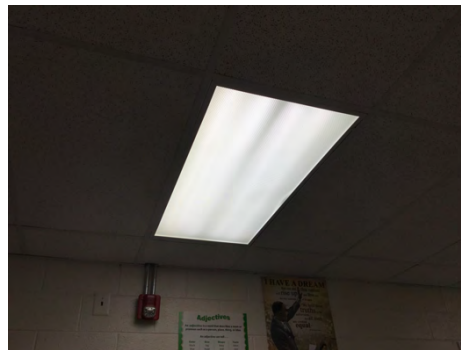
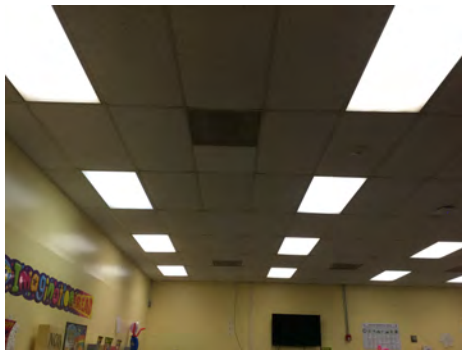
System: D5020 - Branch Wiring



Note: The branch wiring is beyond its service life and should be replaced.

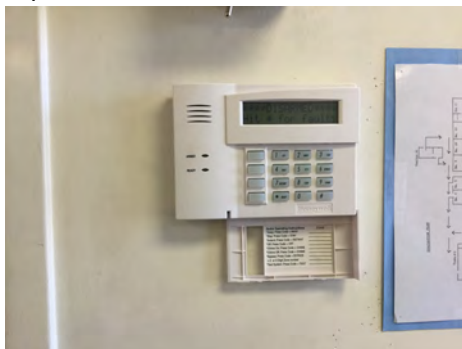
Campus Assessment Report - 1964, 1985 Main Building

System: D5020 - Lighting



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

System: D5030810 - Security & Detection Systems



Note:

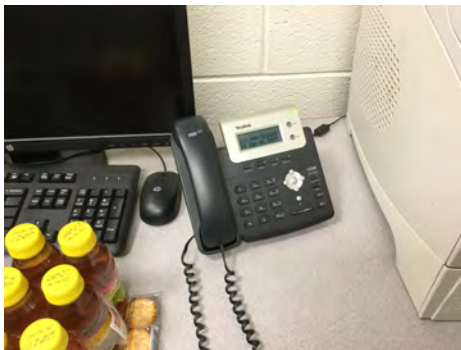
System: D5030910 - Fire Alarm Systems



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

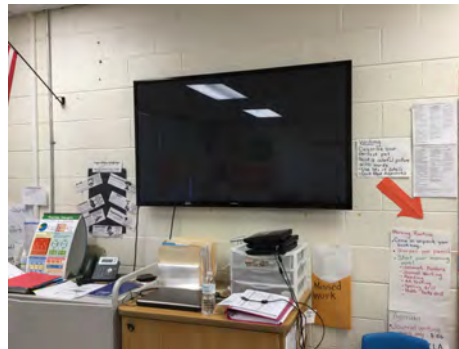
Campus Assessment Report - 1964, 1985 Main Building

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1964, 1985 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
Total:	\$3,957,861	\$0	\$0	\$83,647	\$941,501	\$201,269	\$0	\$0	\$0	\$0	\$100,753	\$5,285,031
* 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
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$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	\$370,512	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$370,512
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$46,186	\$0	\$0	\$0	\$0	\$0	\$0	\$46,186
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	\$51,984	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,984
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$7,105	\$0	\$0	\$0	\$0	\$0	\$0	\$7,105
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	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
C1020 - Interior Doors	\$99,829	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,829
C1030 - Fittings	\$5,299	\$0	\$0	\$0	\$432,558	\$0	\$0	\$0	\$0	\$0	\$0	\$437,857
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

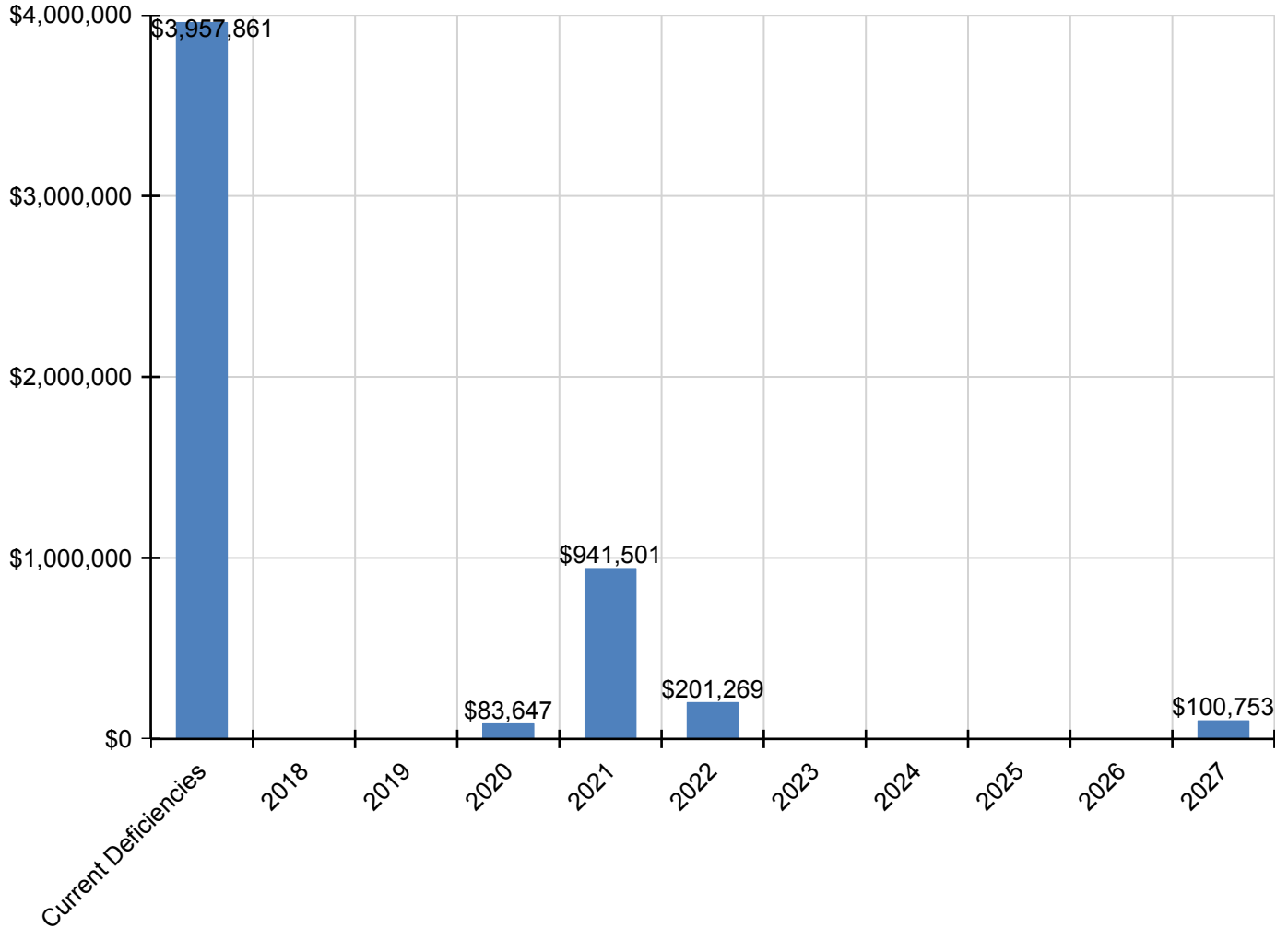
Campus Assessment Report - 1964, 1985 Main Building

C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$123,905	\$0	\$0	\$0	\$0	\$0	\$0	\$123,905
C3020 - Floor Finishes	\$530,676	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$530,676
C3030 - Ceiling Finishes	\$432,855	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$432,855
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$452,979	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$452,979
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$43,522	\$0	\$0	\$0	\$0	\$0	\$0	\$43,522
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$68,392	\$0	\$0	\$0	\$0	\$0	\$0	\$68,392
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$61,731	\$0	\$0	\$0	\$0	\$0	\$0	\$61,731
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$242,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$242,273
D3050 - Terminal & Package Units	\$527,555	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$527,555
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$83,647	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,647
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$170,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$170,459
D4020 - Standpipes	\$26,437	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,437
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$75,053	\$0	\$0	\$0	\$0	\$0	\$0	\$75,053
D5020 - Branch Wiring	\$199,658	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$199,658
D5020 - Lighting	\$470,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$470,341
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$83,048	\$0	\$0	\$0	\$0	\$0	\$0	\$83,048
D5030910 - Fire Alarm Systems	\$133,763	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,763
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$201,269	\$0	\$0	\$0	\$0	\$0	\$201,269
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
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,753	\$100,753
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$230,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230,041

* Indicates non-renewable system

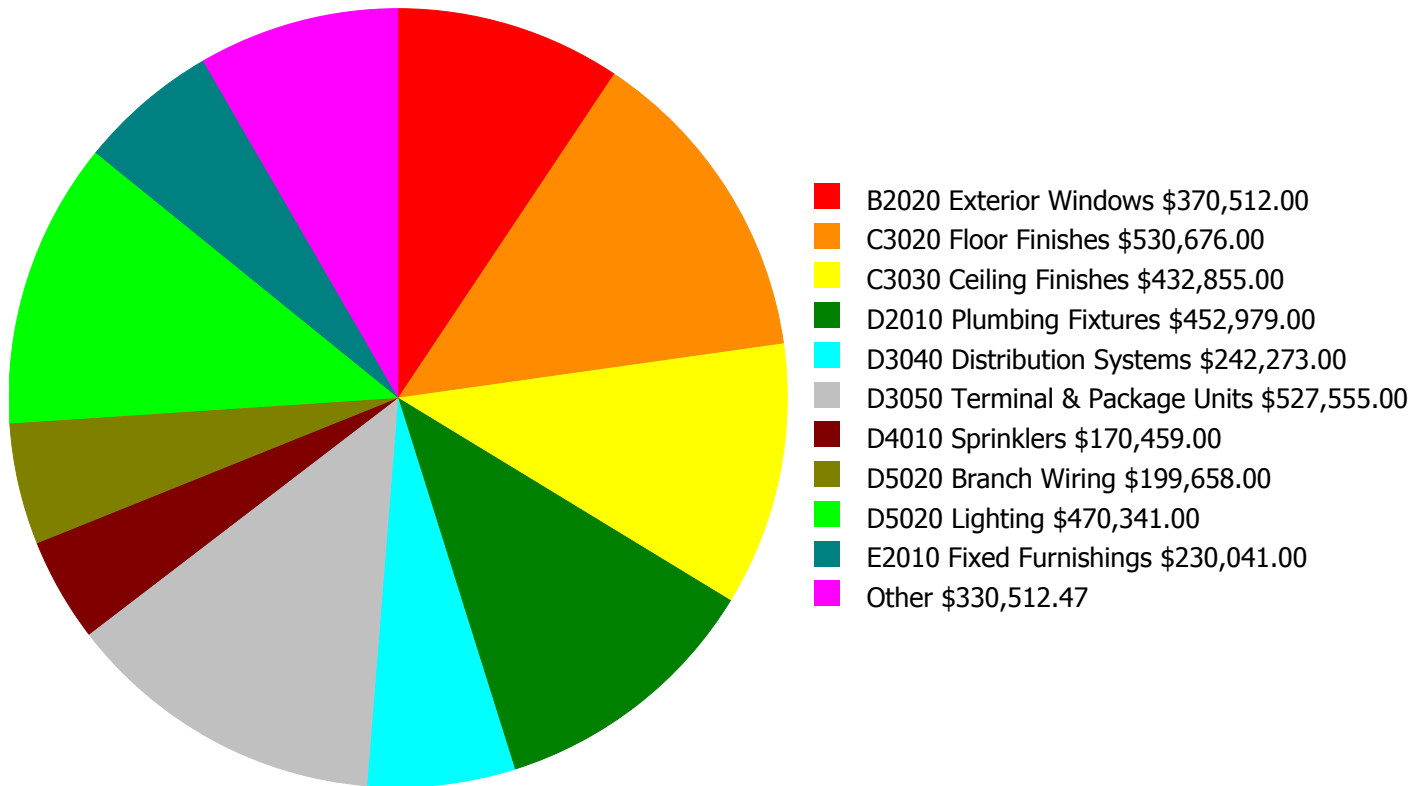
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

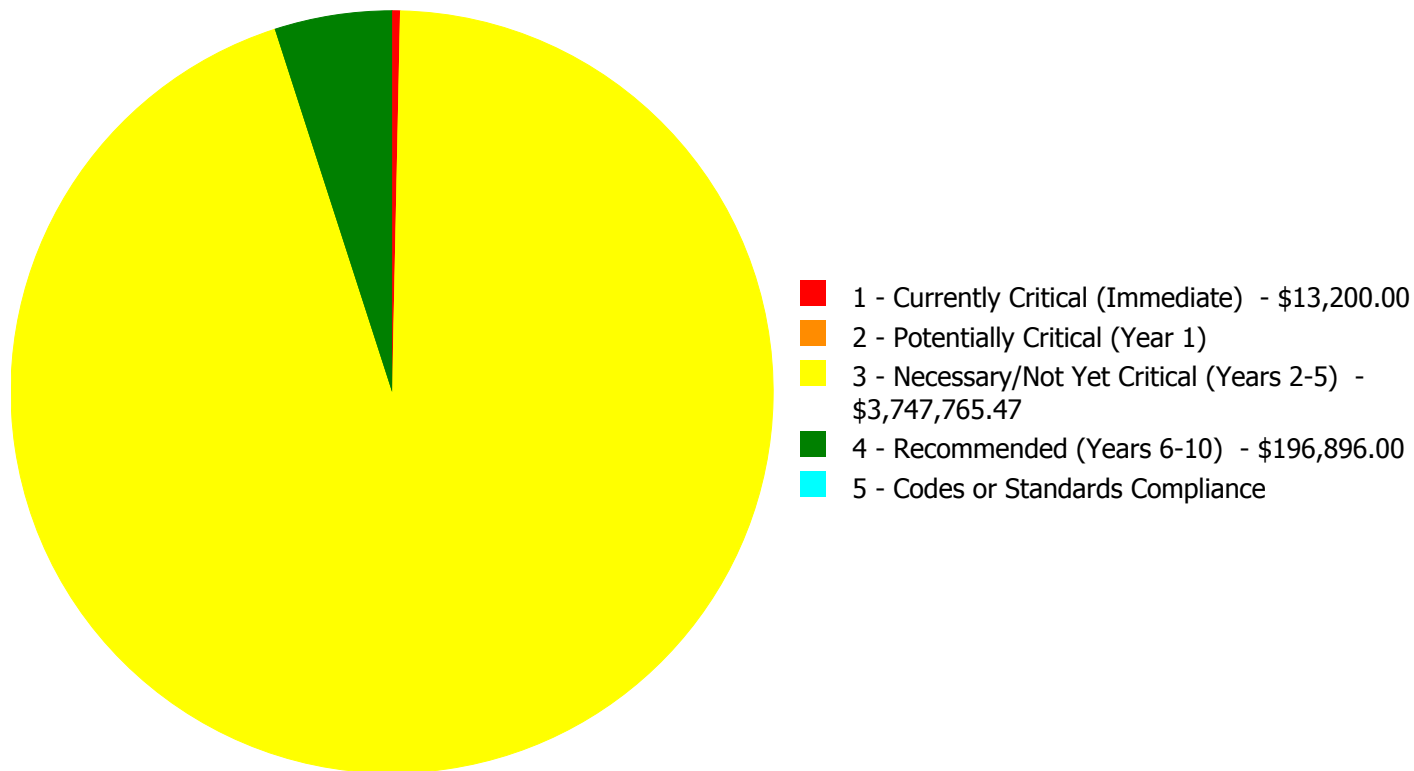
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$3,957,861.47

Deficiency Summary by Priority

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



Budget Estimate Total: \$3,957,861.47

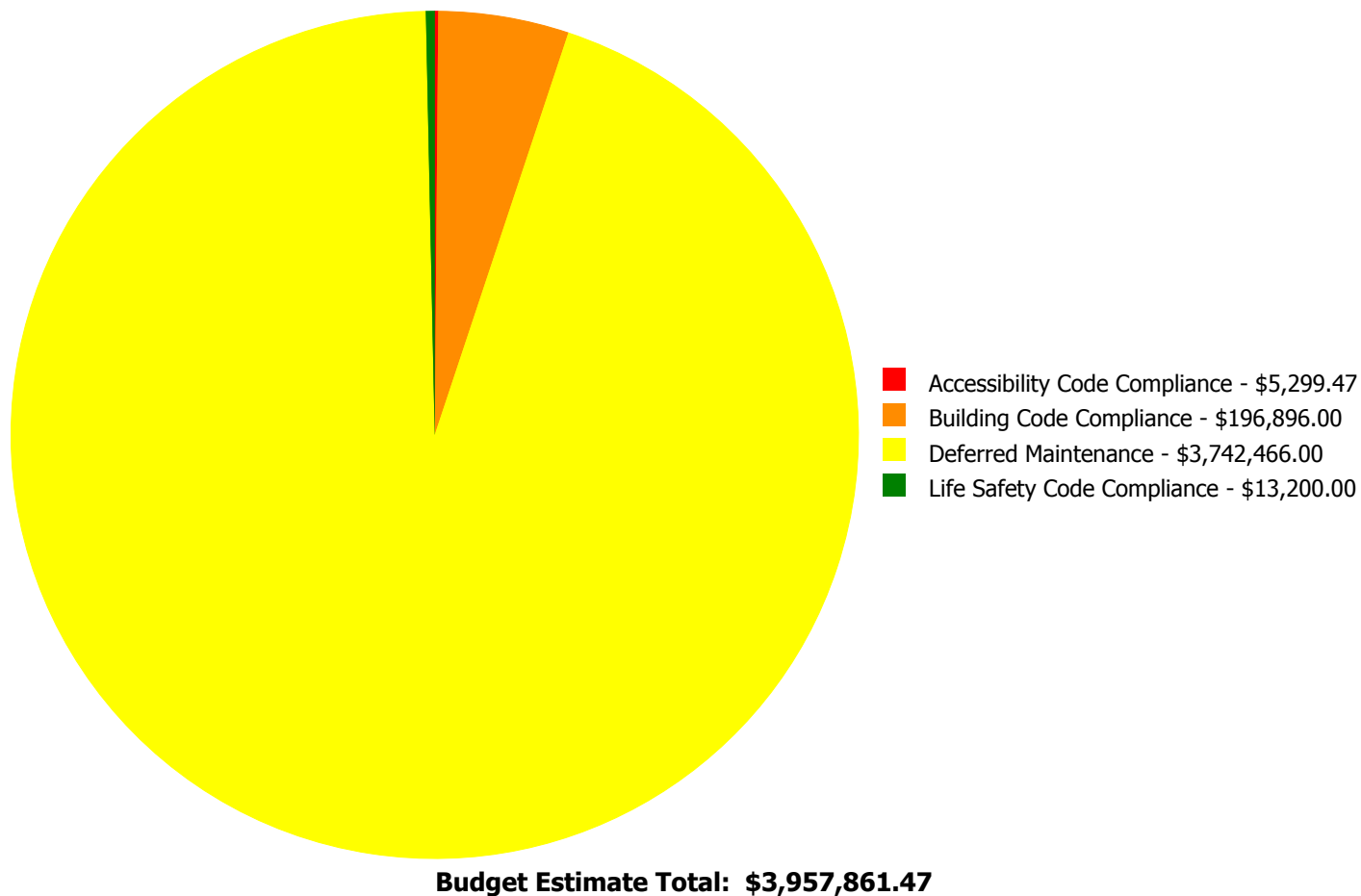
Deficiency By Priority Investment Table

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	\$370,512.00	\$0.00	\$0.00	\$370,512.00
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$51,984.00	\$0.00	\$0.00	\$51,984.00
C1010	Partitions	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00
C1020	Interior Doors	\$0.00	\$0.00	\$99,829.00	\$0.00	\$0.00	\$99,829.00
C1030	Fittings	\$0.00	\$0.00	\$5,299.47	\$0.00	\$0.00	\$5,299.47
C3020	Floor Finishes	\$0.00	\$0.00	\$530,676.00	\$0.00	\$0.00	\$530,676.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$432,855.00	\$0.00	\$0.00	\$432,855.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$452,979.00	\$0.00	\$0.00	\$452,979.00
D3040	Distribution Systems	\$0.00	\$0.00	\$242,273.00	\$0.00	\$0.00	\$242,273.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$527,555.00	\$0.00	\$0.00	\$527,555.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$170,459.00	\$0.00	\$170,459.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$26,437.00	\$0.00	\$26,437.00
D5020	Branch Wiring	\$0.00	\$0.00	\$199,658.00	\$0.00	\$0.00	\$199,658.00
D5020	Lighting	\$0.00	\$0.00	\$470,341.00	\$0.00	\$0.00	\$470,341.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$133,763.00	\$0.00	\$0.00	\$133,763.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$230,041.00	\$0.00	\$0.00	\$230,041.00
	Total:	\$13,200.00	\$0.00	\$3,747,765.47	\$196,896.00	\$0.00	\$3,957,861.47

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:

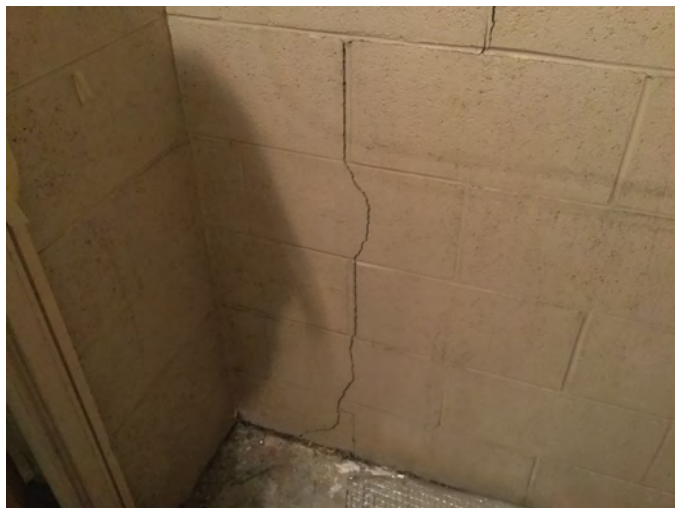


Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: C1010 - Partitions



Location: Room 13
Distress: Failing
Category: Life Safety Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$13,200.00
Assessor Name: Eduardo Lopez
Date Created: 01/31/2017

Notes: There are visible cracks on the partition wall which should be studied by a professional engineer.

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: 35,871.00
Unit of Measure: S.F.
Estimate: \$370,512.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The exterior windows are beyond their service life and should be replaced.

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,965.00
Unit of Measure: S.F.
Estimate: \$51,984.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The roof covering is in poor condition and should be replaced.

System: C1020 - Interior Doors



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,871.00
Unit of Measure: S.F.
Estimate: \$99,829.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The interior doors are beyond their service life and should be replaced, and when the doors are replaced the hardware installed should be ADA compliant.

System: C1030 - Fittings



Location: Throughout the building
Distress: Inadequate
Category: Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace signage and toilet partitions
Qty: 50.00
Unit of Measure: Ea.
Estimate: \$5,299.47
Assessor Name: Eduardo Lopez
Date Created: 01/31/2017

Notes: The signages throughout the building are not ADA compliant and should be replaced.

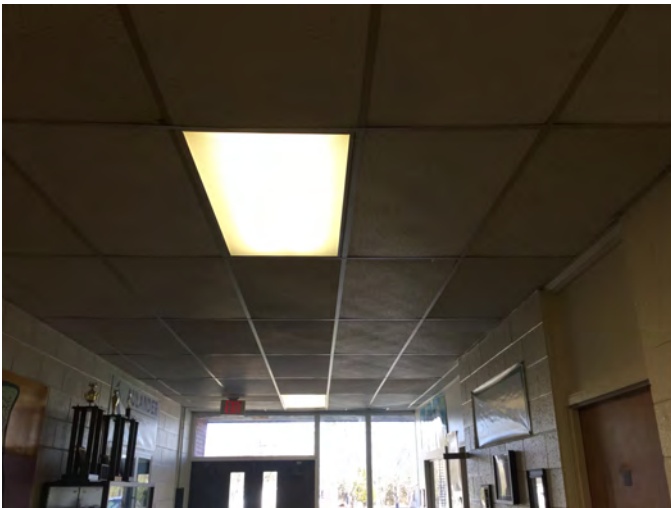
System: C3020 - Floor Finishes



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,871.00
Unit of Measure: S.F.
Estimate: \$530,676.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The flooring system is beyond its service life and should be replaced, the vinyl tiles contains suspected materials.

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: 35,871.00
Unit of Measure: S.F.
Estimate: \$432,855.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The 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: 35,871.00
Unit of Measure: S.F.
Estimate: \$452,979.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

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

System: D3040 - Distribution Systems



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,871.00
Unit of Measure: S.F.
Estimate: \$242,273.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The distribution 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: 35,871.00
Unit of Measure: S.F.
Estimate: \$527,555.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

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

System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,871.00
Unit of Measure: S.F.
Estimate: \$199,658.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The branch wiring is beyond its service life and should be replaced.

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,871.00
Unit of Measure: S.F.
Estimate: \$470,341.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The lighting 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: 35,871.00
Unit of Measure: S.F.
Estimate: \$133,763.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The fire alarm system 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: 35,871.00
Unit of Measure: S.F.
Estimate: \$230,041.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

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: 35,871.00
Unit of Measure: S.F.
Estimate: \$170,459.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

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: 35,871.00
Unit of Measure: S.F.
Estimate: \$26,437.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

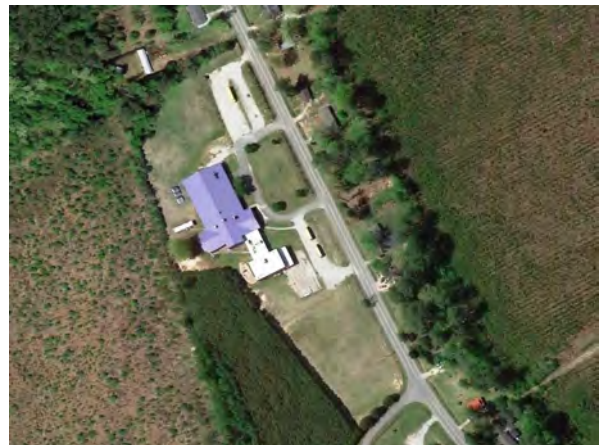
Notes: The building does not have a fire protection system and it should be installed.

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):	35,871
Year Built:	1964
Last Renovation:	
Replacement Value:	\$861,980
Repair Cost:	\$315,758.00
Total FCI:	36.63 %
Total RSLI:	9.43 %
FCA Score:	63.37



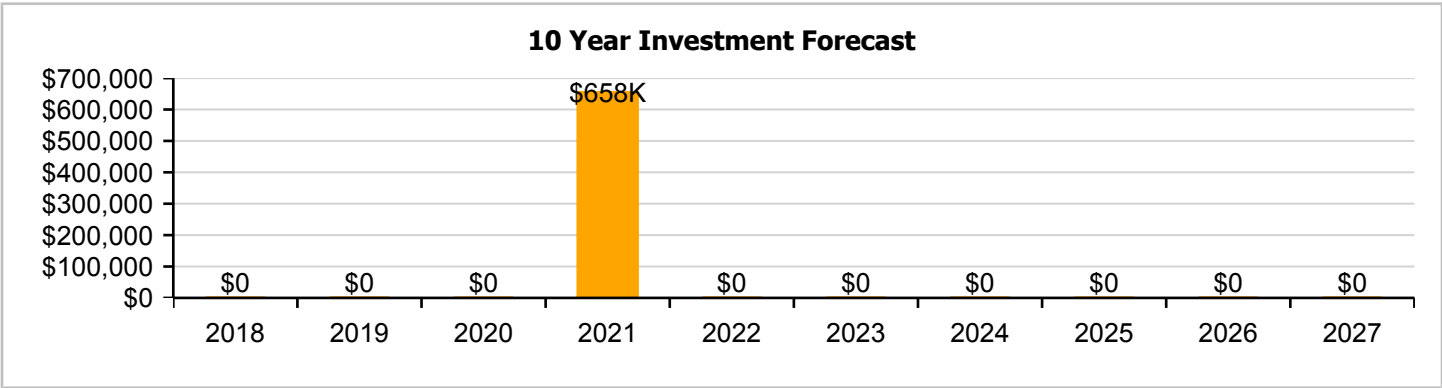
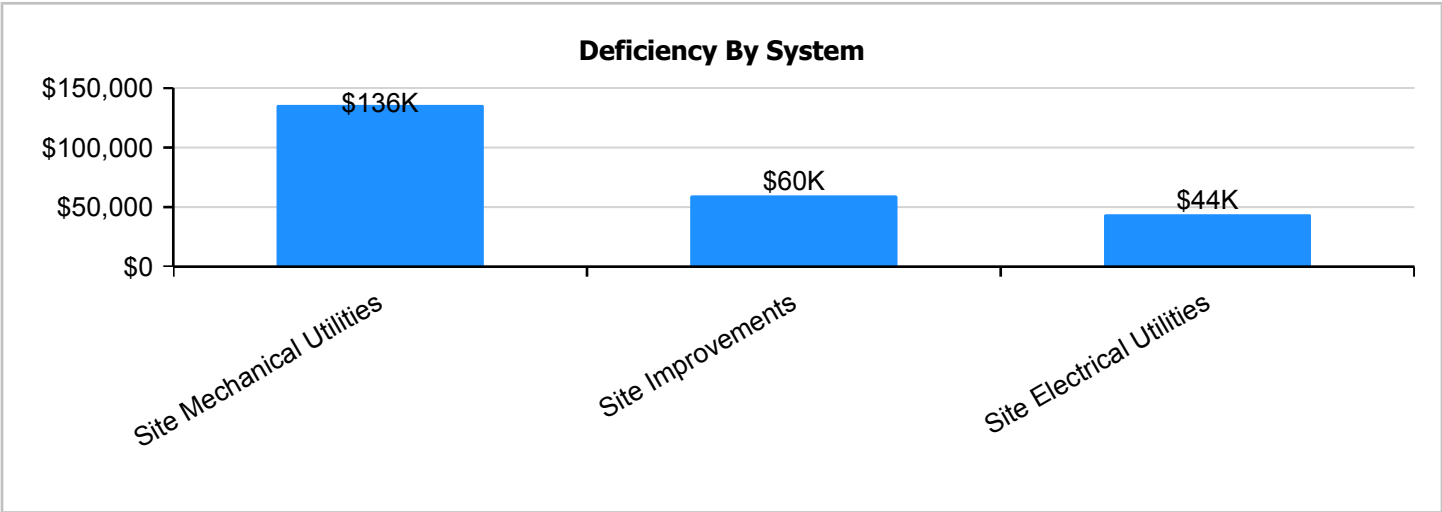
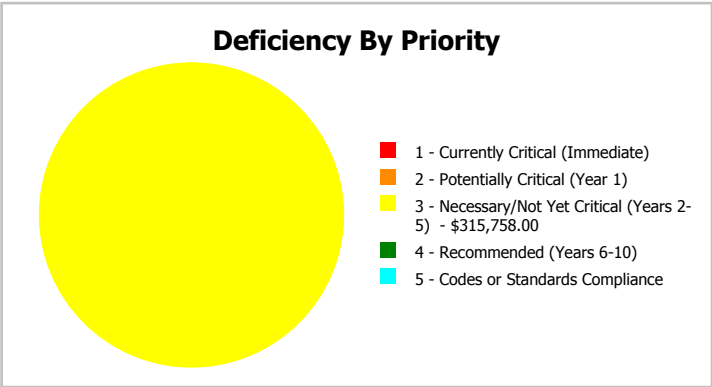
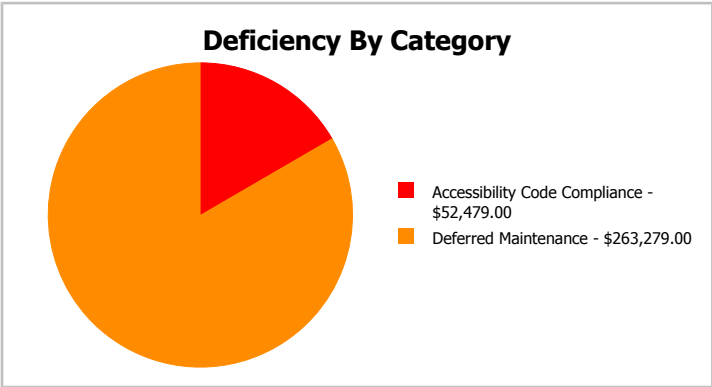
Description:

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:	35,871
Year Built:	1964	Last Renovation:	
Repair Cost:	\$315,758	Replacement Value:	\$861,980
FCI:	36.63 %	RSLI%:	9.43 %



Condition Summary

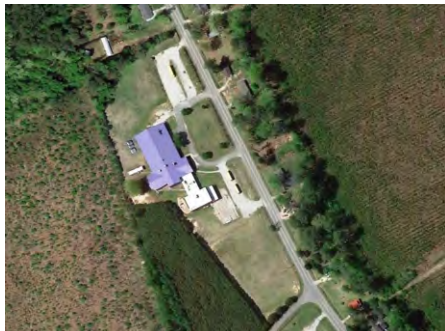
The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT classification Level II. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	15.38 %	20.11 %	\$78,615.00
G30 - Site Mechanical Utilities	4.31 %	53.64 %	\$179,140.00
G40 - Site Electrical Utilities	4.92 %	42.33 %	\$58,003.00
Totals:	9.43 %	36.63 %	\$315,758.00

Photo Album

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

- 1). Aerial Image of Aulander Elementary School - 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 \$
G2010	Roadways	\$3.81	S.F.	35,871	25	1964	1989	2021	16.00 %	0.00 %	4			\$136,669
G2020	Parking Lots	\$1.33	S.F.	35,871	25	1964	1989		0.00 %	110.00 %	-28		\$52,479.00	\$47,708
G2030	Pedestrian Paving	\$1.91	S.F.	35,871	30	1964	1994	2021	13.33 %	0.00 %	4			\$68,514
G2040105	Fence & Guardrails	\$1.23	S.F.	35,871	30	1964	1994	2021	13.33 %	0.00 %	4			\$44,121
G2040950	Hard Surface Play Area	\$0.75	S.F.	35,871	20	1964	1984	2021	20.00 %	97.15 %	4		\$26,136.00	\$26,903
G2050	Landscaping	\$1.87	S.F.	35,871	15	1964	1979	2021	26.67 %	0.00 %	4			\$67,079
G3010	Water Supply	\$2.34	S.F.	35,871	50	1964	2014	2021	8.00 %	0.00 %	4			\$83,938
G3020	Sanitary Sewer	\$1.45	S.F.	35,871	50	1964	2014	2021	8.00 %	0.00 %	4			\$52,013
G3030	Storm Sewer	\$4.54	S.F.	35,871	50	1964	2014		0.00 %	110.00 %	-3		\$179,140.00	\$162,854
G3060	Fuel Distribution	\$0.98	S.F.	35,871	40	1964	2004	2021	10.00 %	0.00 %	4			\$35,154
G4010	Electrical Distribution	\$2.35	S.F.	35,871	50	1964	2014	2021	8.00 %	0.00 %	4			\$84,297
G4020	Site Lighting	\$1.47	S.F.	35,871	30	1964	1994		0.00 %	110.00 %	-23		\$58,003.00	\$52,730
Total									9.43 %	36.63 %			\$315,758.00	\$861,980

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: The parking area is in poor condition and should be replaced.

System: G2030 - Pedestrian Paving



Note:

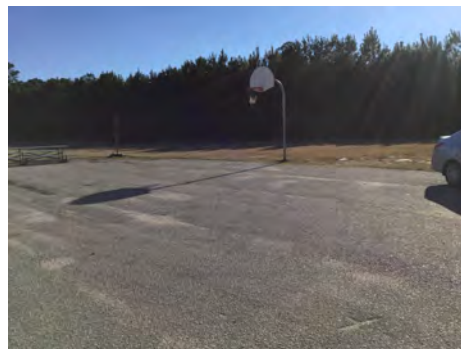
Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Hard Surface Play Area



Note:

System: G2050 - Landscaping



Note:

Campus Assessment Report - Site

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note: The storm sewer system is an open drainage system, and proper piping should be installed.

Campus Assessment Report - Site

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note: The lighting system is inadequate and 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.

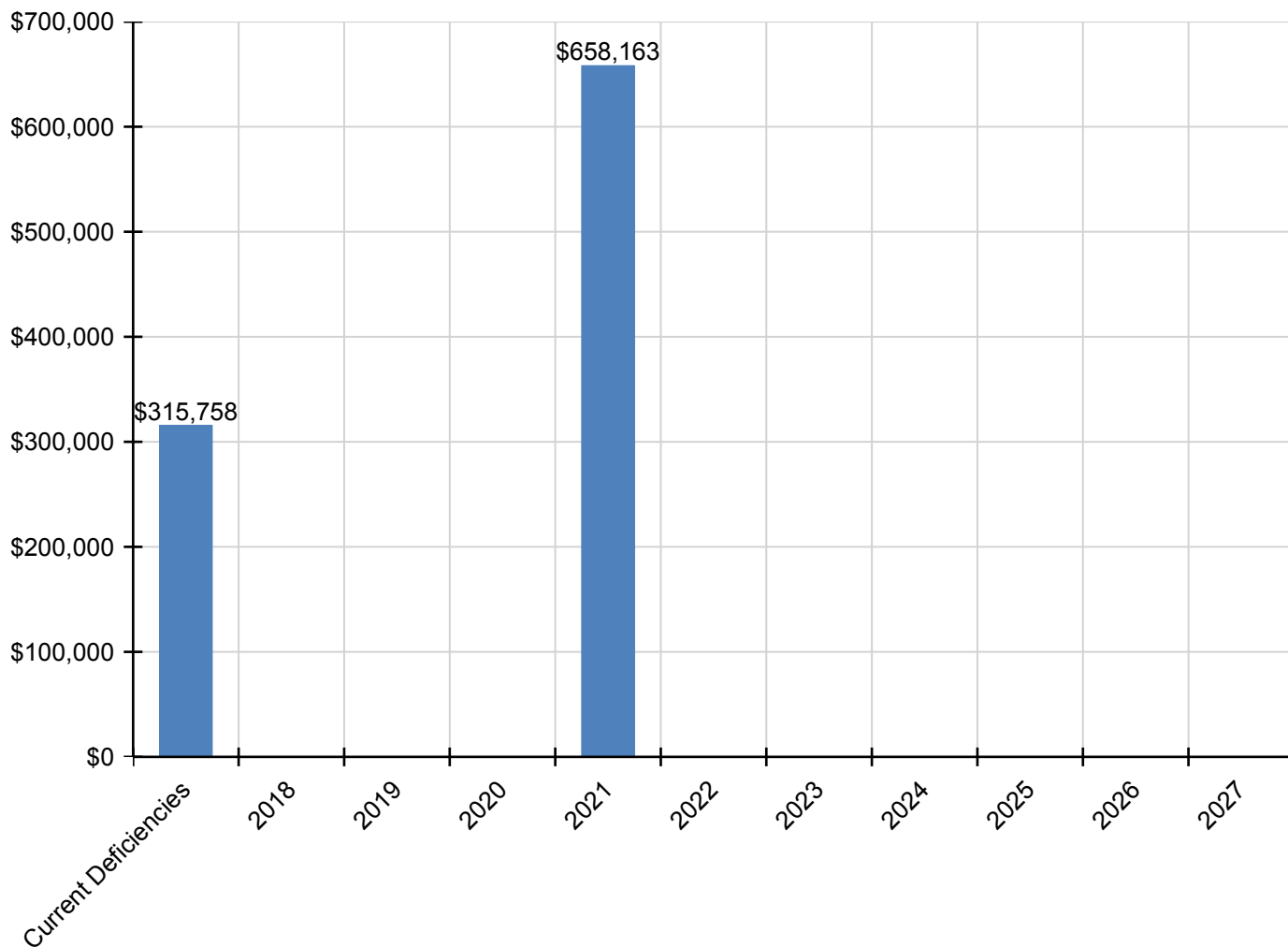
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$315,758	\$0	\$0	\$0	\$658,163	\$0	\$0	\$0	\$0	\$0	\$0	\$973,921
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$169,203	\$0	\$0	\$0	\$0	\$0	\$0	\$169,203
G2020 - Parking Lots	\$52,479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,479
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$84,824	\$0	\$0	\$0	\$0	\$0	\$0	\$84,824
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$54,624	\$0	\$0	\$0	\$0	\$0	\$0	\$54,624
G2040950 - Hard Surface Play Area	\$26,136	\$0	\$0	\$0	\$33,308	\$0	\$0	\$0	\$0	\$0	\$0	\$59,444
* 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	\$103,920	\$0	\$0	\$0	\$0	\$0	\$0	\$103,920
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$64,395	\$0	\$0	\$0	\$0	\$0	\$0	\$64,395
G3030 - Storm Sewer	\$179,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$179,140
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$43,522	\$0	\$0	\$0	\$0	\$0	\$0	\$43,522
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$104,365	\$0	\$0	\$0	\$0	\$0	\$0	\$104,365
G4020 - Site Lighting	\$58,003	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,003

** Indicates non-renewable system*

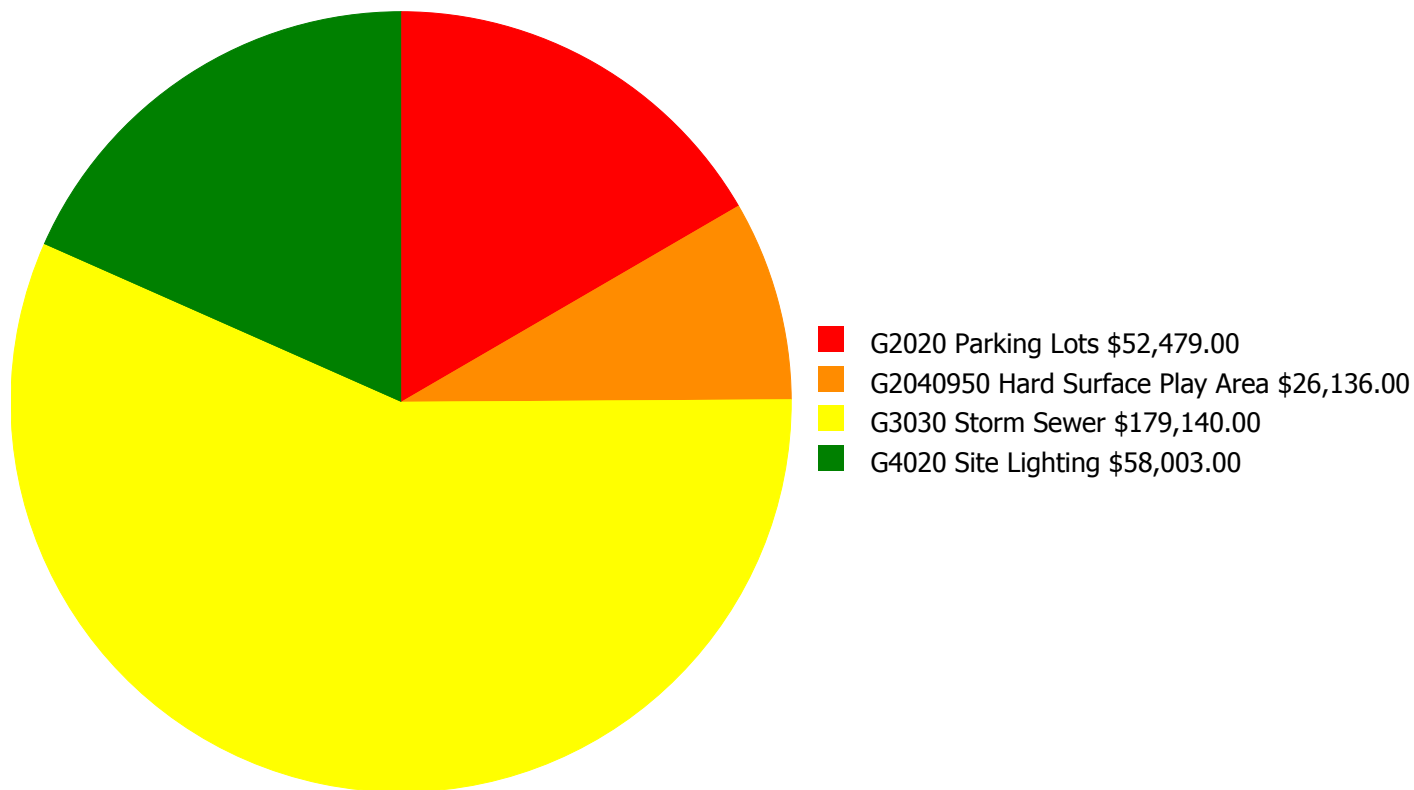
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

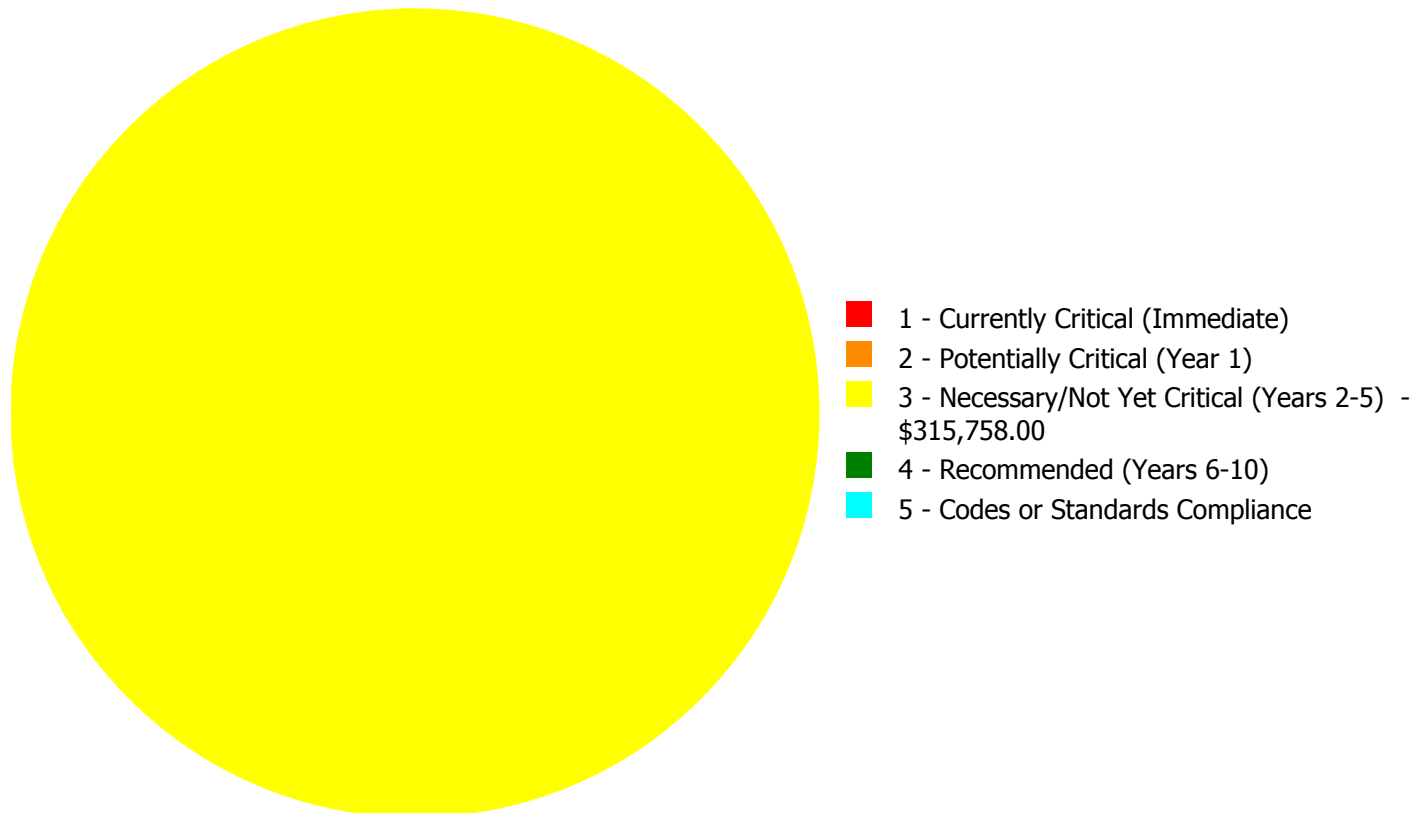
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$315,758.00

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: \$315,758.00

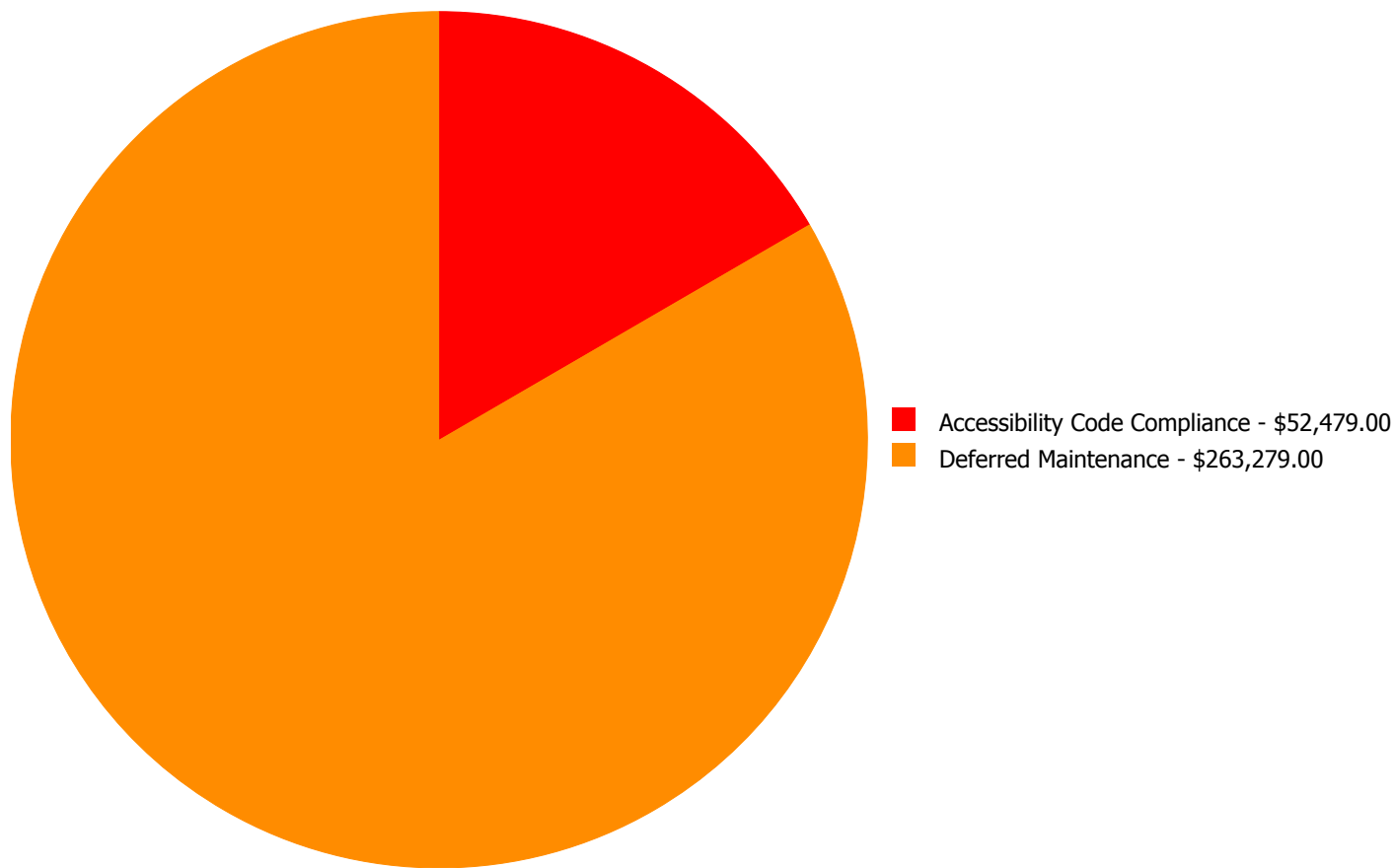
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2020	Parking Lots	\$0.00	\$0.00	\$52,479.00	\$0.00	\$0.00	\$52,479.00
G2040950	Hard Surface Play Area	\$0.00	\$0.00	\$26,136.00	\$0.00	\$0.00	\$26,136.00
G3030	Storm Sewer	\$0.00	\$0.00	\$179,140.00	\$0.00	\$0.00	\$179,140.00
G4020	Site Lighting	\$0.00	\$0.00	\$58,003.00	\$0.00	\$0.00	\$58,003.00
	Total:	\$0.00	\$0.00	\$315,758.00	\$0.00	\$0.00	\$315,758.00

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: \$315,758.00

Deficiency Details by Priority

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

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

System: G2020 - Parking Lots



Location: Site
Distress: Inadequate
Category: Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,871.00
Unit of Measure: S.F.
Estimate: \$52,479.00
Assessor Name: Eduardo Lopez
Date Created: 01/31/2017

Notes: The parking area is in poor condition and should be replaced.

System: G2040950 - Hard Surface Play Area



Location: Site
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Resurface hard surface
Qty: 3,300.00
Unit of Measure: S.F.
Estimate: \$26,136.00
Assessor Name: Eduardo Lopez
Date Created: 01/31/2017

Notes: The hard surface play area needs to be resurfaced.

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: 35,871.00
Unit of Measure: S.F.
Estimate: \$179,140.00
Assessor Name: Eduardo Lopez
Date Created: 02/06/2017

Notes: The storm sewer system is an open drainage system, and proper piping should be installed.

System: G4020 - Site Lighting



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,871.00
Unit of Measure: S.F.
Estimate: \$58,003.00
Assessor Name: Eduardo Lopez
Date Created: 01/31/2017

Notes: The lighting system is inadequate and beyond its service life and should be replaced.

NC School District/080 Bertie County/Elementary School

Colerain Elementary

Draft

Campus Assessment Report

March 6, 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):	31,767
Year Built:	1986
Last Renovation:	
Replacement Value:	\$7,075,144
Repair Cost:	\$1,658,727.55
Total FCI:	23.44 %
Total RSLI:	33.11 %
FCA Score:	76.56



Description:

GENERAL:

Colerain Elementary School is located at 202 North Academy Street in Colerain, North Carolina. The 1 story, 31,767 square foot building was originally constructed in 1986. 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 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 - Colerain Elementary

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 steel frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched asphalt composition shingles. Roof openings include skylights. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally hollow core wood with wood frames and without glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes steel risers and concrete treads with concrete finishes. 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 carpet, ceramic tiles, 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.

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. There is no rain water drainage system. Other plumbing systems is supplied by above ground fuel tanks.

HVAC:

Heating and cooling is provided with terminal and package units located on the mezzanine floor. 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 which is an alarm system. The building has controlled entry doors access provided by camera access at the main door; entry doors are secured with magnetic door locks. The security system has only the burglar alarm system which 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, and fixed casework.

G. SITE

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

Campus Assessment Report - Colerain Elementary

Attributes:

General Attributes:

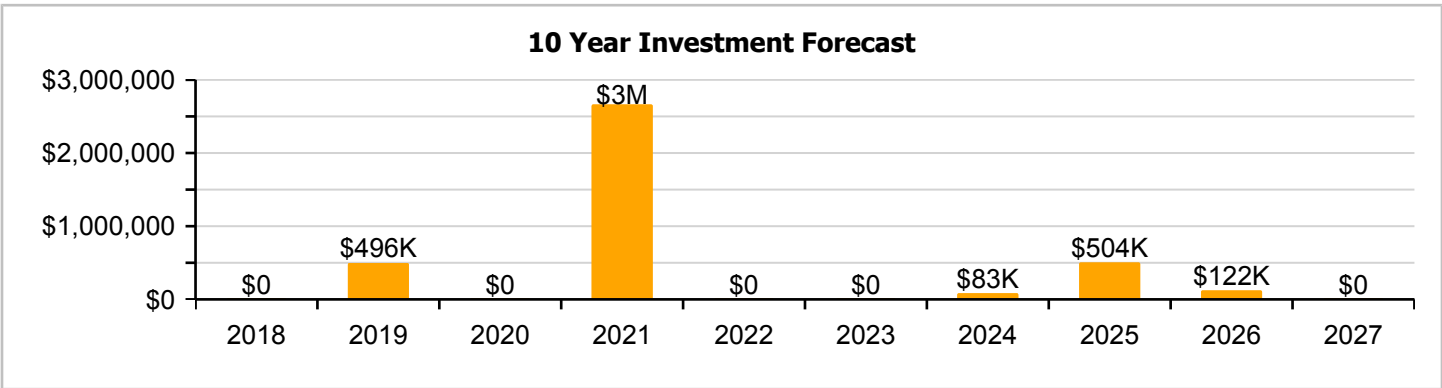
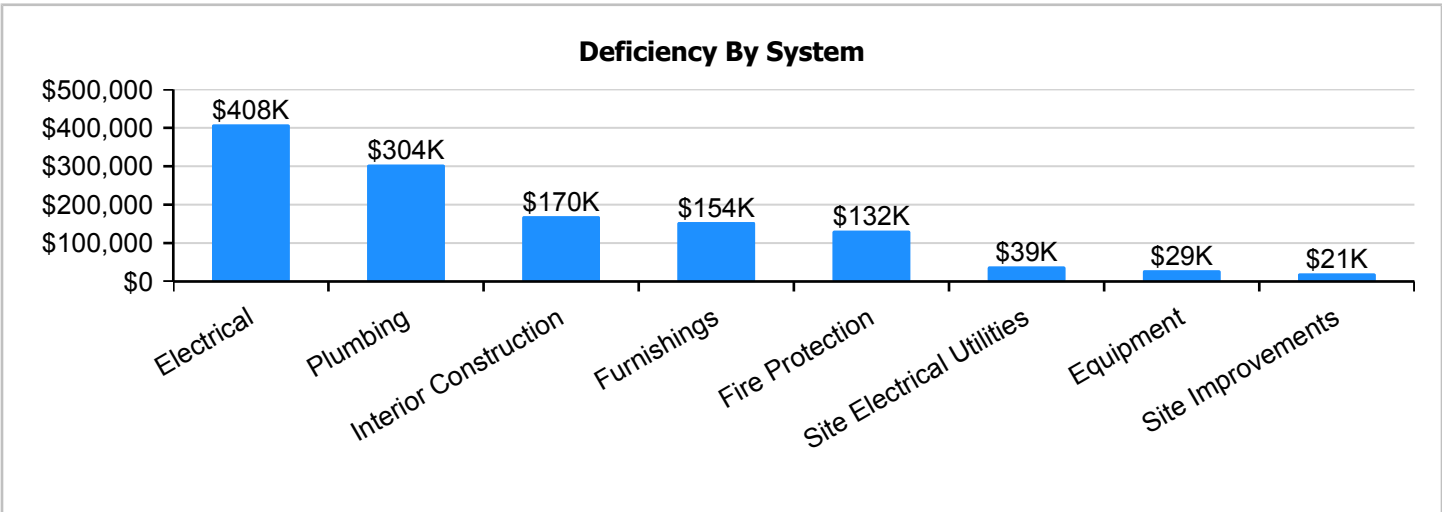
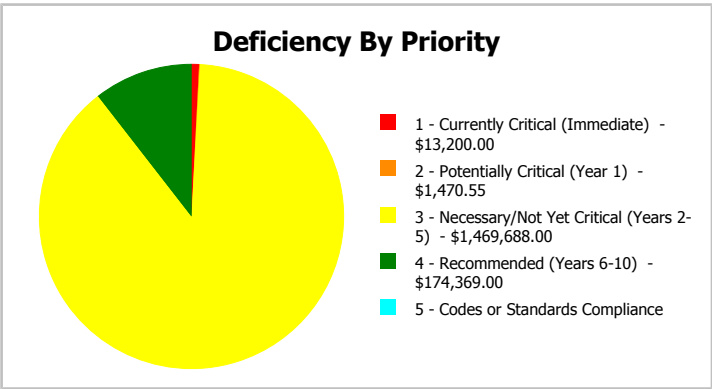
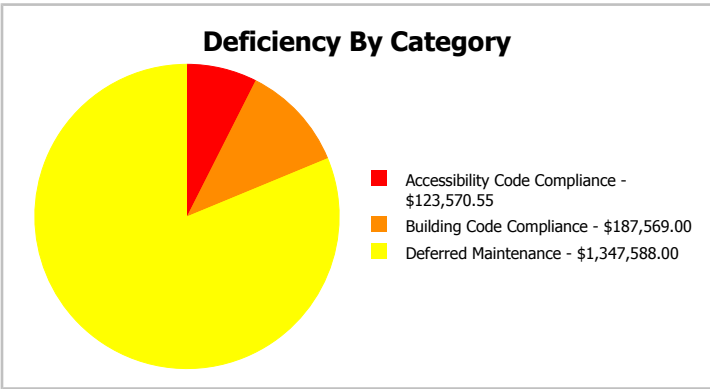
Condition Assessor:	Somnath Das	Assessment Date:	2/6/2017
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	14.18	Site Acreage:	14.18

Campus Dashboard Summary

Gross Area:	31,767	Last Renovation:	
Year Built:	1986	Replacement Value:	\$7,075,144
Repair Cost:	\$1,658,728	RSLI%:	33.11 %
FCI:	23.44 %		



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.

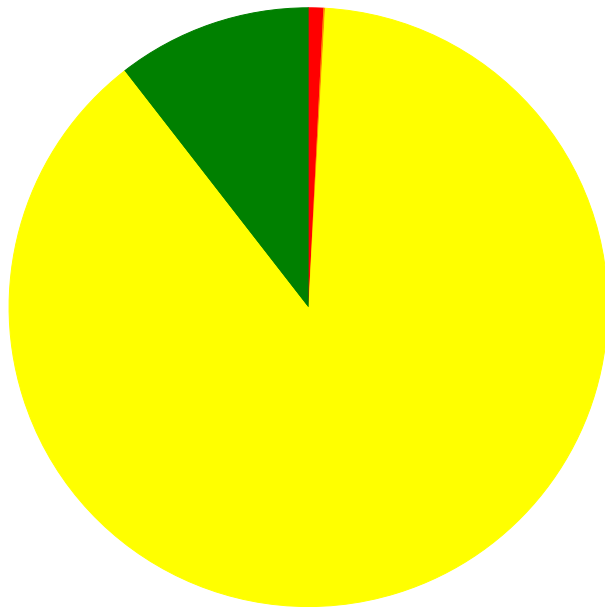
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	69.00 %	0.00 %	\$0.00
A20 - Basement Construction	69.00 %	0.00 %	\$0.00
B10 - Superstructure	69.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	39.75 %	0.00 %	\$0.00
B30 - Roofing	90.03 %	0.00 %	\$0.00
C10 - Interior Construction	35.91 %	30.53 %	\$223,708.00
C20 - Stairs	58.67 %	0.00 %	\$0.00
C30 - Interior Finishes	29.53 %	0.00 %	\$0.00
D20 - Plumbing	2.40 %	90.20 %	\$401,154.00
D30 - HVAC	15.29 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$174,369.00
D50 - Electrical	9.58 %	59.66 %	\$539,181.00
E10 - Equipment	29.55 %	54.40 %	\$38,016.00
E20 - Furnishings	0.00 %	110.00 %	\$203,722.00
G20 - Site Improvements	24.44 %	5.83 %	\$27,210.55
G30 - Site Mechanical Utilities	36.37 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	23.38 %	42.33 %	\$51,367.00
Totals:	33.11 %	23.44 %	\$1,658,727.55

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
1986 Main Building	31,767	25.52	\$13,200.00	\$0.00	\$1,392,581.00	\$174,369.00	\$0.00
Site	31,767	8.89	\$0.00	\$1,470.55	\$77,107.00	\$0.00	\$0.00
Total:		23.44	\$13,200.00	\$1,470.55	\$1,469,688.00	\$174,369.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate) - \$13,200.00
- 2 - Potentially Critical (Year 1) - \$1,470.55
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$1,469,688.00
- 4 - Recommended (Years 6-10) - \$174,369.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$1,658,727.55

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):	31,767
Year Built:	1986
Last Renovation:	
Replacement Value:	\$6,191,388
Repair Cost:	\$1,580,150.00
Total FCI:	25.52 %
Total RSLI:	33.79 %
FCA Score:	74.48



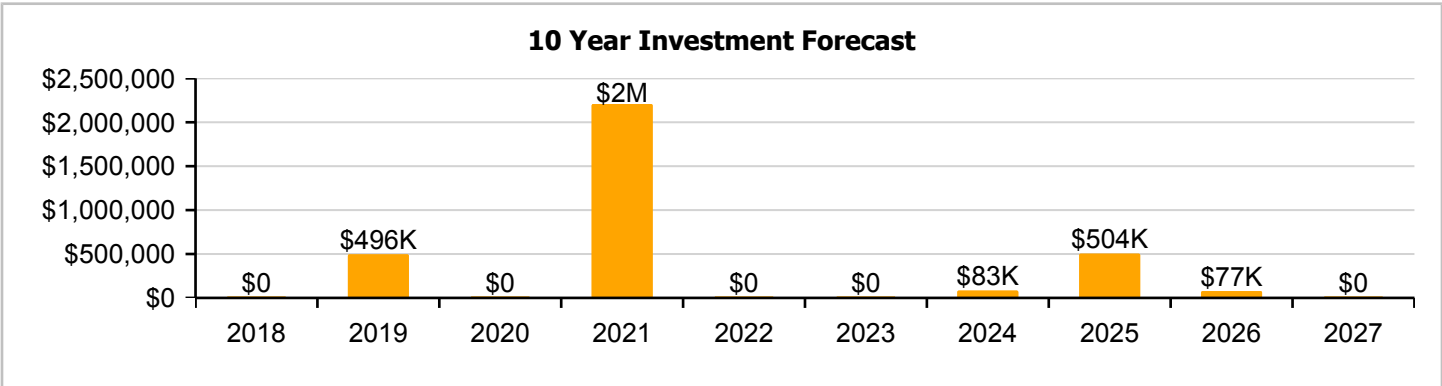
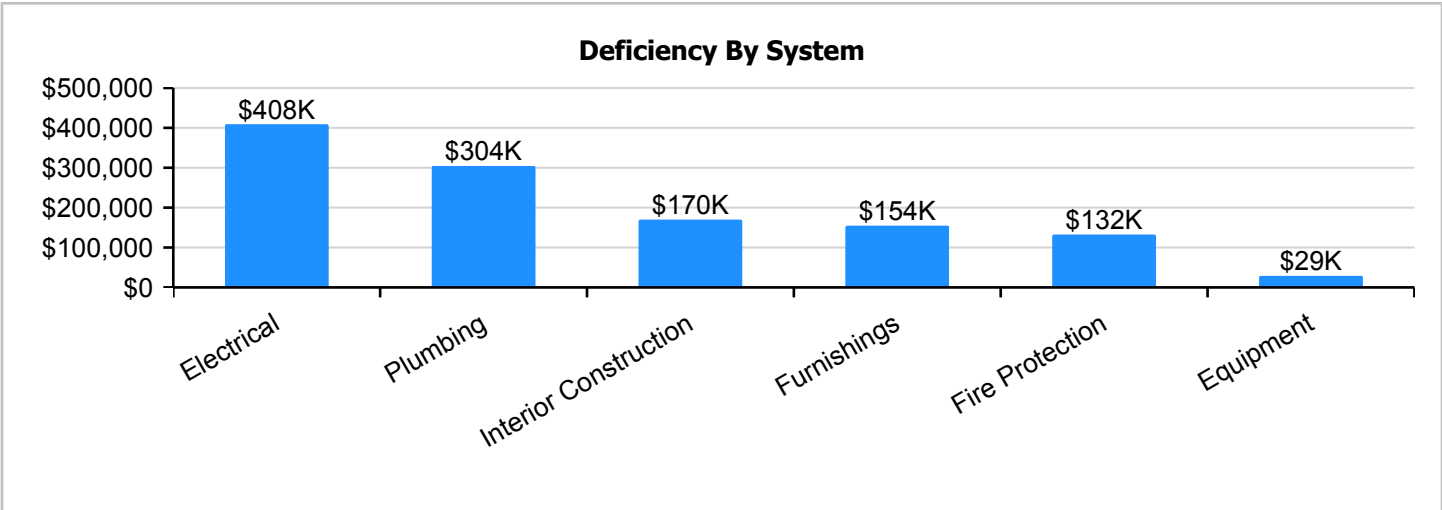
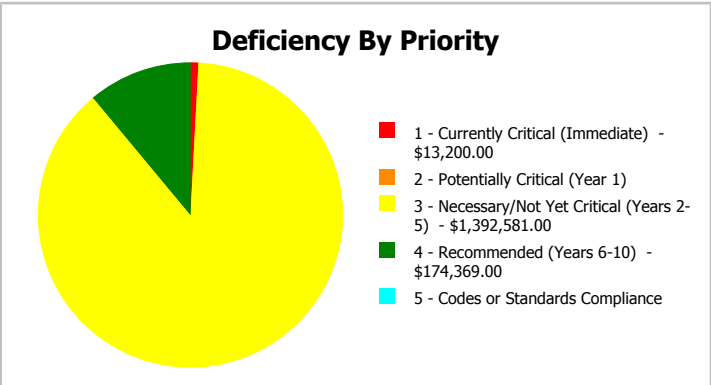
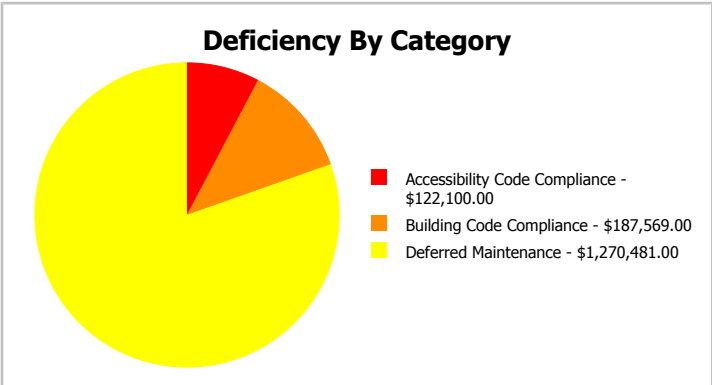
Description:

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:	ES -Elementary School	Gross Area:	31,767
Year Built:	1986	Last Renovation:	
Repair Cost:	\$1,580,150	Replacement Value:	\$6,191,388
FCI:	25.52 %	RSLI%:	33.79 %



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	69.00 %	0.00 %	\$0.00
A20 - Basement Construction	69.00 %	0.00 %	\$0.00
B10 - Superstructure	69.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	39.75 %	0.00 %	\$0.00
B30 - Roofing	90.03 %	0.00 %	\$0.00
C10 - Interior Construction	35.91 %	30.53 %	\$223,708.00
C20 - Stairs	58.67 %	0.00 %	\$0.00
C30 - Interior Finishes	29.53 %	0.00 %	\$0.00
D20 - Plumbing	2.40 %	90.20 %	\$401,154.00
D30 - HVAC	15.29 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$174,369.00
D50 - Electrical	9.58 %	59.66 %	\$539,181.00
E10 - Equipment	29.55 %	54.40 %	\$38,016.00
E20 - Furnishings	0.00 %	110.00 %	\$203,722.00
Totals:	33.79 %	25.52 %	\$1,580,150.00

Photo Album

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

1). East Elementary - Feb 09, 2017



2). North Elementary - Feb 09, 2017



3). West Elementary - Feb 09, 2017



4). South Elementary - 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 - 1986 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	\$4.79	S.F.	31,767	100	1986	2086		69.00 %	0.00 %	69			\$152,164
A1030	Slab on Grade	\$8.43	S.F.	31,767	100	1986	2086		69.00 %	0.00 %	69			\$267,796
A2010	Basement Excavation	\$1.90	S.F.	31,767	100	1986	2086		69.00 %	0.00 %	69			\$60,357
A2020	Basement Walls	\$13.07	S.F.	31,767	100	1986	2086		69.00 %	0.00 %	69			\$415,195
B1020	Roof Construction	\$15.76	S.F.	31,767	100	1986	2086		69.00 %	0.00 %	69			\$500,648
B2010	Exterior Walls	\$9.42	S.F.	31,767	100	1986	2086		69.00 %	0.00 %	69			\$299,245
B2020	Exterior Windows	\$9.39	S.F.	31,767	30	1986	2016	2021	13.33 %	0.00 %	4			\$298,292
B2030	Exterior Doors	\$1.04	S.F.	31,767	30	1986	2016	2021	13.33 %	0.00 %	4			\$33,038
B3010140	Asphalt Shingles	\$4.32	S.F.	31,767	20	2016	2036		95.00 %	0.00 %	19			\$137,233
B3020	Roof Openings	\$0.29	S.F.	31,767	25	1986	2011	2021	16.00 %	0.00 %	4			\$9,212
C1010	Partitions	\$10.80	S.F.	31,767	75	1986	2061		58.67 %	3.85 %	44		\$13,200.00	\$343,084
C1020	Interior Doors	\$2.53	S.F.	31,767	30	1986	2016		0.00 %	110.00 %	-1		\$88,408.00	\$80,371
C1030	Fittings	\$9.74	S.F.	31,767	20	1986	2006	2021	20.00 %	39.46 %	4		\$122,100.00	\$309,411
C2010	Stair Construction	\$1.36	S.F.	31,767	75	1986	2061		58.67 %	0.00 %	44			\$43,203
C3010	Wall Finishes	\$2.79	S.F.	31,767	10	1986	1996	2021	40.00 %	0.00 %	4			\$88,630
C3020	Floor Finishes	\$11.38	S.F.	31,767	20	2005	2025		40.00 %	0.00 %	8			\$361,508
C3030	Ceiling Finishes	\$10.97	S.F.	31,767	25	1986	2011	2021	16.00 %	0.00 %	4			\$348,484
D2010	Plumbing Fixtures	\$11.48	S.F.	31,767	30	1986	2016		0.00 %	110.00 %	-1		\$401,154.00	\$364,685
D2020	Domestic Water Distribution	\$0.98	S.F.	31,767	30	1986	2016	2021	13.33 %	0.00 %	4			\$31,132
D2030	Sanitary Waste	\$1.54	S.F.	31,767	30	1986	2016	2021	13.33 %	0.00 %	4			\$48,921
D3040	Distribution Systems	\$6.14	S.F.	31,767	30	1986	2016	2021	13.33 %	0.00 %	4			\$195,049
D3050	Terminal & Package Units	\$13.37	S.F.	31,767	15	2004	2019		13.33 %	0.00 %	2			\$424,725
D3060	Controls & Instrumentation	\$1.94	S.F.	31,767	20	2004	2024		35.00 %	0.00 %	7			\$61,628
D4010	Sprinklers	\$4.32	S.F.	31,767	30			2016	0.00 %	110.00 %	-1		\$150,957.00	\$137,233
D4020	Standpipes	\$0.67	S.F.	31,767	30			2016	0.00 %	110.00 %	-1		\$23,412.00	\$21,284
D5010	Electrical Service/Distribution	\$1.69	S.F.	31,767	40	1986	2026		22.50 %	0.00 %	9			\$53,686
D5020	Branch Wiring	\$5.06	S.F.	31,767	30	1986	2016	2021	13.33 %	0.00 %	4			\$160,741
D5020	Lighting	\$11.92	S.F.	31,767	30	1986	2016		0.00 %	110.00 %	-1		\$416,529.00	\$378,663
D5030810	Security & Detection Systems	\$1.87	S.F.	31,767	15	2001	2016	2021	26.67 %	0.00 %	4			\$59,404
D5030910	Fire Alarm Systems	\$3.39	S.F.	31,767	15	2001	2016		0.00 %	110.00 %	-1		\$118,459.00	\$107,690
D5030920	Data Communication	\$4.40	S.F.	31,767	15	1986	2001	2021	26.67 %	0.00 %	4			\$139,775
D5090	Other Electrical Systems	\$0.12	S.F.	31,767	20	1986	2006		0.00 %	109.99 %	-11		\$4,193.00	\$3,812
E1020	Institutional Equipment	\$0.30	S.F.	31,767	20	2015	2035		90.00 %	398.91 %	18		\$38,016.00	\$9,530
E1090	Other Equipment	\$1.90	S.F.	31,767	20	1986	2006	2021	20.00 %	0.00 %	4			\$60,357
E2010	Fixed Furnishings	\$5.83	S.F.	31,767	20	1986	2006		0.00 %	110.00 %	-11		\$203,722.00	\$185,202
Total									33.79 %	25.52 %			\$1,580,150.00	\$6,191,388

System Notes

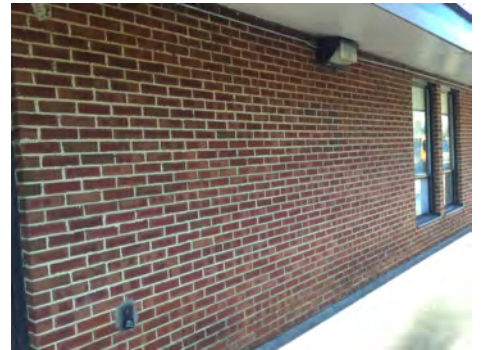
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

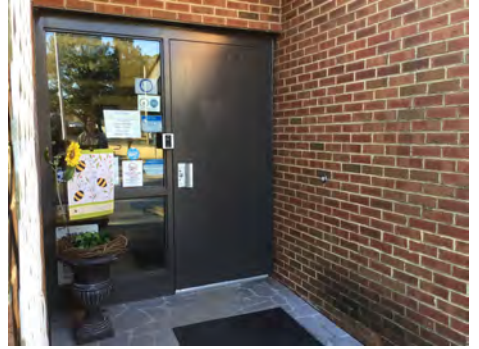
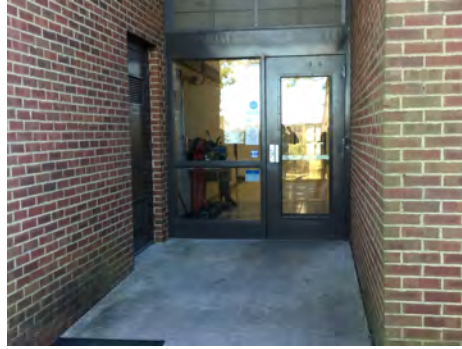
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1986 Main Building

System: B2030 - Exterior Doors



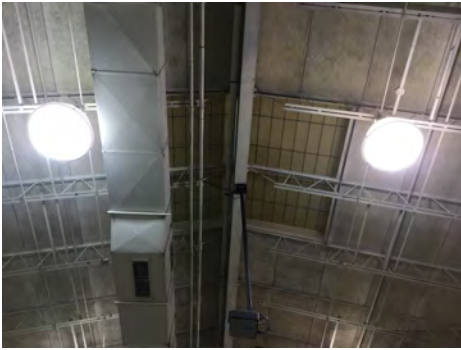
Note:

System: B3010140 - Asphalt Shingles



Note:

System: B3020 - Roof Openings



Note:

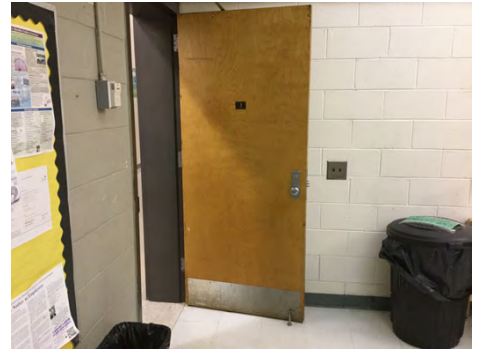
Campus Assessment Report - 1986 Main Building

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note: The interior doors are beyond their service life and should be replaced, and during the replacement ADA compliant hardware should be installed.

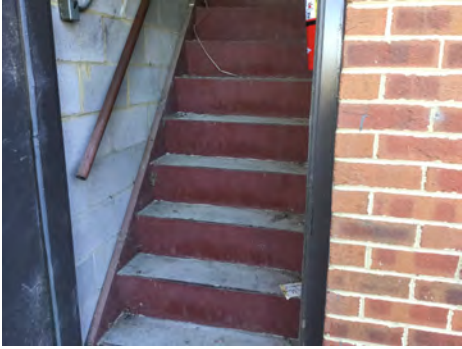
System: C1030 - Fittings



Note:

Campus Assessment Report - 1986 Main Building

System: C2010 - Stair Construction



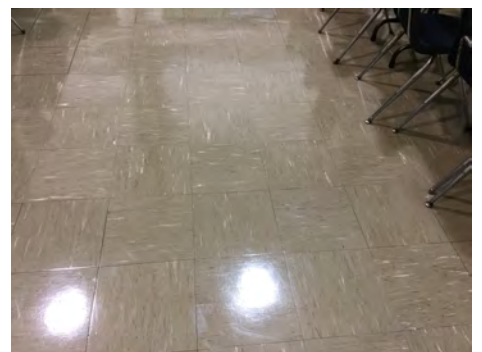
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1986 Main Building

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



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

System: D2020 - Domestic Water Distribution



Note:

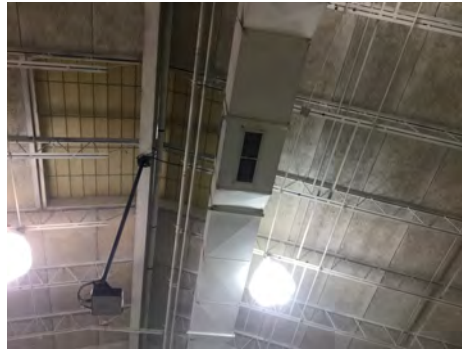
Campus Assessment Report - 1986 Main Building

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1986 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

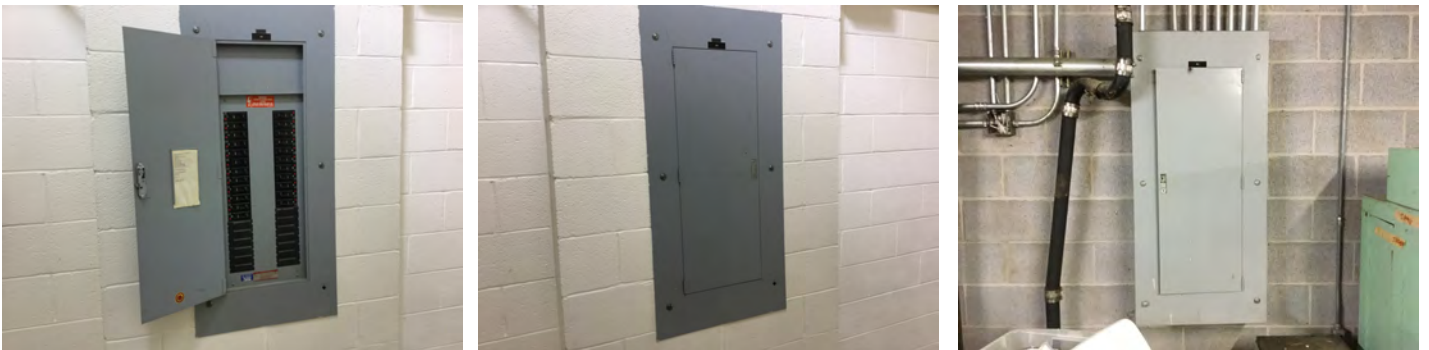
Note: The building does not have a fire protection system and it should be installed.

System: D5010 - Electrical Service/Distribution



Note:

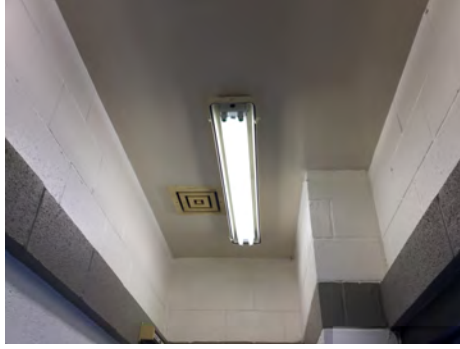
System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1986 Main Building

System: D5020 - Lighting



Note: The lighting system is beyond its service life and should be replaced with energy efficient lighting system.

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



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

Campus Assessment Report - 1986 Main Building

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



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

Campus Assessment Report - 1986 Main Building

System: E1090 - Other Equipment



Note:

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
Total:	\$1,580,150	\$0	\$495,649	\$0	\$2,206,774	\$0	\$0	\$83,374	\$503,743	\$77,053	\$0	\$4,946,743
* 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
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$369,303	\$0	\$0	\$0	\$0	\$0	\$0	\$369,303
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$40,902	\$0	\$0	\$0	\$0	\$0	\$0	\$40,902
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$11,406	\$0	\$0	\$0	\$0	\$0	\$0	\$11,406
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	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
C1020 - Interior Doors	\$88,408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,408
C1030 - Fittings	\$122,100	\$0	\$0	\$0	\$383,069	\$0	\$0	\$0	\$0	\$0	\$0	\$505,169
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

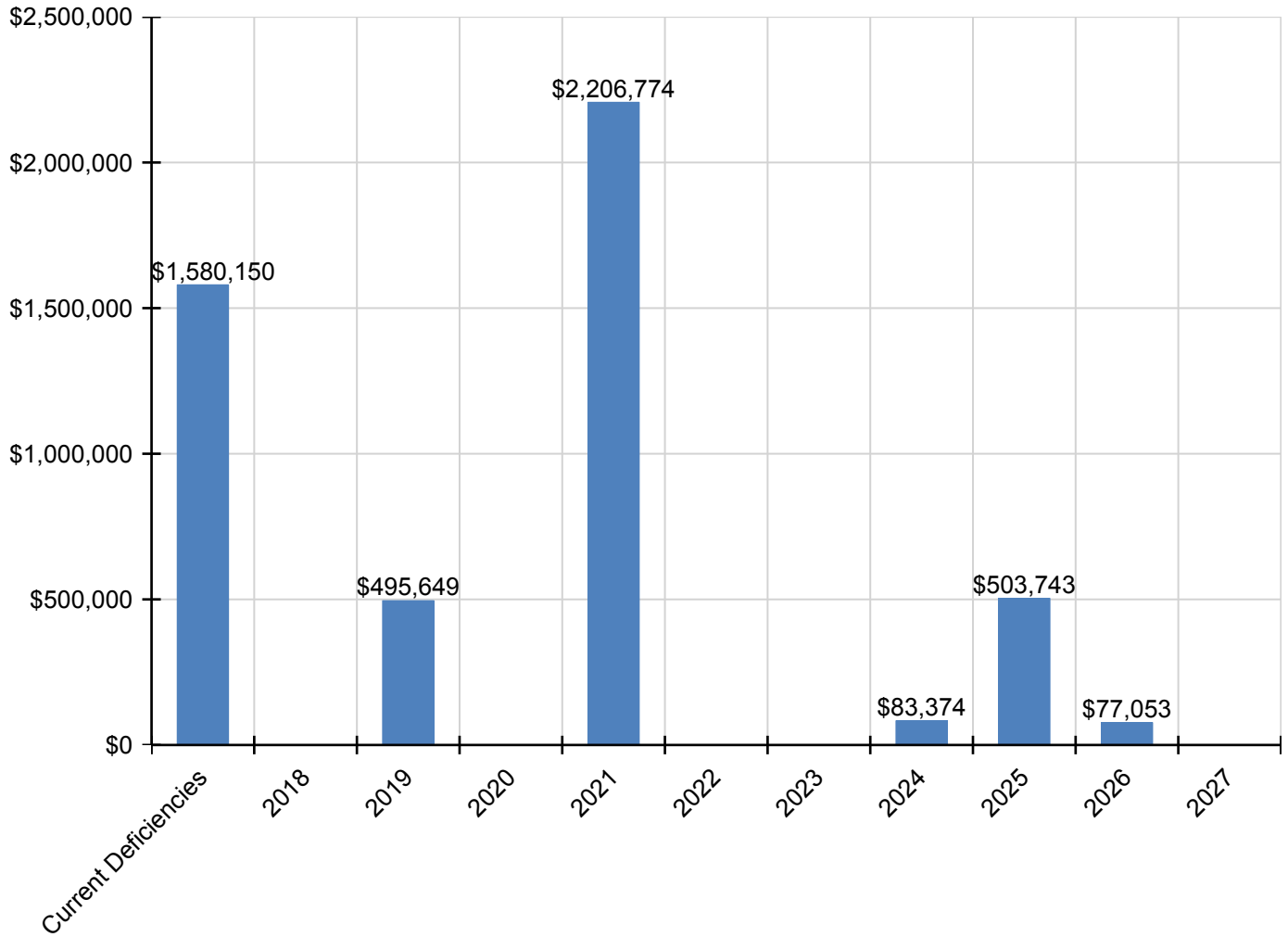
Campus Assessment Report - 1986 Main Building

C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$109,729	\$0	\$0	\$0	\$0	\$0	\$0	\$109,729
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$503,743	\$0	\$0	\$503,743
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$431,444	\$0	\$0	\$0	\$0	\$0	\$0	\$431,444
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$401,154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$401,154
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$38,543	\$0	\$0	\$0	\$0	\$0	\$0	\$38,543
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$60,567	\$0	\$0	\$0	\$0	\$0	\$0	\$60,567
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$241,482	\$0	\$0	\$0	\$0	\$0	\$0	\$241,482
D3050 - Terminal & Package Units	\$0	\$0	\$495,649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$495,649
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,374	\$0	\$0	\$0	\$83,374
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$150,957	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,957
D4020 - Standpipes	\$23,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,412
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	\$77,053	\$0	\$77,053
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$199,007	\$0	\$0	\$0	\$0	\$0	\$0	\$199,007
D5020 - Lighting	\$416,529	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$416,529
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$73,546	\$0	\$0	\$0	\$0	\$0	\$0	\$73,546
D5030910 - Fire Alarm Systems	\$118,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,459
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$173,049	\$0	\$0	\$0	\$0	\$0	\$0	\$173,049
D5090 - Other Electrical Systems	\$4,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,193
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	\$38,016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,016
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$74,726	\$0	\$0	\$0	\$0	\$0	\$0	\$74,726
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$203,722	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$203,722

* Indicates non-renewable system

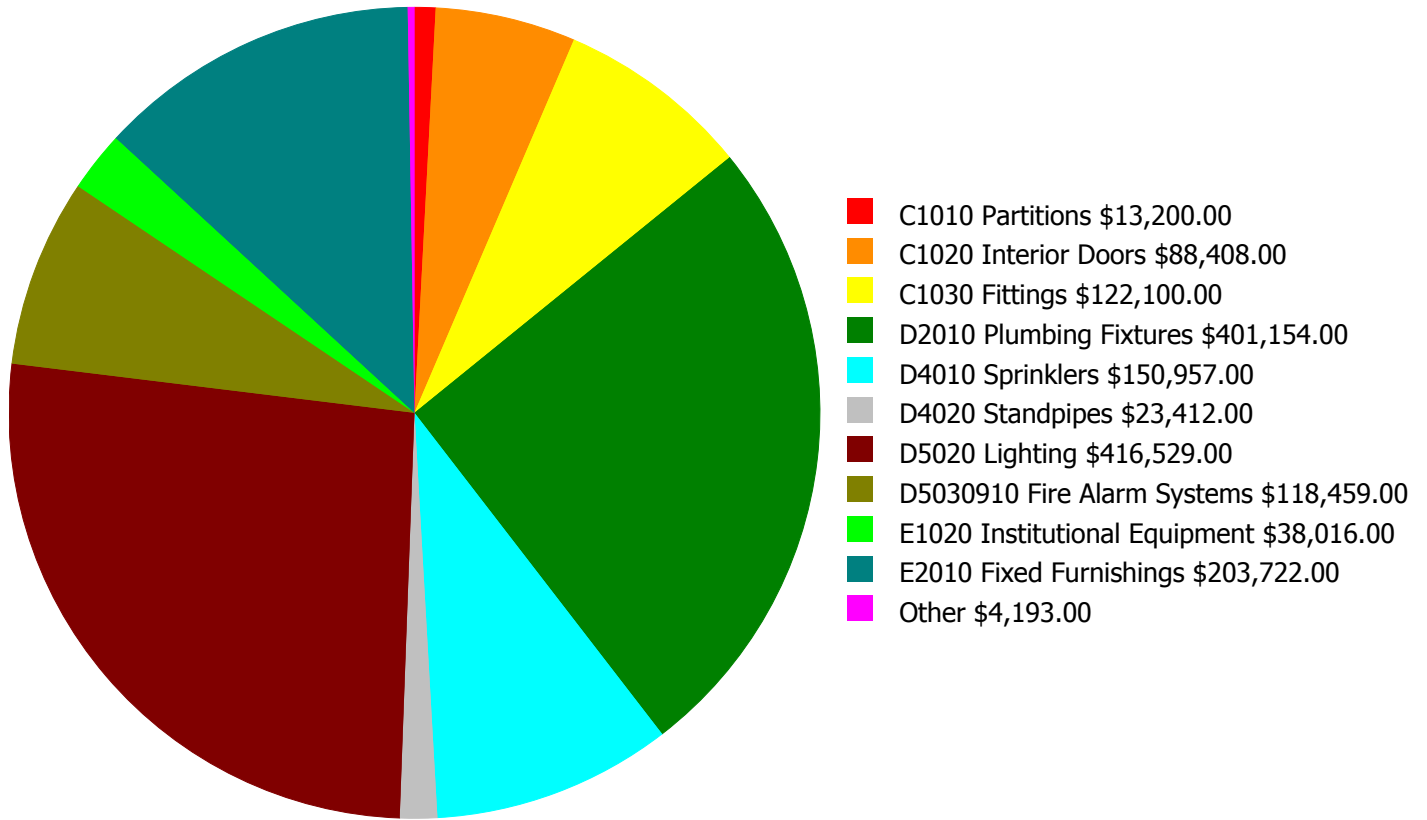
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

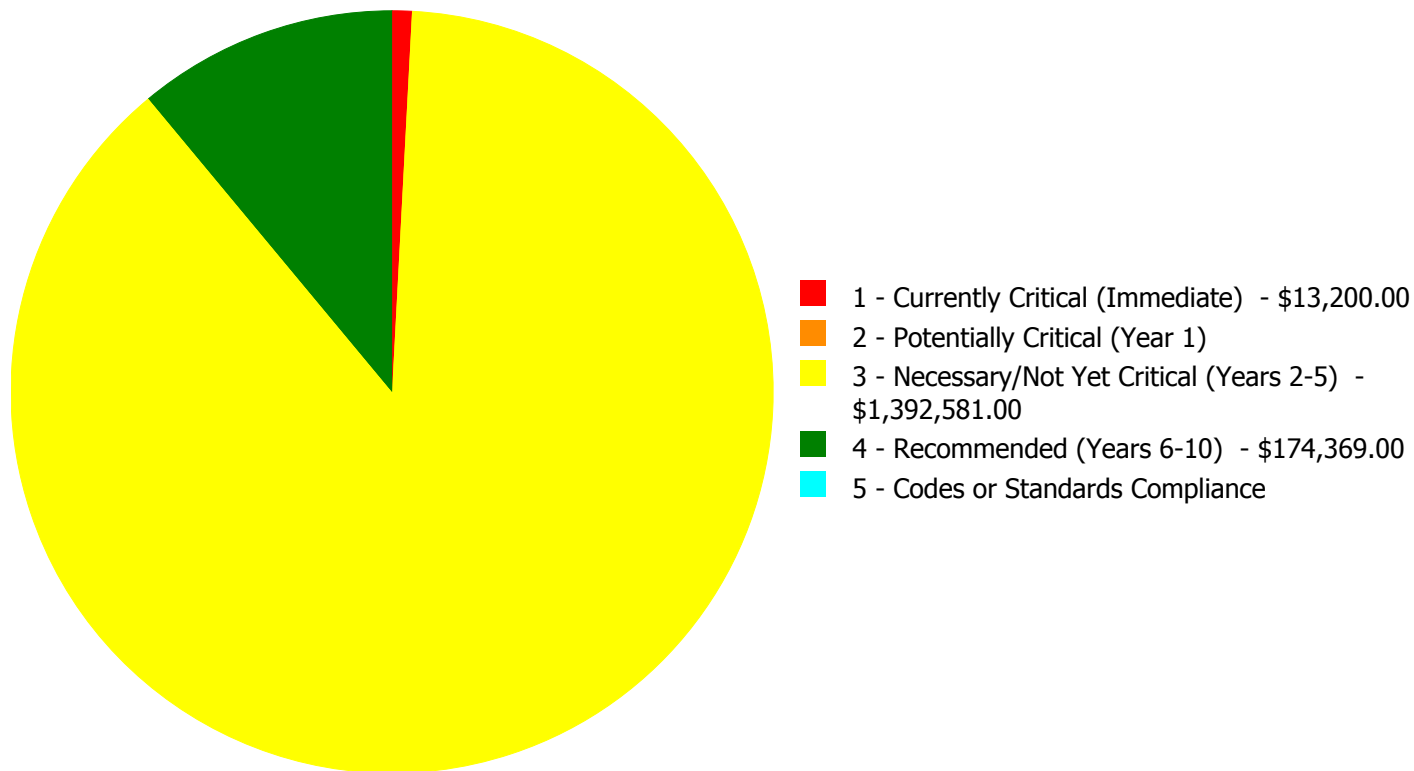
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,580,150.00

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: \$1,580,150.00

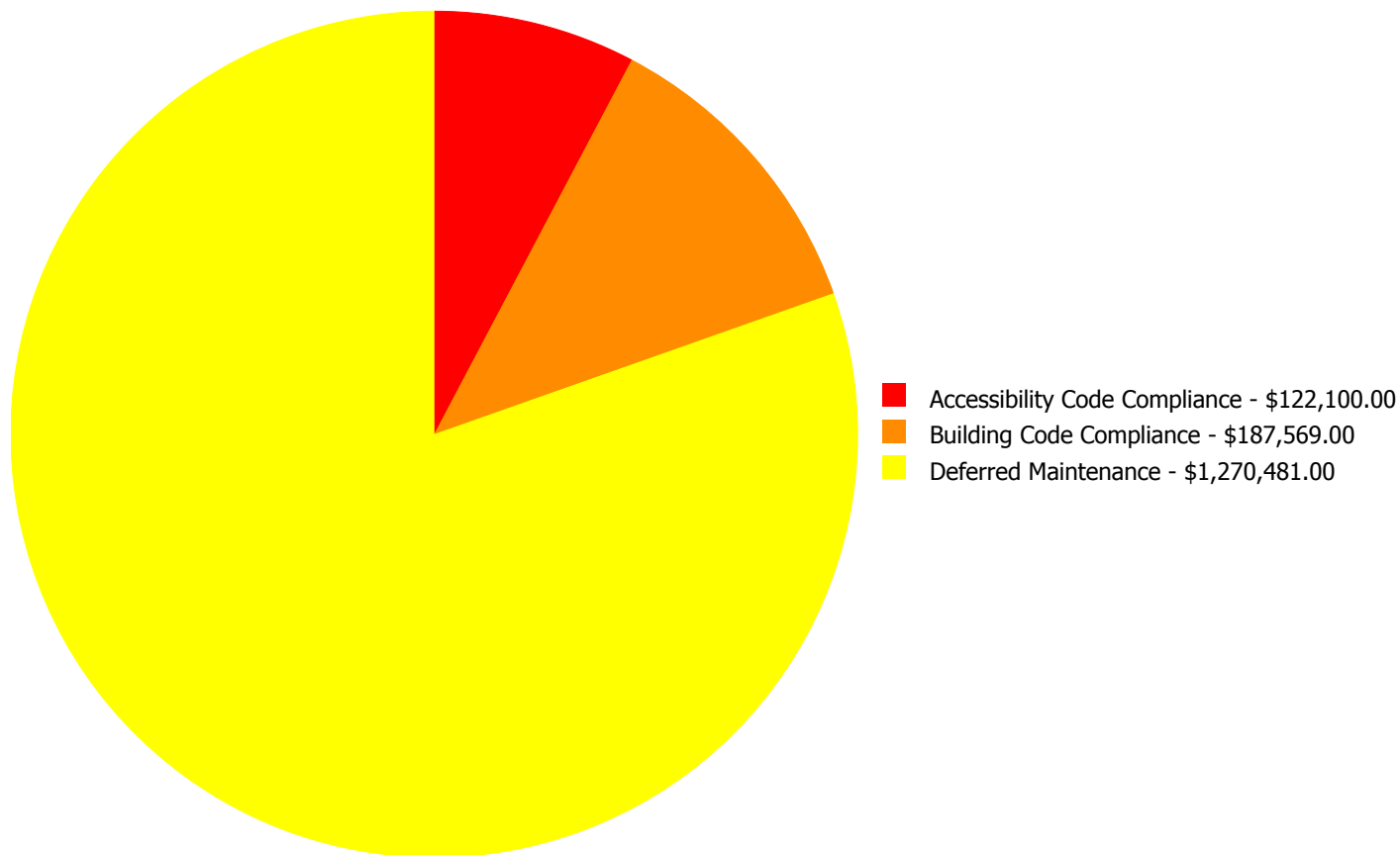
Deficiency By Priority Investment Table

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
C1010	Partitions	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00
C1020	Interior Doors	\$0.00	\$0.00	\$88,408.00	\$0.00	\$0.00	\$88,408.00
C1030	Fittings	\$0.00	\$0.00	\$122,100.00	\$0.00	\$0.00	\$122,100.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$401,154.00	\$0.00	\$0.00	\$401,154.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$150,957.00	\$0.00	\$150,957.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$23,412.00	\$0.00	\$23,412.00
D5020	Lighting	\$0.00	\$0.00	\$416,529.00	\$0.00	\$0.00	\$416,529.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$118,459.00	\$0.00	\$0.00	\$118,459.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$4,193.00	\$0.00	\$0.00	\$4,193.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$38,016.00	\$0.00	\$0.00	\$38,016.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$203,722.00	\$0.00	\$0.00	\$203,722.00
	Total:	\$13,200.00	\$0.00	\$1,392,581.00	\$174,369.00	\$0.00	\$1,580,150.00

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: \$1,580,150.00

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: C1010 - Partitions

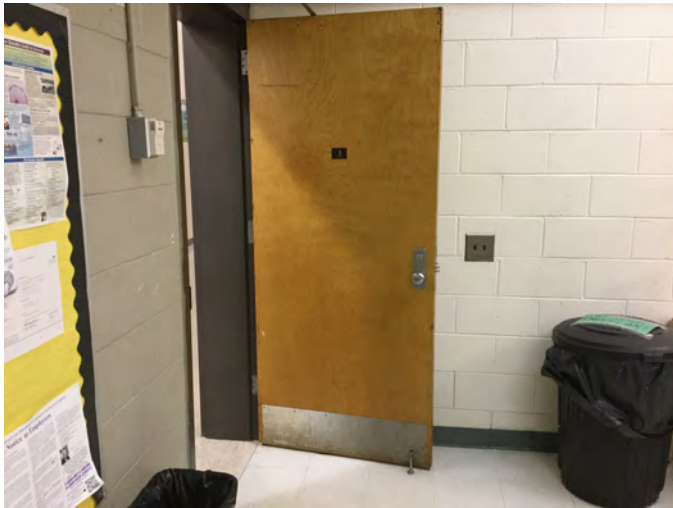


Location: Hallways
Distress: Failing
Category: Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$13,200.00
Assessor Name: Somnath Das
Date Created: 01/30/2017

Notes: The partition walls are showing visible cracks which should be studied by a professional engineer.

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

System: C1020 - Interior Doors



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 31,767.00
Unit of Measure: S.F.
Estimate: \$88,408.00
Assessor Name: Somnath Das
Date Created: 02/01/2017

Notes: The interior doors are beyond their service life and should be replaced, and during the replacement ADA compliant hardware should be installed.

System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace signage and toilet partitions
Qty: 50.00
Unit of Measure: Ea.
Estimate: \$122,100.00
Assessor Name: Somnath Das
Date Created: 01/30/2017

Notes: The signages throughout the building are not ADA compliant and they 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: 31,767.00
Unit of Measure: S.F.
Estimate: \$401,154.00
Assessor Name: Somnath Das
Date Created: 02/01/2017

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

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 31,767.00
Unit of Measure: S.F.
Estimate: \$416,529.00
Assessor Name: Somnath Das
Date Created: 02/01/2017

Notes: The lighting system is beyond its service life and should be replaced with energy efficient lighting system.

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: 31,767.00
Unit of Measure: S.F.
Estimate: \$118,459.00
Assessor Name: Somnath Das
Date Created: 02/01/2017

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

System: D5090 - Other Electrical Systems



Location: 1986 Main Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 31,767.00
Unit of Measure: S.F.
Estimate: \$4,193.00
Assessor Name: Somnath Das
Date Created: 02/24/2017

Notes:

System: E1020 - Institutional Equipment



Location: Gymnasium
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace athletic equipment
Qty: 2.00
Unit of Measure: Ea.
Estimate: \$38,016.00
Assessor Name: Somnath Das
Date Created: 01/30/2017

Notes: The athletic 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: 31,767.00
Unit of Measure: S.F.
Estimate: \$203,722.00
Assessor Name: Somnath Das
Date Created: 02/01/2017

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 the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 31,767.00
Unit of Measure: S.F.
Estimate: \$150,957.00
Assessor Name: Somnath Das
Date Created: 01/30/2017

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 the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 31,767.00
Unit of Measure: S.F.
Estimate: \$23,412.00
Assessor Name: Somnath Das
Date Created: 01/30/2017

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):	31,767
Year Built:	1988
Last Renovation:	
Replacement Value:	\$883,756
Repair Cost:	\$78,577.55
Total FCI:	8.89 %
Total RSLI:	28.29 %
FCA Score:	91.11



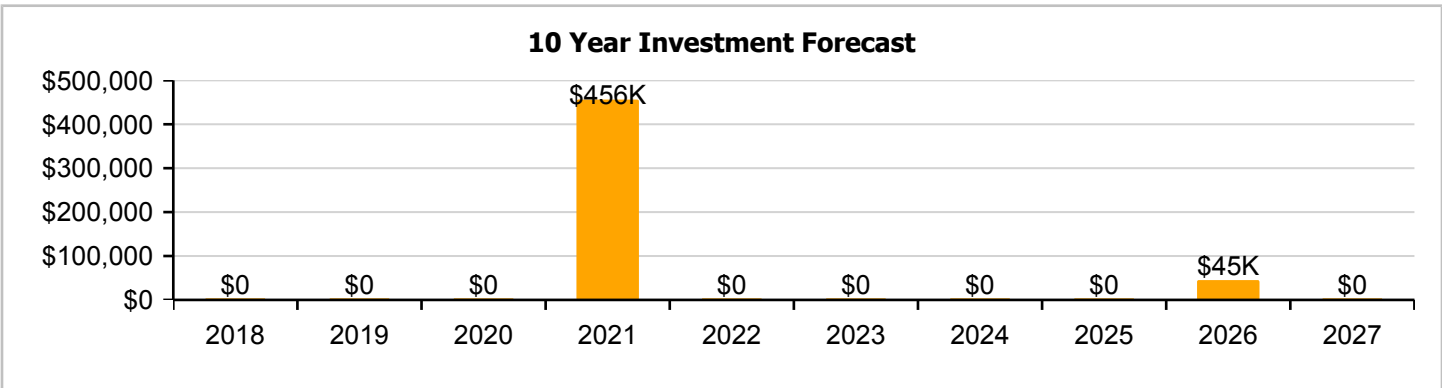
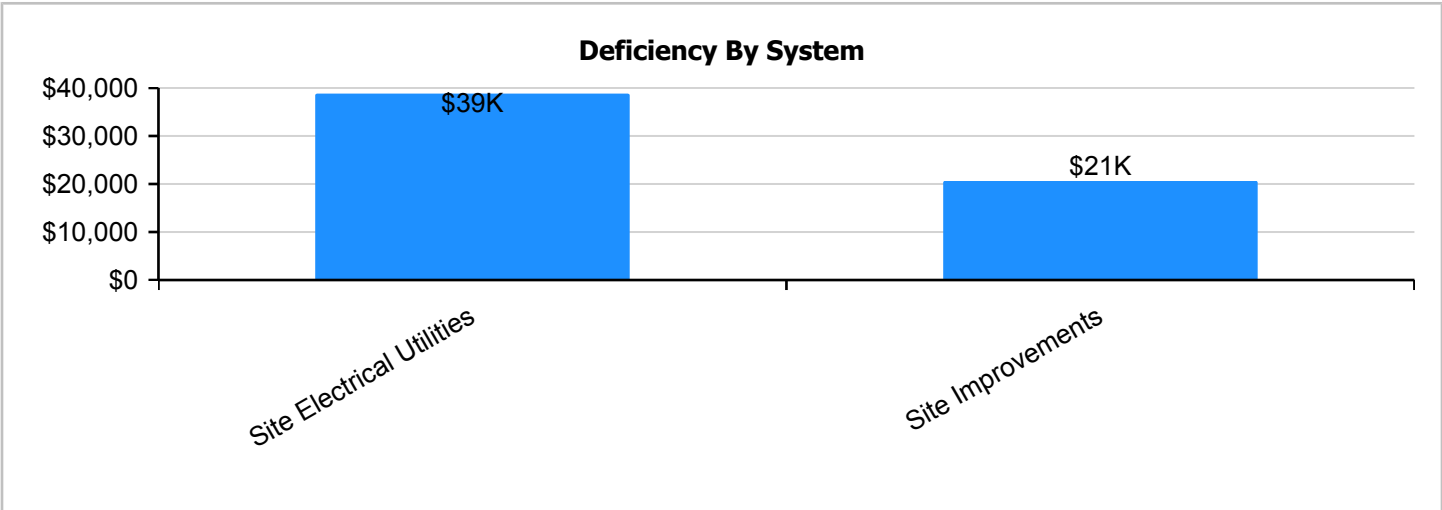
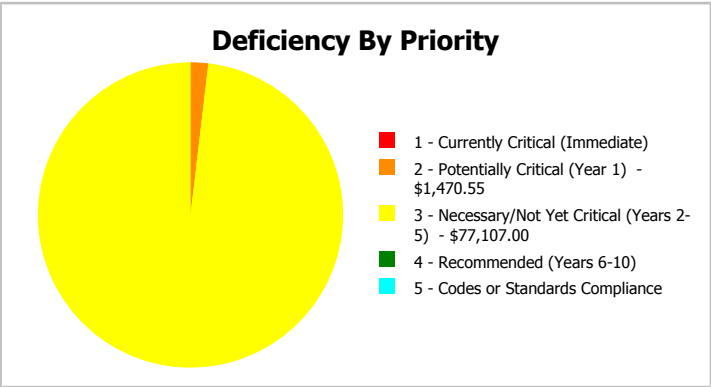
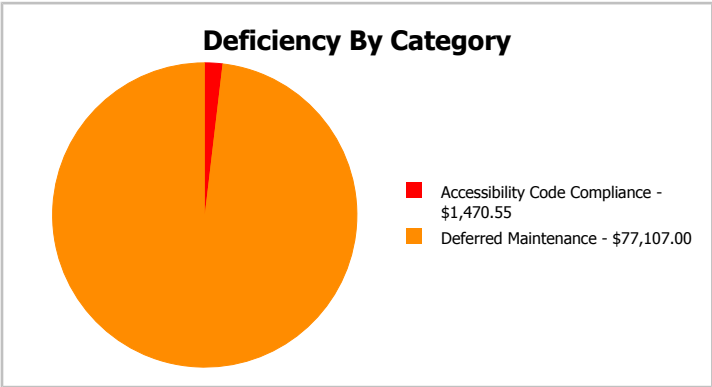
Description:

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:	31,767
Year Built:	1988	Last Renovation:	
Repair Cost:	\$78,578	Replacement Value:	\$883,756
FCI:	8.89 %	RSLI%:	28.29 %



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	24.44 %	5.83 %	\$27,210.55
G30 - Site Mechanical Utilities	36.37 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	23.38 %	42.33 %	\$51,367.00
Totals:	28.29 %	8.89 %	\$78,577.55

Photo Album

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

- 1). Aerial Image of Colerain Elementary School - 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.

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.	31,767	25	1986	2011	2021	16.00 %	21.27 %	4		\$25,740.00	\$121,032
G2020	Parking Lots	\$1.33	S.F.	31,767	25	1986	2011	2021	16.00 %	3.48 %	4		\$1,470.55	\$42,250
G2030	Pedestrian Paving	\$1.91	S.F.	31,767	30	1986	2016	2021	13.33 %	0.00 %	4			\$60,675
G2040105	Fence & Guardrails	\$1.23	S.F.	31,767	30	2014	2044		90.00 %	0.00 %	27			\$39,073
G2040950	Playing Field	\$4.54	S.F.	31,767	20	1986	2006	2021	20.00 %	0.00 %	4			\$144,222
G2050	Landscaping	\$1.87	S.F.	31,767	15	1986	2001	2021	26.67 %	0.00 %	4			\$59,404
G3010	Water Supply	\$2.34	S.F.	31,767	50	1986	2036		38.00 %	0.00 %	19			\$74,335
G3020	Sanitary Sewer	\$1.45	S.F.	31,767	50	1986	2036		38.00 %	0.00 %	19			\$46,062
G3030	Storm Sewer	\$4.54	S.F.	31,767	50	1986	2036		38.00 %	0.00 %	19			\$144,222
G3060	Fuel Distribution	\$0.98	S.F.	31,767	40	1986	2026		22.50 %	0.00 %	9			\$31,132
G4010	Electrical Distribution	\$2.35	S.F.	31,767	50	1986	2036		38.00 %	0.00 %	19			\$74,652
G4020	Site Lighting	\$1.47	S.F.	31,767	30	1986	2016		0.00 %	110.00 %	-1		\$51,367.00	\$46,697
Total									28.29 %	8.89 %			\$78,577.55	\$883,756

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: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

Campus Assessment Report - Site

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note: Propane gas just for the kitchen

Campus Assessment Report - Site

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note: The lighting system is inadequate and beyond its service life and should be replaced and more should be installed.

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.

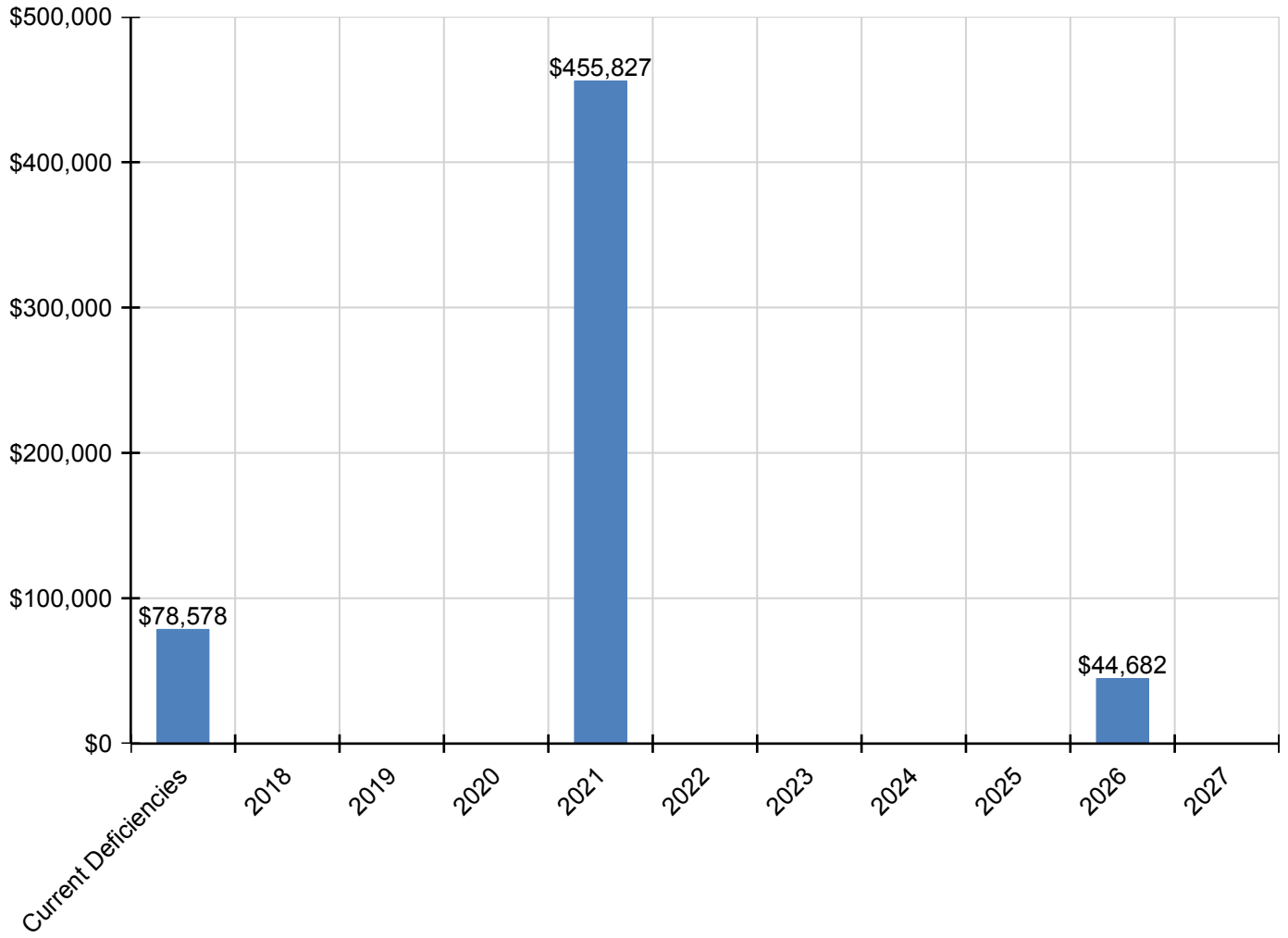
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$78,578	\$0	\$0	\$0	\$455,827	\$0	\$0	\$0	\$0	\$44,682	\$0	\$579,086
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$25,740	\$0	\$0	\$0	\$149,845	\$0	\$0	\$0	\$0	\$0	\$0	\$175,585
G2020 - Parking Lots	\$1,471	\$0	\$0	\$0	\$52,308	\$0	\$0	\$0	\$0	\$0	\$0	\$53,779
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$75,119	\$0	\$0	\$0	\$0	\$0	\$0	\$75,119
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Playing Field	\$0	\$0	\$0	\$0	\$178,555	\$0	\$0	\$0	\$0	\$0	\$0	\$178,555
* 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
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,682	\$0	\$44,682
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	\$51,367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,367

** Indicates non-renewable system*

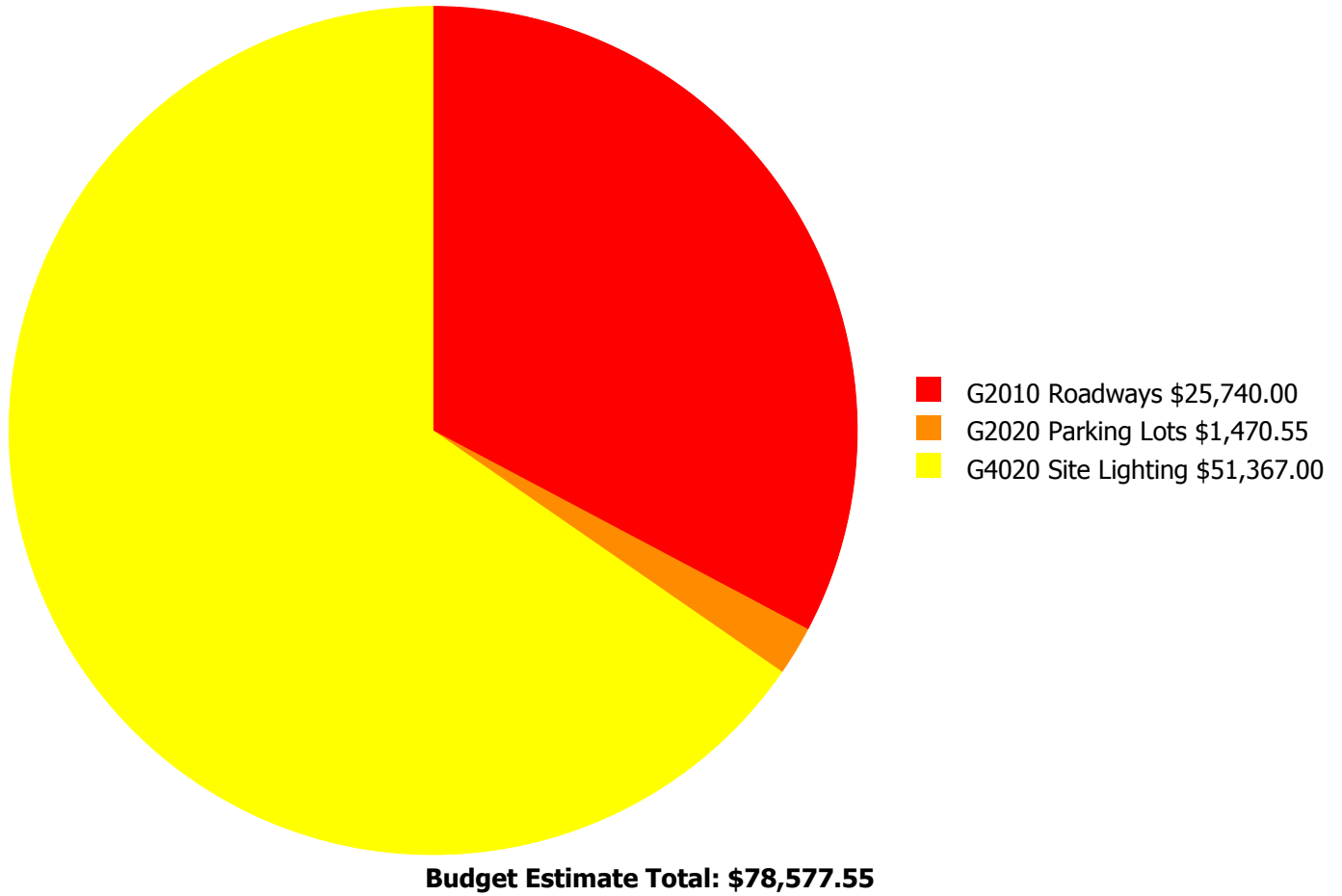
Forecasted Capital Renewal Requirement

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



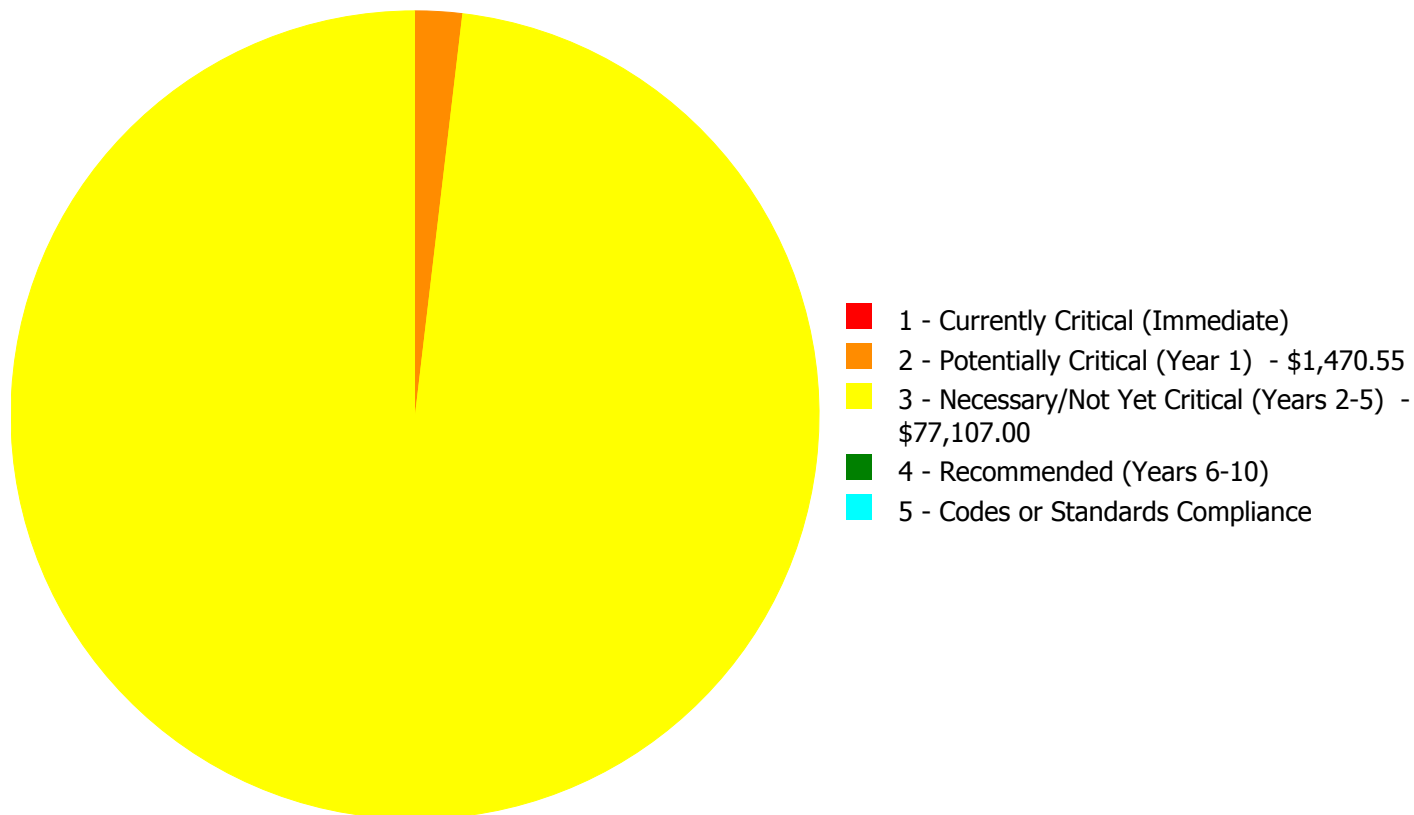
Deficiency Summary by System

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: \$78,577.55

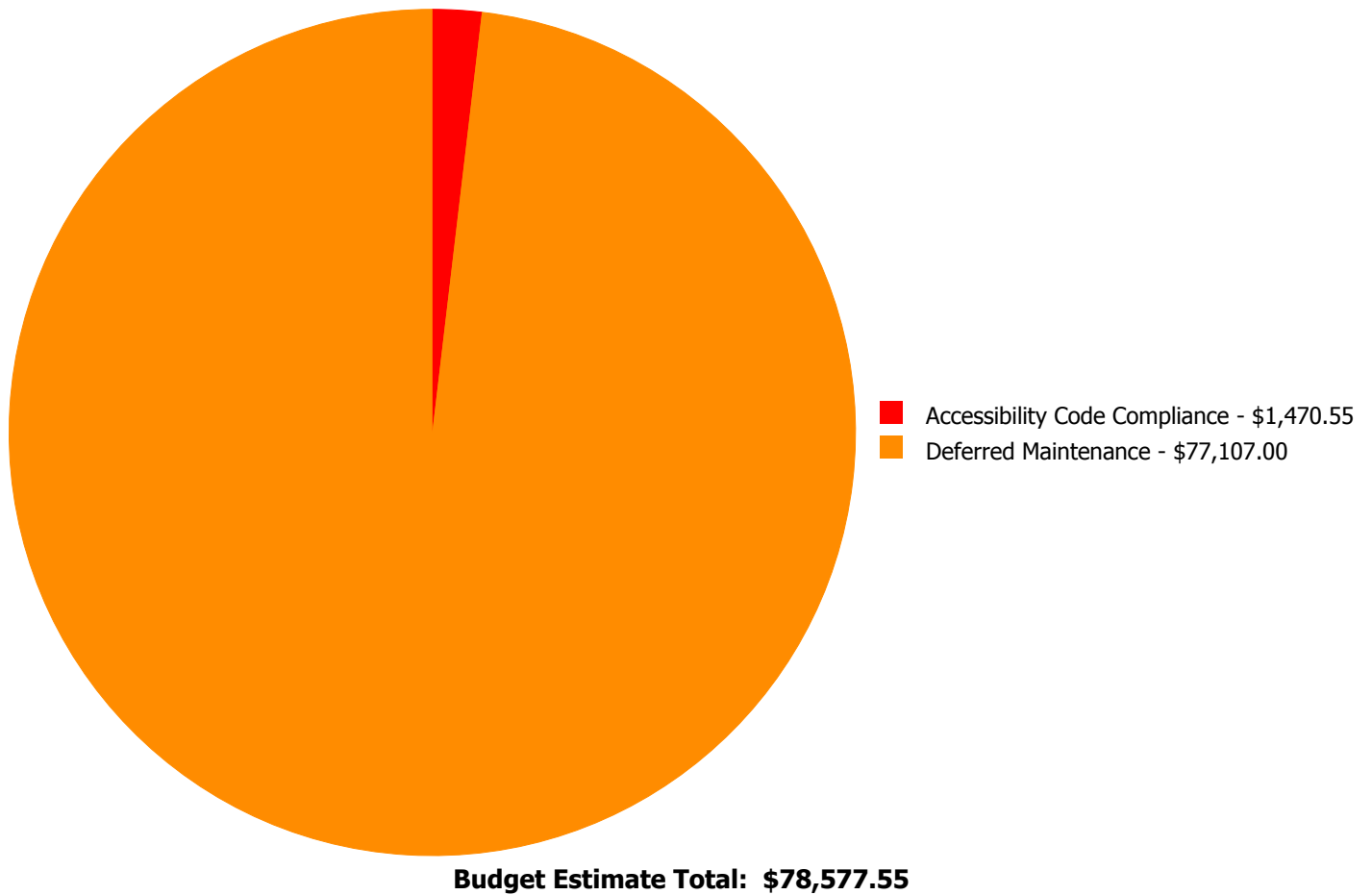
Deficiency By Priority Investment Table

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	\$25,740.00	\$0.00	\$0.00	\$25,740.00
G2020	Parking Lots	\$0.00	\$1,470.55	\$0.00	\$0.00	\$0.00	\$1,470.55
G4020	Site Lighting	\$0.00	\$0.00	\$51,367.00	\$0.00	\$0.00	\$51,367.00
	Total:	\$0.00	\$1,470.55	\$77,107.00	\$0.00	\$0.00	\$78,577.55

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: G2020 - Parking Lots



Location: Site

Distress: Inadequate

Category: Accessibility Code Compliance

Priority: 2 - Potentially Critical (Year 1)

Correction: Add handicap parking space, incl. pavement markings, sign and post

Qty: 3.00

Unit of Measure: Ea.

Estimate: \$1,470.55

Assessor Name: Eduardo Lopez

Date Created: 01/30/2017

Notes: The parking lot does not have a required ADA parking spaces and they should be added.

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

System: G2010 - Roadways



Location: Site
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Resurface the roadway
Qty: 150.00
Unit of Measure: L.F.
Estimate: \$25,740.00
Assessor Name: Eduardo Lopez
Date Created: 01/30/2017

Notes: The roadways are cracking and they should be recoated and resealed.

System: G4020 - Site Lighting



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 31,767.00
Unit of Measure: S.F.
Estimate: \$51,367.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The lighting system is inadequate and beyond its service life and should be replaced and more should be installed.

NC School District/080 Bertie County/Elementary School

West Bertie Elementary

Draft

Campus Assessment Report

March 7, 2017



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Campus Executive Summary

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

Gross Area (SF):	53,400
Year Built:	1961
Last Renovation:	
Replacement Value:	\$11,354,088
Repair Cost:	\$6,379,866.23
Total FCI:	56.19 %
Total RSLI:	19.11 %
FCA Score:	43.81



Description:

GENERAL:

West Bertie Elementary School is located at 3734 Governors Road, Kelford, North Carolina. The 1 story, 53,135 square foot building was originally constructed in 1961. A tornado destroyed a portion of the building. In 1975 a replacement for the damaged portion was constructed between and contiguous with undamaged portions. For assessment purposes, the main building is treated as one structure. Other buildings on campus include: a pump house built in 1961 that is no longer in use; a storage building assumed to be built in 1961, and a tractor storage building assumed to be built in 1998. Co-located on this site are portable buildings and site improvements related to a county day care / social services facility and they are not included in this assessment.

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

Roof construction is typically steel joists with tectum decking. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are steel single pane in original sections and aluminum framed dual pane in the new section, with operable and fixed sections. There is also translucent insulated sandwich panel glazing at corridor ends. Exterior doors are hollow metal, typically with glazing. Roofing is steep with asphalt shingles over the cafeteria, steep with preformed metal roofing at the newer construction, low slope single ply in some areas, and foam over built-up roof in some areas. Roof openings consist of a roof hatch. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically CMU. Other partitions include folding wall panels. Interior doors are generally solid core wood with hollow metal frames and mostly with glazing. Interior fittings include: chalk boards and white boards; graphics and identifying devices; toilet accessories and toilet partitions; lockers; and storage shelving. Interior wall finishes are typically paint. Floor finishes in corridors and the gym are typically vinyl composition tile and some quarry tile. Floor finishes in classrooms are typically VCT. Other floor finishes include carpet in the media center, ceramic/quarry tile in toilet rooms and the cafeteria, wood on the stage, and terrazzo in the kitchen. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable spaces include suspended acoustical tile, painted gybboard or plaster, and painted exposed structure.

D. SERVICES

CONVEYING:

The building does not include conveying equipment.

PLUMBING:

Plumbing fixtures are typically porcelain non-low-flow fixtures with manual control valves. Domestic water distribution is mostly copper with some galvanized, and with natural gas and electric hot water heating. The sanitary waste system is cast iron. Other plumbing is propane gas piping.

HVAC:

Heating and cooling is provided by a ground source heat pump system for the northern wing. The heating/cooling distribution system is a 2-pipe system for heat pump water, and a ductwork system utilizing heat pump units located on roof. Fresh air is supplied by air handling units. The remainder of the building is heated and cooled by roof mounted package units supplying ductwork systems. The kitchen has window AC units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled or monitored by an energy management system.

FIRE PROTECTION:

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

ELECTRICAL:

The main electrical service is fed from a pad mounted transformer to a switchboard/distribution panel located in the building. Lighting is typically lay-in fluorescent fixtures in original building areas ceiling hung indirect and direct light fixtures in the newer section. Branch circuit wiring is copper serving electrical switches and receptacles.

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in 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 contacts. 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 integrated with the telephone system.

OTHER ELECTRICAL SYSTEMS:

This building does not have a separately derived emergency power system. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and are illuminated.

E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment and furnishings: fixed food service; library equipment; athletic equipment; audio-visual; fixed casework; and window blinds.

Campus Assessment Report - West Bertie Elementary

G. SITE

Campus site features include: asphalt paved driveways and unpaved parking lots; concrete pedestrian pavements; a flag pole; monument signage; landscaping; a canopy; play areas with equipment. Site mechanical and electrical features include: groundwater well field for heating and cooling; county water; sanitary septic system; fiber optic and telephone cables; propane gas storage and distribution; and site lighting. There is no storm water collection system. All drainage is surface flow.

Attributes:

General Attributes:

Condition Assessor:	Ann Buerger Linden	Assessment Date:	
Suitability Assessor:			

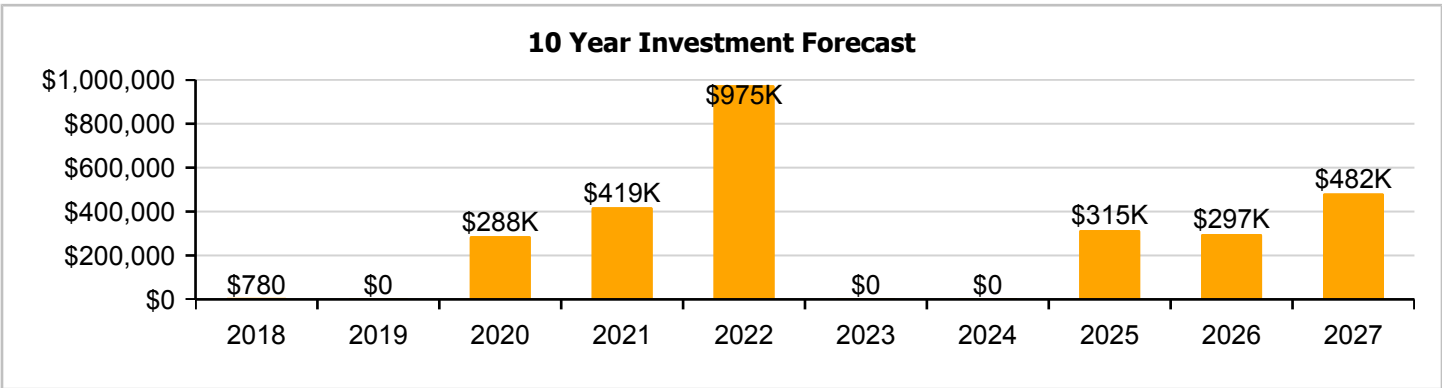
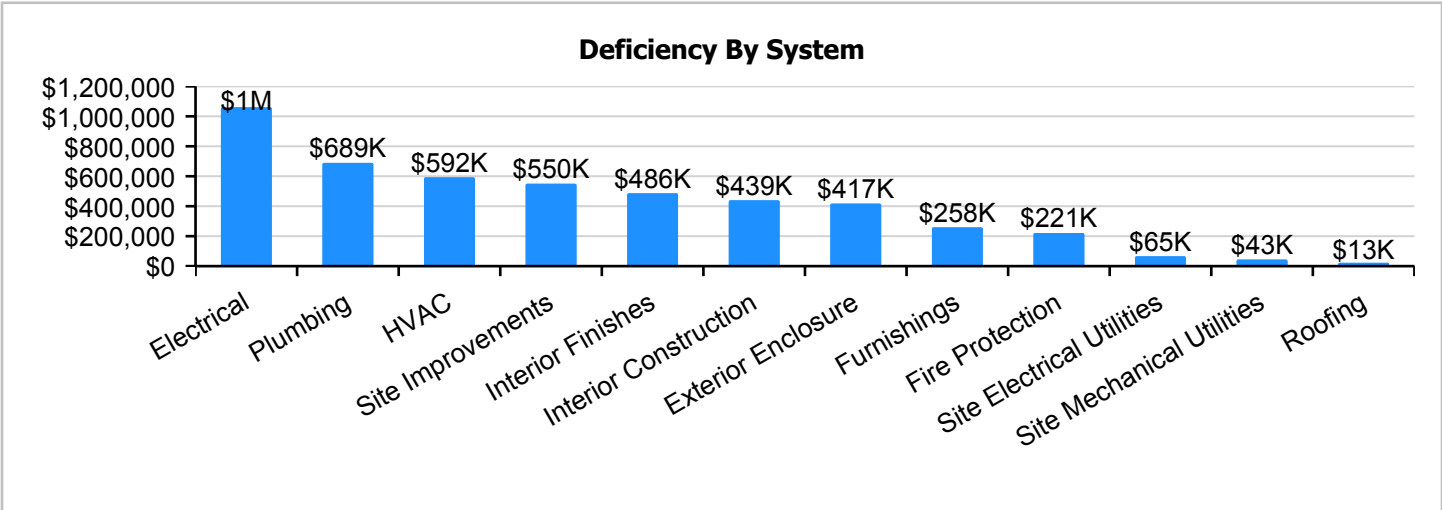
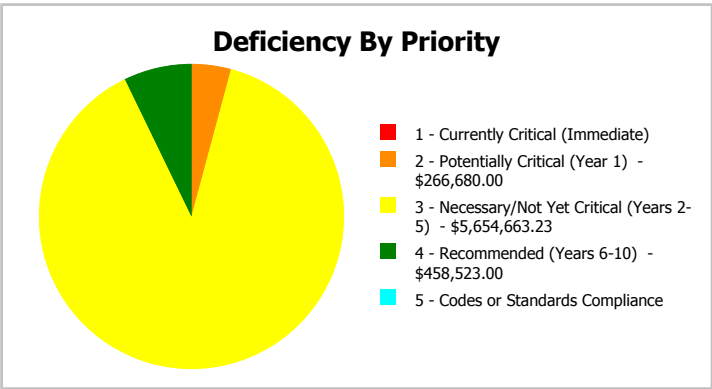
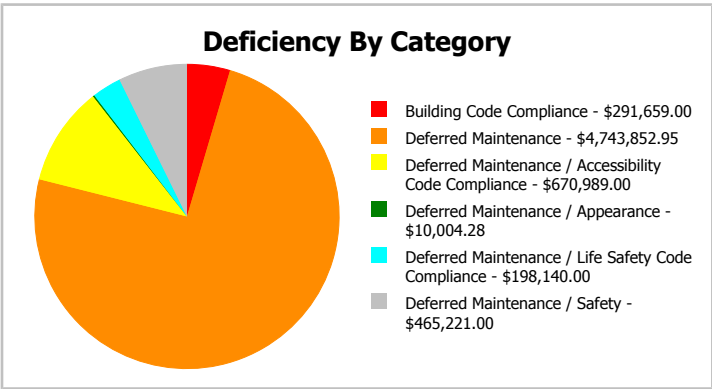
School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	12.32	Site Acreage:	12.32

Campus Dashboard Summary

Gross Area: 53,400
 Year Built: 1961
 Repair Cost: \$6,379,866
 FCI: 56.19 %

Last Renovation:
 Replacement Value: \$11,354,088
 RSLI%: 19.11 %



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.

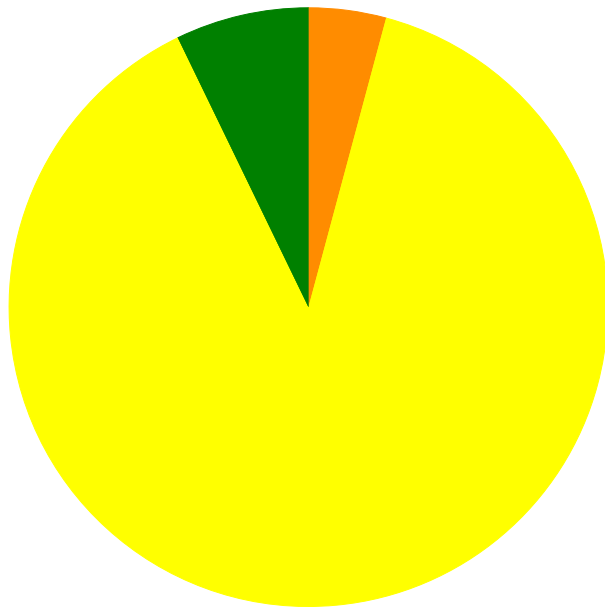
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	44.22 %	0.00 %	\$0.00
B10 - Superstructure	44.09 %	0.00 %	\$0.00
B20 - Exterior Enclosure	22.04 %	51.71 %	\$551,008.95
B30 - Roofing	20.11 %	3.44 %	\$17,259.00
C10 - Interior Construction	22.10 %	47.26 %	\$579,292.28
C30 - Interior Finishes	14.65 %	48.00 %	\$641,180.00
D20 - Plumbing	0.00 %	110.00 %	\$909,459.00
D30 - HVAC	11.80 %	68.56 %	\$781,456.00
D40 - Fire Protection	0.00 %	110.00 %	\$291,659.00
D50 - Electrical	12.43 %	92.53 %	\$1,399,033.00
E10 - Equipment	58.18 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$340,755.00
G20 - Site Improvements	0.96 %	92.66 %	\$724,851.00
G30 - Site Mechanical Utilities	49.34 %	15.08 %	\$57,565.00
G40 - Site Electrical Utilities	22.49 %	34.70 %	\$86,348.00
Totals:	19.11 %	56.19 %	\$6,379,866.23

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
1961 Main	53,135	55.56	\$0.00	\$0.00	\$5,107,296.28	\$400,958.00	\$0.00
1961 Pump House	25	81.00	\$0.00	\$0.00	\$2,847.95	\$0.00	\$0.00
1961 Storage	120	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1998 Tractor Storage	120	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	53,400	61.49	\$0.00	\$266,680.00	\$544,519.00	\$57,565.00	\$0.00
Total:		56.19	\$0.00	\$266,680.00	\$5,654,663.23	\$458,523.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$266,680.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$5,654,663.23
- 4 - Recommended (Years 6-10) - \$458,523.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$6,379,866.23

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):	53,135
Year Built:	1961
Last Renovation:	
Replacement Value:	\$9,913,870
Repair Cost:	\$5,508,254.28
Total FCI:	55.56 %
Total RSLI:	19.20 %
FCA Score:	44.44



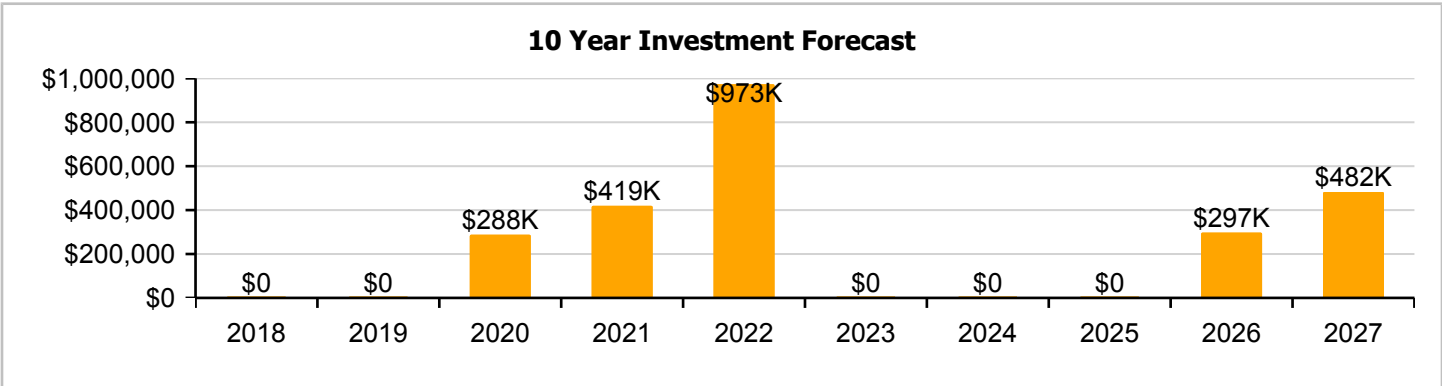
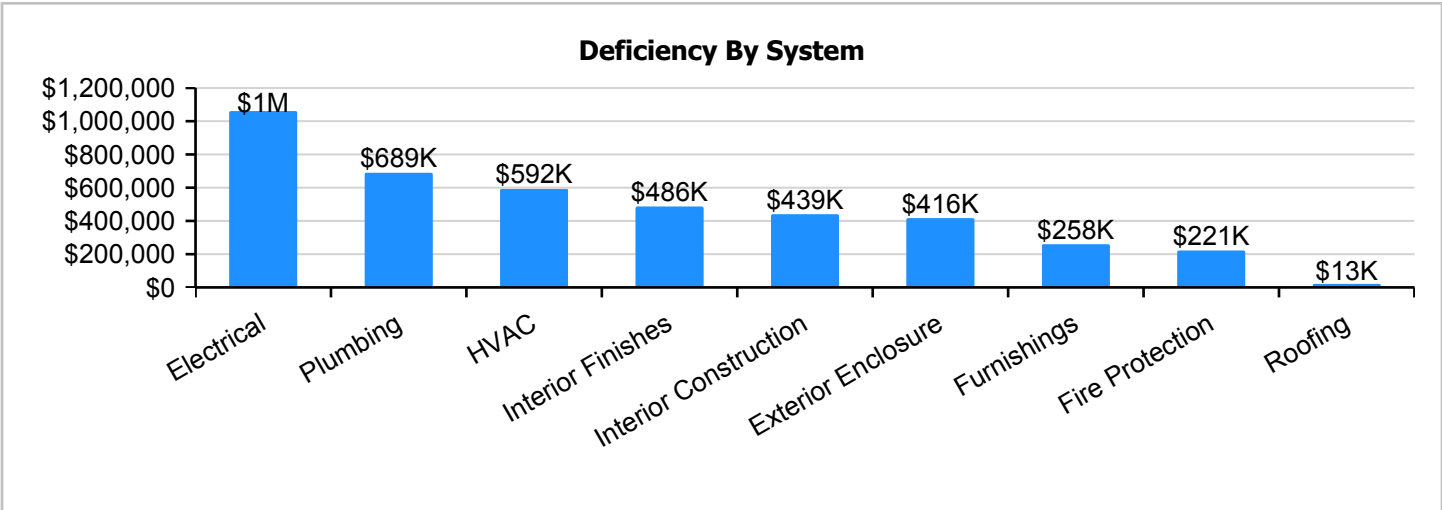
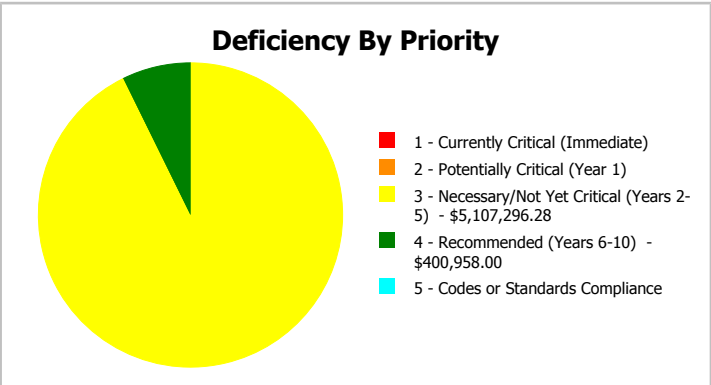
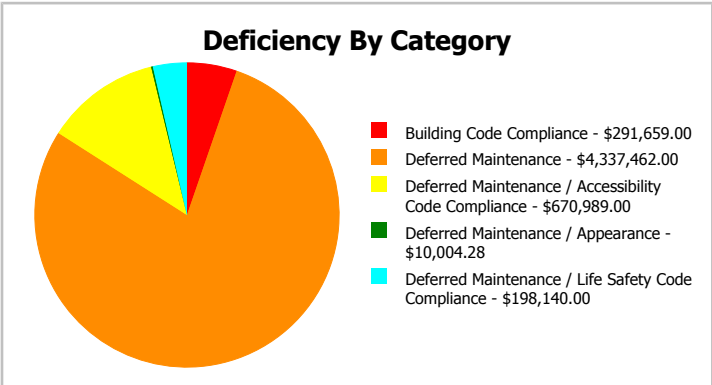
Description:

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:	ES -Elementary School	Gross Area:	53,135
Year Built:	1961	Last Renovation:	
Repair Cost:	\$5,508,254	Replacement Value:	\$9,913,870
FCI:	55.56 %	RSLI%:	19.20 %



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	44.00 %	0.00 %	\$0.00
B10 - Superstructure	44.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	21.75 %	52.04 %	\$548,831.00
B30 - Roofing	20.13 %	3.39 %	\$16,950.00
C10 - Interior Construction	22.10 %	47.26 %	\$579,292.28
C30 - Interior Finishes	14.65 %	48.00 %	\$641,180.00
D20 - Plumbing	0.00 %	110.00 %	\$909,459.00
D30 - HVAC	11.80 %	68.56 %	\$781,456.00
D40 - Fire Protection	0.00 %	110.00 %	\$291,659.00
D50 - Electrical	12.44 %	92.52 %	\$1,398,672.00
E10 - Equipment	58.18 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$340,755.00
Totals:	19.20 %	55.56 %	\$5,508,254.28

Photo Album

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

1). West Elevation - Feb 23, 2017



2). North Elevation - Feb 23, 2017



3). East Elevation - Feb 23, 2017



4). South Elevation - Feb 23, 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 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	\$4.79	S.F.	53,135	100	1961	2061		44.00 %	0.00 %	44			\$254,517
A1030	Slab on Grade	\$10.07	S.F.	53,135	100	1961	2061		44.00 %	0.00 %	44			\$535,069
B1020	Roof Construction	\$15.76	S.F.	53,135	100	1961	2061		44.00 %	0.00 %	44			\$837,408
B2010	Exterior Walls	\$9.42	S.F.	53,135	100	1961	2061		44.00 %	0.00 %	44			\$500,532
B2020	Exterior Windows	\$9.39	S.F.	53,135	30	1961	1991		0.00 %	110.00 %	-26		\$548,831.00	\$498,938
B2030	Exterior Doors	\$1.04	S.F.	53,135	30	1975	2005	2022	16.67 %	0.00 %	5			\$55,260
B3010105	Built-Up	\$8.95	S.F.	28,675	25	1996	2021		16.00 %	0.00 %	4			\$256,641
B3010120	Single Ply Membrane	\$6.98	S.F.	7,240	20	2000	2020		15.00 %	0.00 %	3			\$50,535
B3010130	Preformed Metal Roofing	\$9.66	S.F.	17,100	30	1996	2026		30.00 %	0.00 %	9			\$165,186
B3010140	Asphalt Shingles	\$4.32	S.F.	2,940	20	2001	2021		20.00 %	0.00 %	4			\$12,701
B3020	Roof Openings	\$0.29	S.F.	53,135	25	1961	1986		0.00 %	110.00 %	-31		\$16,950.00	\$15,409
C1010	Partitions	\$10.80	S.F.	53,135	75	1961	2036		25.33 %	0.00 %	19			\$573,858
C1020	Interior Doors	\$2.53	S.F.	53,135	30	2015	2045		93.33 %	7.44 %	28		\$10,004.28	\$134,432
C1030	Fittings	\$9.74	S.F.	53,135	20	1975	1995		0.00 %	110.00 %	-22		\$569,288.00	\$517,535
C3010	Wall Finishes	\$2.79	S.F.	53,135	10	2010	2020		30.00 %	0.00 %	3			\$148,247
C3020	Floor Finishes	\$11.38	S.F.	53,135	20	2002	2022		25.00 %	0.00 %	5			\$604,676
C3030	Ceiling Finishes	\$10.97	S.F.	53,135	25	1975	2000		0.00 %	110.00 %	-17		\$641,180.00	\$582,891
D2010	Plumbing Fixtures	\$11.48	S.F.	53,135	30	1975	2005		0.00 %	110.00 %	-12		\$670,989.00	\$609,990
D2020	Domestic Water Distribution	\$0.98	S.F.	53,135	30	1975	2005		0.00 %	110.00 %	-12		\$57,280.00	\$52,072
D2030	Sanitary Waste	\$1.54	S.F.	53,135	30	1975	2005		0.00 %	110.00 %	-12		\$90,011.00	\$81,828
D2040	Rain Water Drainage	\$1.39	S.F.	53,135	30	1975	2005		0.00 %	110.00 %	-12		\$81,243.00	\$73,858
D2090	Other Plumbing Systems -Propane	\$0.17	S.F.	53,135	40	1975	2015		0.00 %	110.00 %	-2		\$9,936.00	\$9,033
D3040	Distribution Systems	\$6.14	S.F.	53,135	30	1997	2027		33.33 %	0.00 %	10			\$326,249
D3050	Terminal & Package Units	\$13.37	S.F.	53,135	15	1997	2012		0.00 %	110.00 %	-5		\$781,456.00	\$710,415
D3060	Controls & Instrumentation	\$1.94	S.F.	53,135	20	2002	2022		25.00 %	0.00 %	5			\$103,082
D4010	Sprinklers	\$4.32	S.F.	53,135	30			2017	0.00 %	110.00 %	0		\$252,498.00	\$229,543
D4020	Standpipes	\$0.67	S.F.	53,135	30			2017	0.00 %	110.00 %	0		\$39,161.00	\$35,600
D5010	Electrical Service/Distribution	\$1.69	S.F.	53,135	40	1975	2015		0.00 %	110.00 %	-2		\$98,778.00	\$89,798
D5020	Branch Wiring	\$5.06	S.F.	53,135	30	1975	2005		0.00 %	110.00 %	-12		\$295,749.00	\$268,863
D5020	Lighting	\$11.92	S.F.	53,135	30	1975	2005		0.00 %	110.00 %	-12		\$696,706.00	\$633,369
D5030810	Security & Detection Systems	\$1.87	S.F.	53,135	15	2006	2021	2017	0.00 %	110.00 %	0		\$109,299.00	\$99,362
D5030910	Fire Alarm Systems	\$3.39	S.F.	53,135	15	2000	2015		0.00 %	110.00 %	-2		\$198,140.00	\$180,128
D5030920	Data Communication	\$4.40	S.F.	53,135	15	2014	2029		80.00 %	0.00 %	12			\$233,794
D5090	Other Electrical Systems	\$0.12	S.F.	53,135	20	2000	2020		15.00 %	0.00 %	3			\$6,376
E1020	Institutional Equipment	\$0.30	S.F.	53,135	20	2000	2020		15.00 %	0.00 %	3			\$15,941
E1090	Other Equipment	\$1.90	S.F.	53,135	20	2010	2030		65.00 %	0.00 %	13			\$100,957
E2010	Fixed Furnishings	\$5.83	S.F.	53,135	20	1975	1995		0.00 %	110.00 %	-22		\$340,755.00	\$309,777
Total									19.20 %	55.56 %			\$5,508,254.28	\$9,913,870

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: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction



Note:

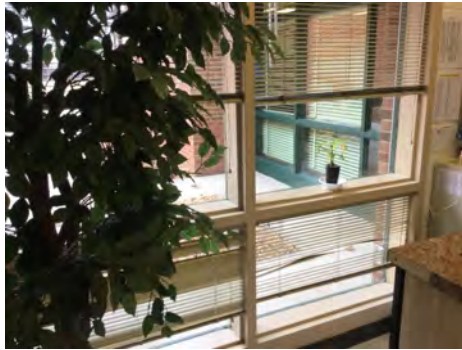
Campus Assessment Report - 1961 Main

System: B2010 - Exterior Walls



Note:

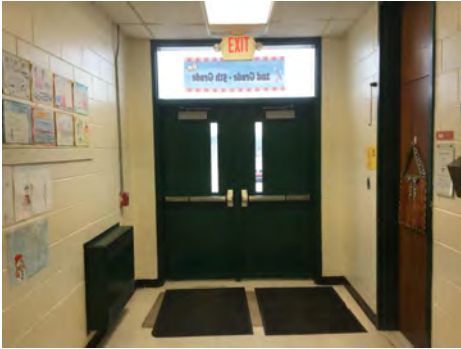
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1961 Main

System: B2030 - Exterior Doors



Note: Exterior doors are generally well maintained in good operating condition with no deficiencies observed. Therefore, system renewal pushed 5 years.

System: B3010105 - Built-Up



Note:

System: B3010120 - Single Ply Membrane



Note:

Campus Assessment Report - 1961 Main

System: B3010130 - Preformed Metal Roofing



Note:

System: B3010140 - Asphalt Shingles



Note:

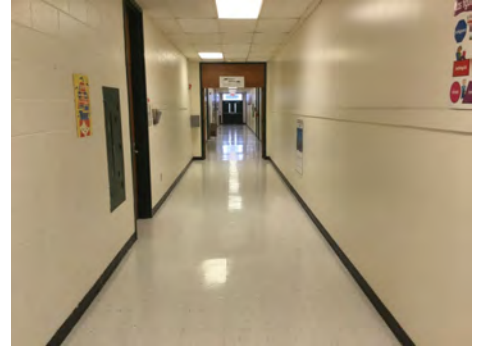
System: B3020 - Roof Openings



Note:

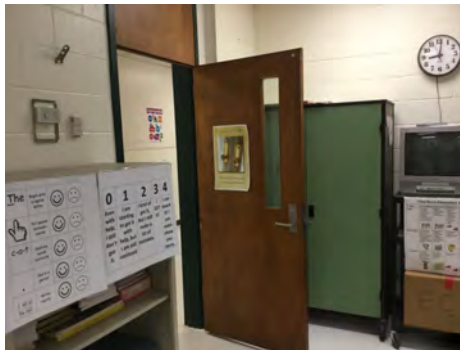
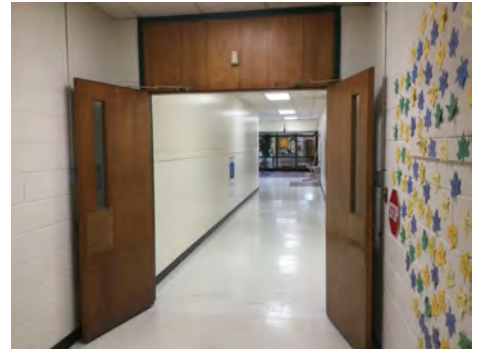
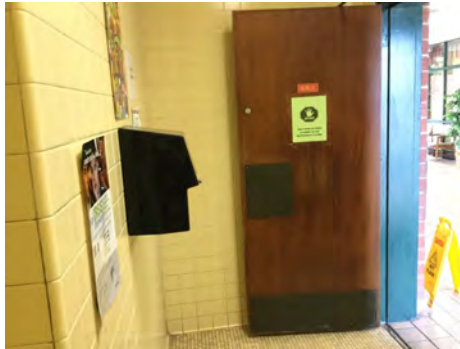
Campus Assessment Report - 1961 Main

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note: Lever latches / locksets installed throughout in 2015. Finishes on doors are worn.

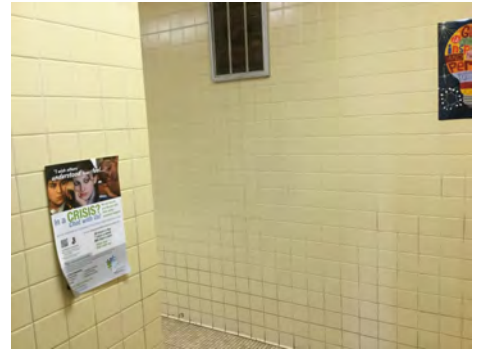
Campus Assessment Report - 1961 Main

System: C1030 - Fittings



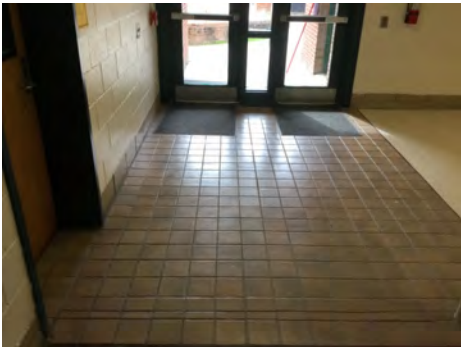
Note:

System: C3010 - Wall Finishes



Note: Interior painting is performed w/ in-house crews on an as-needed basis. No deficiencies observed.

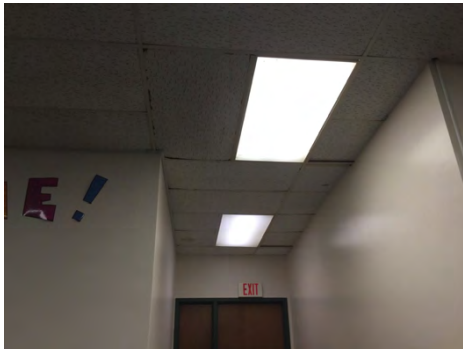
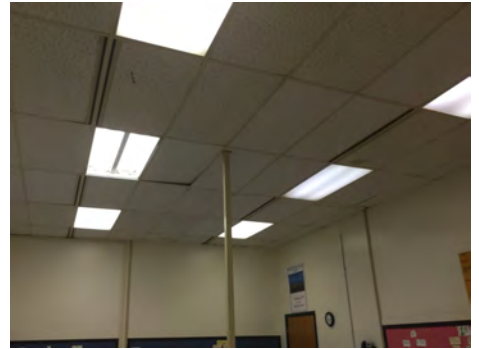
System: C3020 - Floor Finishes



Note:

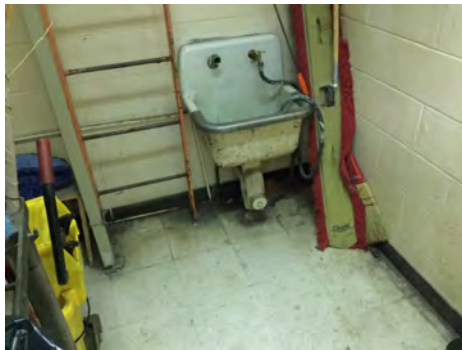
Campus Assessment Report - 1961 Main

System: C3030 - Ceiling Finishes



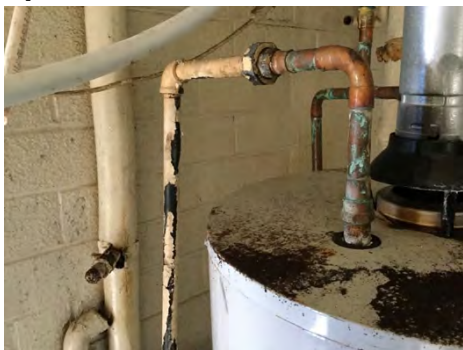
Note:

System: D2010 - Plumbing Fixtures



Note:

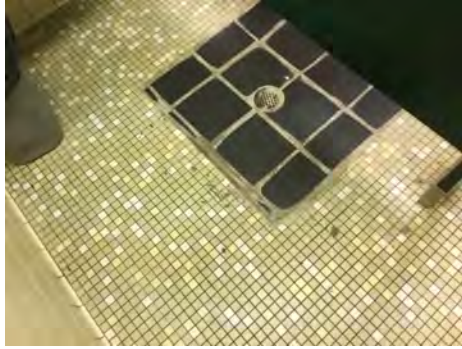
System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1961 Main

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

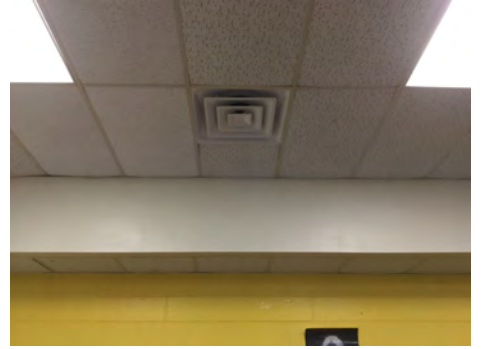
System: D2090 - Other Plumbing Systems -Propane



Note:

Campus Assessment Report - 1961 Main

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

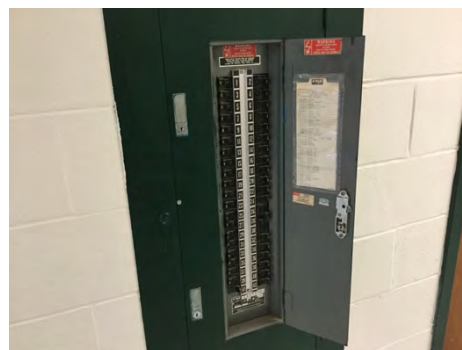
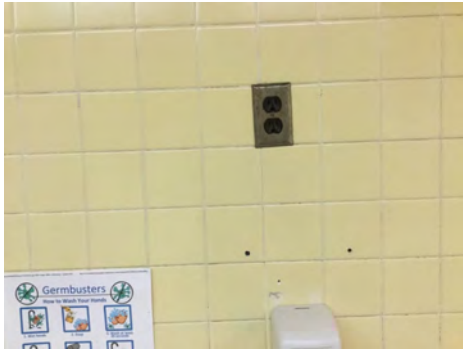
Campus Assessment Report - 1961 Main

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1961 Main

System: D5020 - Lighting



Note: Lamps converted to T-8 and ballasts replaced in existing fixtures.

System: D5030810 - Security & Detection Systems



Note:

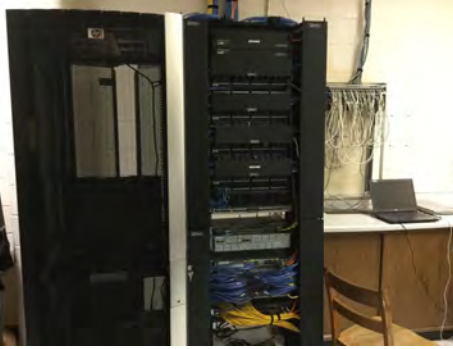
System: D5030910 - Fire Alarm Systems



Note:

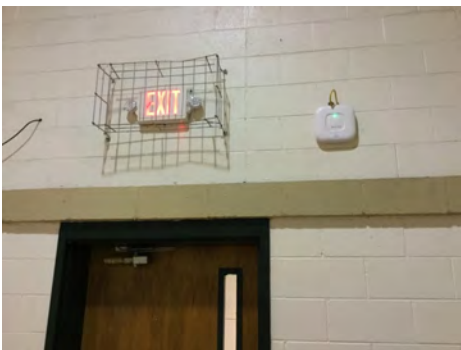
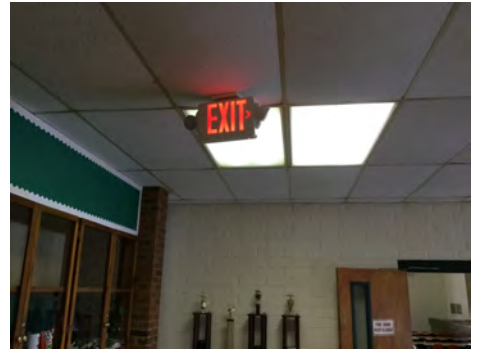
Campus Assessment Report - 1961 Main

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1961 Main

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1961 Main

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$5,508,254	\$0	\$0	\$287,849	\$419,486	\$973,002	\$0	\$0	\$0	\$297,432	\$482,297	\$7,968,321
* 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	\$548,831	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$548,831
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$70,468	\$0	\$0	\$0	\$0	\$0	\$70,468
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
B3010105 - Built-Up	\$0	\$0	\$0	\$0	\$398,616	\$0	\$0	\$0	\$0	\$0	\$0	\$398,616
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$82,832	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,832
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$297,432	\$0	\$297,432
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$20,870	\$0	\$0	\$0	\$0	\$0	\$0	\$20,870
B3020 - Roof Openings	\$16,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,950
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	\$10,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,004
C1030 - Fittings	\$569,288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$569,288
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$178,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178,192

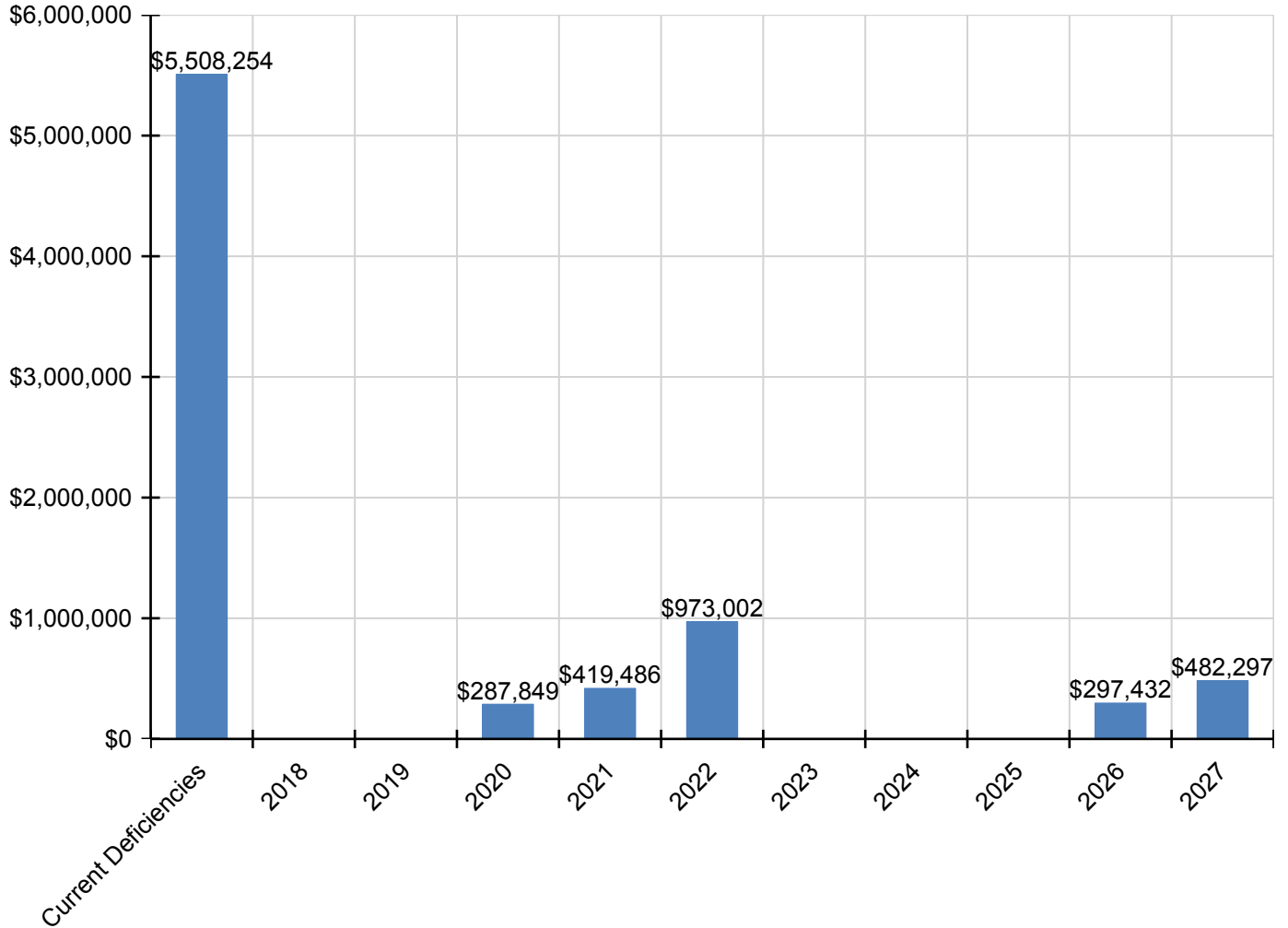
Campus Assessment Report - 1961 Main

C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$771,084	\$0	\$0	\$0	\$0	\$0	\$771,084
C3030 - Ceiling Finishes	\$641,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$641,180
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$670,989	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$670,989
D2020 - Domestic Water Distribution	\$57,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,280
D2030 - Sanitary Waste	\$90,011	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,011
D2040 - Rain Water Drainage	\$81,243	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,243
D2090 - Other Plumbing Systems - Propane	\$9,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,936
D30 - HVAC	\$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	\$482,297	\$482,297
D3050 - Terminal & Package Units	\$781,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$781,456
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$131,450	\$0	\$0	\$0	\$0	\$0	\$131,450
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$252,498	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$252,498
D4020 - Standpipes	\$39,161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,161
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$98,778	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,778
D5020 - Branch Wiring	\$295,749	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$295,749
D5020 - Lighting	\$696,706	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$696,706
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$109,299	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,299
D5030910 - Fire Alarm Systems	\$198,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$198,140
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$7,664	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,664
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	\$19,161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,161
E1090 - Other 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	\$340,755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$340,755

* Indicates non-renewable system

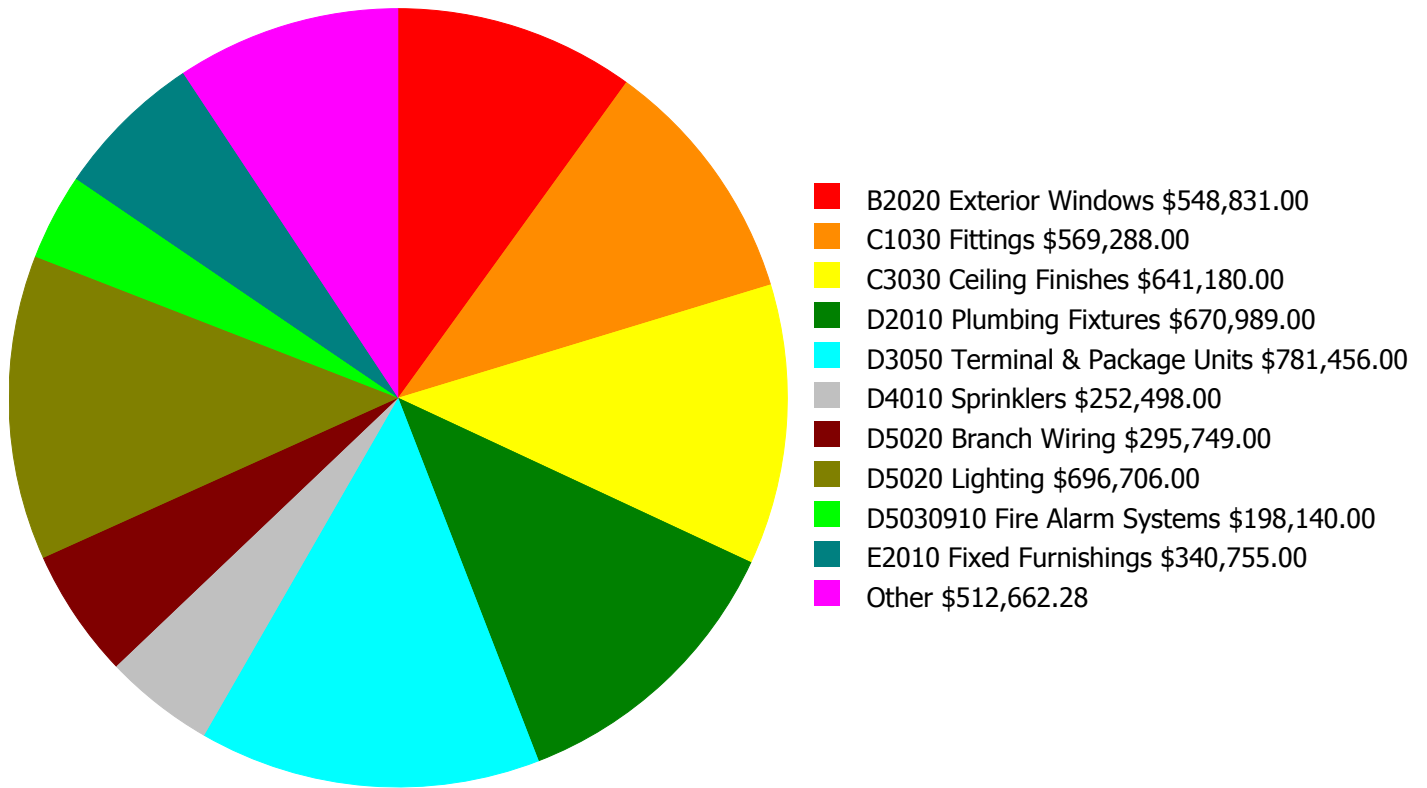
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

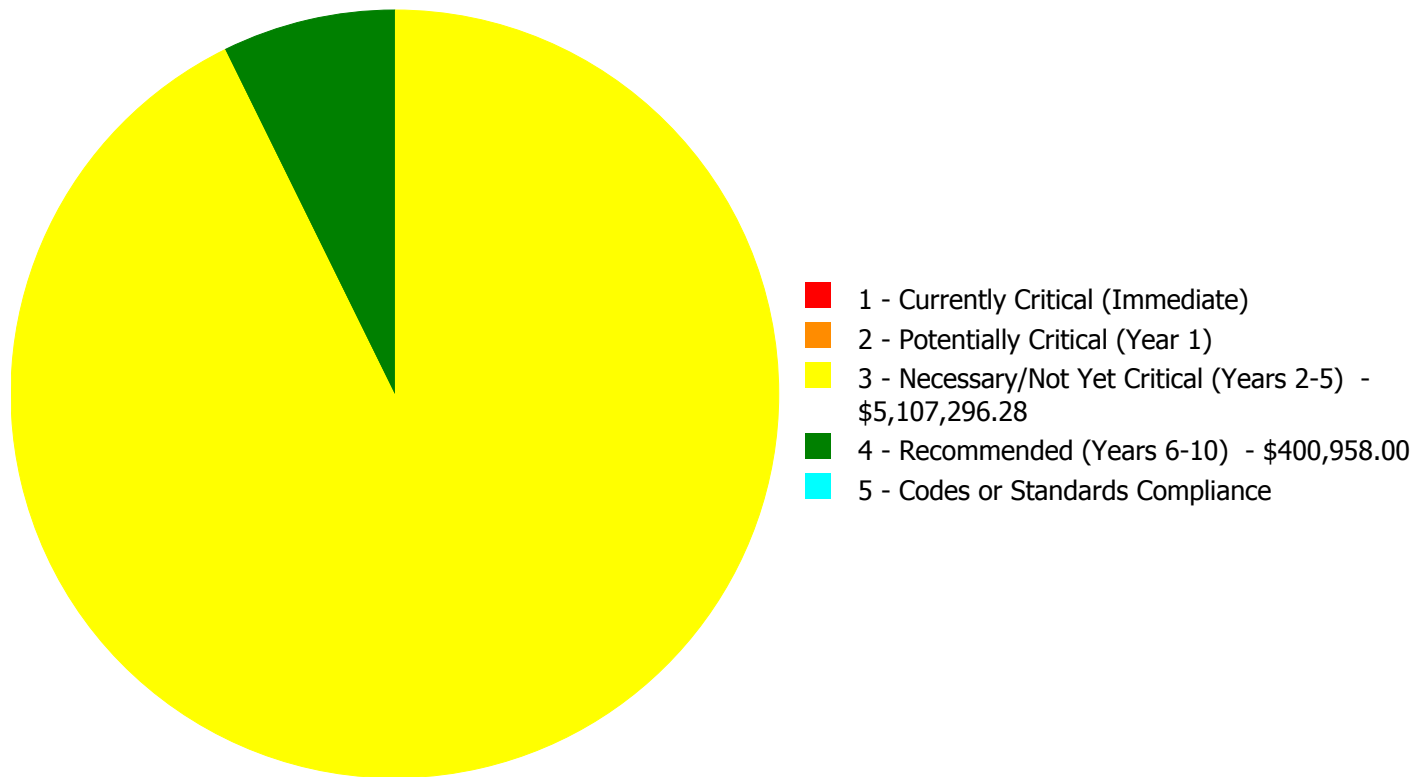
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$5,508,254.28

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: \$5,508,254.28

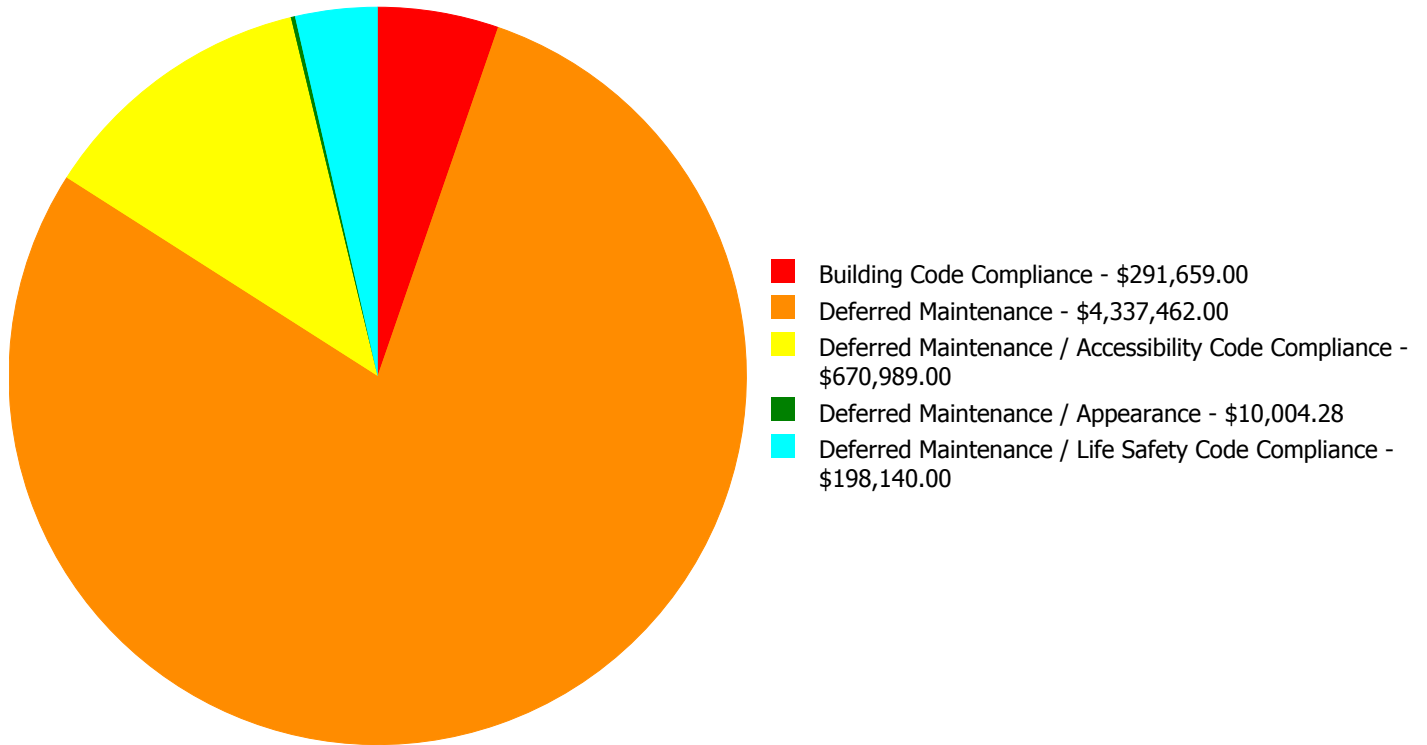
Deficiency By Priority Investment Table

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	\$548,831.00	\$0.00	\$0.00	\$548,831.00
B3020	Roof Openings	\$0.00	\$0.00	\$16,950.00	\$0.00	\$0.00	\$16,950.00
C1020	Interior Doors	\$0.00	\$0.00	\$10,004.28	\$0.00	\$0.00	\$10,004.28
C1030	Fittings	\$0.00	\$0.00	\$569,288.00	\$0.00	\$0.00	\$569,288.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$641,180.00	\$0.00	\$0.00	\$641,180.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$670,989.00	\$0.00	\$0.00	\$670,989.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$57,280.00	\$0.00	\$0.00	\$57,280.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$90,011.00	\$0.00	\$0.00	\$90,011.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$81,243.00	\$0.00	\$0.00	\$81,243.00
D2090	Other Plumbing Systems -Propane	\$0.00	\$0.00	\$9,936.00	\$0.00	\$0.00	\$9,936.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$781,456.00	\$0.00	\$0.00	\$781,456.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$252,498.00	\$0.00	\$252,498.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$39,161.00	\$0.00	\$39,161.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$98,778.00	\$0.00	\$0.00	\$98,778.00
D5020	Branch Wiring	\$0.00	\$0.00	\$295,749.00	\$0.00	\$0.00	\$295,749.00
D5020	Lighting	\$0.00	\$0.00	\$696,706.00	\$0.00	\$0.00	\$696,706.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$0.00	\$109,299.00	\$0.00	\$109,299.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$198,140.00	\$0.00	\$0.00	\$198,140.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$340,755.00	\$0.00	\$0.00	\$340,755.00
	Total:	\$0.00	\$0.00	\$5,107,296.28	\$400,958.00	\$0.00	\$5,508,254.28

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: \$5,508,254.28

Deficiency Details by Priority

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

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

System: B2020 - Exterior Windows



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 53,135.00
Unit of Measure: S.F.
Estimate: \$548,831.00
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

Notes: Exterior windows have exceeded their expected useful life. Particularly in older sections of the building, windows are single pane in steel frames in poor condition. System renewal is recommended.

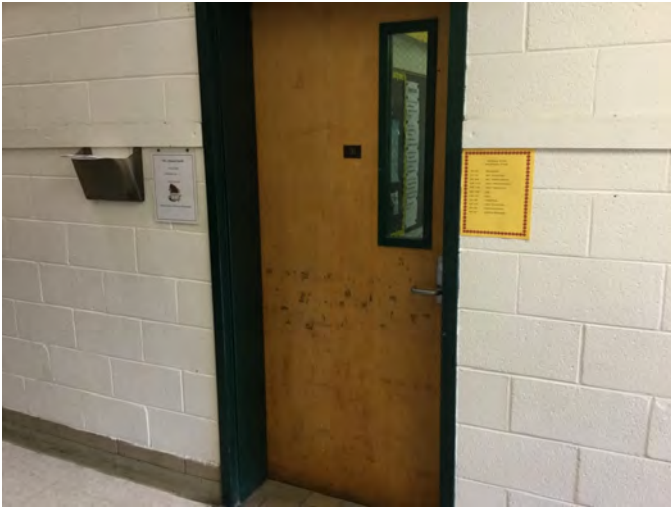
System: B3020 - Roof Openings



Location: Roof
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 53,135.00
Unit of Measure: S.F.
Estimate: \$16,950.00
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

Notes: While the roof hatch at the BUR section is functioning well, it is beyond its expected service life and should be considered for replacement at the time of roof replacement. There is no roof hatch to flat roof areas south of the metal roof section. Installation of a roof hatch to facilitate inspection and maintenance of roofs and roof mounted mechanical equipment is recommended.

System: C1020 - Interior Doors



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Refinish 3'-0" x 7'-0" solid core wood door, interior
Qty: 53.00
Unit of Measure: Ea.
Estimate: \$10,004.28
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

Notes: Interior doors were retrofitted with ADA compliant lever latches in 2015. Many doors are in only fair condition and are in need of refinishing.

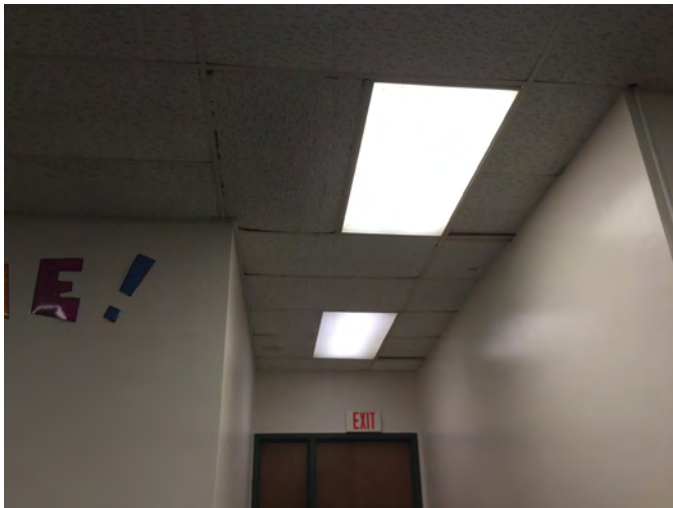
System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 53,135.00
Unit of Measure: S.F.
Estimate: \$569,288.00
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

Notes: Fittings throughout the building are in fair to poor condition. Signage and toilet partitions/accessories are not ADA compliant. Blackboard's are obsolete. Lockers are in poor condition. 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: 53,135.00
Unit of Measure: S.F.
Estimate: \$641,180.00
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

Notes: Ceiling finishes throughout the building are generally beyond their expected useful life. Grids are beginning to yellow. Many tile are damaged due to roof leaks and there are many mismatched tile throughout the school due to replacements. System renewal is recommended.

System: D2010 - Plumbing Fixtures



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 53,135.00
Unit of Measure: S.F.
Estimate: \$670,989.00
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

Notes: While lav sinks have been retrofitted with spring-loaded faucets for water conservation, in general plumbing fixtures are not low-flow models. Also, restrooms and drinking fountains are 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: 53,135.00
Unit of Measure: S.F.
Estimate: \$57,280.00
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

Notes: Water supply piping includes both copper and galvanized sections. The system as a whole is beyond its expected useful life. System renewal is recommended.

System: D2030 - Sanitary Waste



Location: 1961 Main
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 53,135.00
Unit of Measure: S.F.
Estimate: \$90,011.00
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

Notes:

System: D2040 - Rain Water Drainage



Location: Roof drains
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 53,135.00
Unit of Measure: S.F.
Estimate: \$81,243.00
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

Notes: The roof drainage system is beyond its expected life. While no leaks were observed or reported, the system is old and likely to cause problems. At the single ply roof, the roofer did not flash properly to allow installation of drain baskets.

System: D2090 - Other Plumbing Systems -Propane



Location: Mechanical room and kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 53,135.00
Unit of Measure: S.F.
Estimate: \$9,936.00
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

Notes: The gas piping system has exceeded its useful life. System renewal is recommended for safety.

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: 53,135.00
Unit of Measure: S.F.
Estimate: \$781,456.00
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

Notes: The water to air heat pumps at the north wing are well beyond their expected life and require a lot of maintenance. Other air to air heat pumps on the remainder of the building have exceeded their expected useful life and system renewal is recommended to ensure performance.

System: D5010 - Electrical Service/Distribution



Location: At MDPs
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 53,135.00
Unit of Measure: S.F.
Estimate: \$98,778.00
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

Notes: There are two MDP panels in the building and both have exceeded their expected useful life. Review service size in light of the recommendation to renew distribution systems. The south service is located in a room with wet utilities. 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: 53,135.00
Unit of Measure: S.F.
Estimate: \$295,749.00
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

Notes: The branch wiring system is beyond its expected useful life. There are insufficient outlets to meet modern needs. There are not GFCI outlets in wet areas throughout 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: 53,135.00
Unit of Measure: S.F.
Estimate: \$696,706.00
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

Notes: While most fixtures have been upgraded with T-8 bulbs and ballasts, the fixtures themselves are beyond their expected useful life. The up-lights used in portions of the newer building are difficult to maintain. System renewal is recommended.

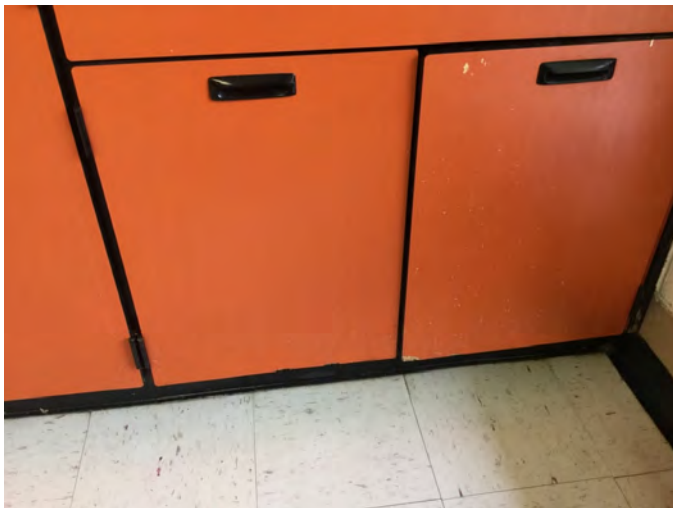
System: D5030910 - Fire Alarm Systems



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: 53,135.00
Unit of Measure: S.F.
Estimate: \$198,140.00
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

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: 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: 53,135.00
Unit of Measure: S.F.
Estimate: \$340,755.00
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

Notes: While most fixed furnishings are in functional condition, the cabinetry is showing signs of wear and tear. 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: 53,135.00
Unit of Measure: S.F.
Estimate: \$252,498.00
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

Notes: A wet fire protection 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: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 53,135.00
Unit of Measure: S.F.
Estimate: \$39,161.00
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

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

System: D5030810 - Security & Detection Systems



Location: Throughout the building
Distress: Missing
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 53,135.00
Unit of Measure: S.F.
Estimate: \$109,299.00
Assessor Name: Ann Buerger Linden
Date Created: 02/23/2017

Notes: While door security is up to date, this campus does not have a camera monitoring system. Installation of camera monitoring 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):	25
Year Built:	1961
Last Renovation:	
Replacement Value:	\$3,516
Repair Cost:	\$2,847.95
Total FCI:	81.00 %
Total RSLI:	26.88 %
FCA Score:	19.00



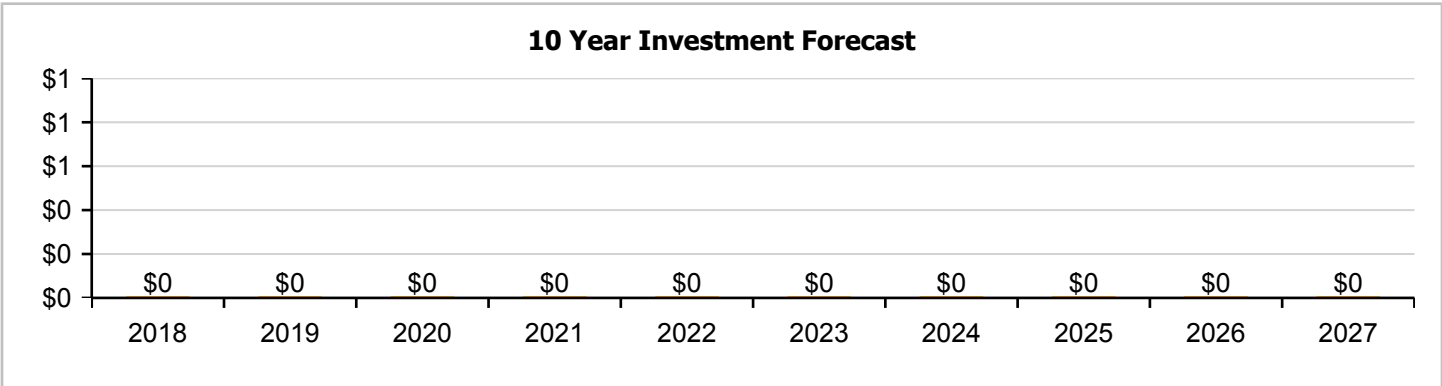
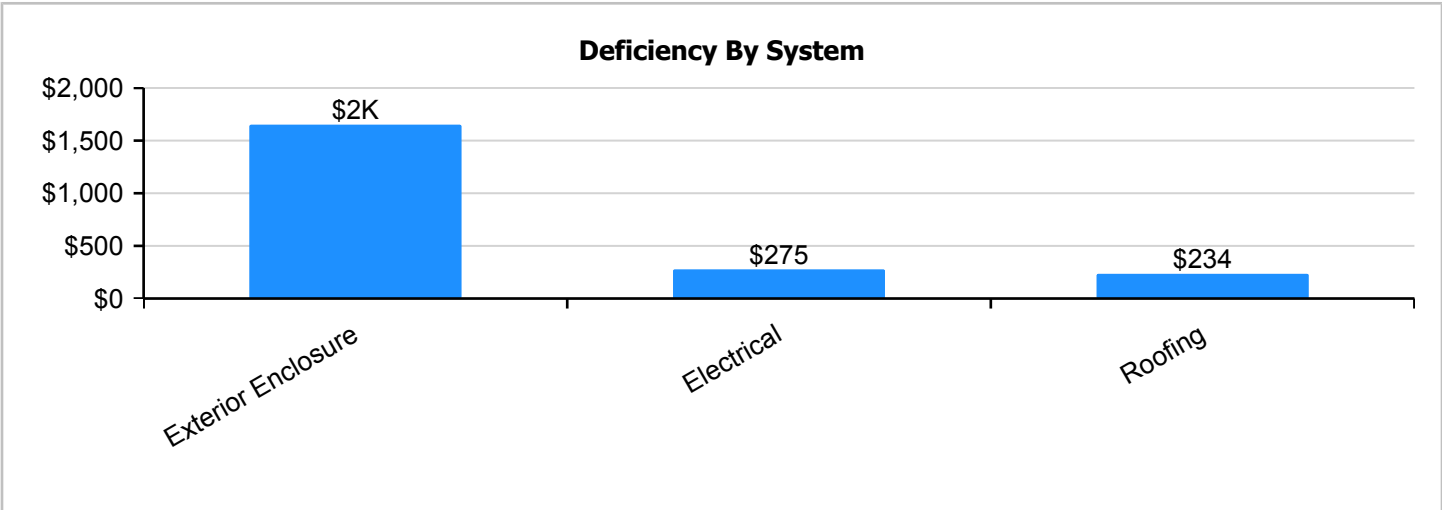
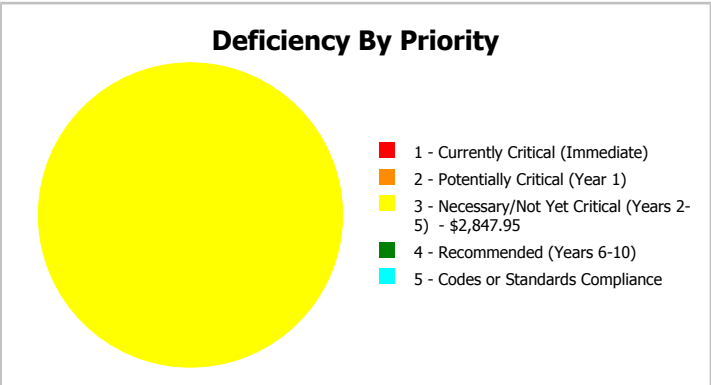
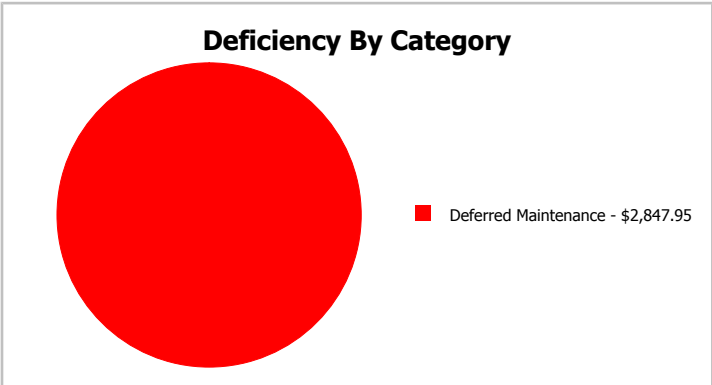
Description:

Originally constructed when the school was on well water, this building is not currently in use. The pumps and equipment are reportedly functional, but the system does not meet current clean water standards for water treatment. Demolition is recommended as there is no apparent practical use for this structure.

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	25
Year Built:	1961	Last Renovation:	
Repair Cost:	\$2,848	Replacement Value:	\$3,516
FCI:	81.00 %	RSLI%:	26.88 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	44.00 %	0.00 %	\$0.00
B10 - Superstructure	44.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	20.88 %	138.72 %	\$2,177.95
B30 - Roofing	0.00 %	145.75 %	\$309.00
D50 - Electrical	0.00 %	109.39 %	\$361.00
Totals:	26.89 %	81.00 %	\$2,847.95

Photo Album

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

1). South Elevation - Feb 01, 2017



2). West Elevation - Feb 01, 2017



3). East Elevation - Feb 01, 2017



4). North Elevation - Feb 01, 2017



Condition Detail

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

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

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.	25	100	1961	2061		44.00 %	0.00 %	44			\$503
A1030	Slab on Grade	\$19.75	S.F.	25	100	1961	2061		44.00 %	0.00 %	44			\$494
B1020	Roof Construction	\$16.26	S.F.	25	100	1961	2061		44.00 %	0.00 %	44			\$407
B2010	Exterior Walls	\$29.79	S.F.	25	100	1961	2061		44.00 %	170.46 %	44		\$1,269.95	\$745
B2030	Exterior Doors	\$33.00	S.F.	25	30	1961	1991		0.00 %	110.06 %	-26		\$908.00	\$825
B3010140	Asphalt Shingles	\$4.32	S.F.	49	20	1961	1981		0.00 %	145.75 %	-36		\$309.00	\$212
D5020	Branch Wiring	\$3.58	S.F.	25	30	1961	1991		0.00 %	108.89 %	-26		\$98.00	\$90
D5020	Lighting	\$9.58	S.F.	25	30	1961	1991		0.00 %	109.58 %	-26		\$263.00	\$240
Total									26.89 %	81.00 %			\$2,847.95	\$3,516

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: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 1961 Pump House

System: B2030 - Exterior Doors



Note:

System: D5020 - Branch Wiring



Note:

Renewal Schedule

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

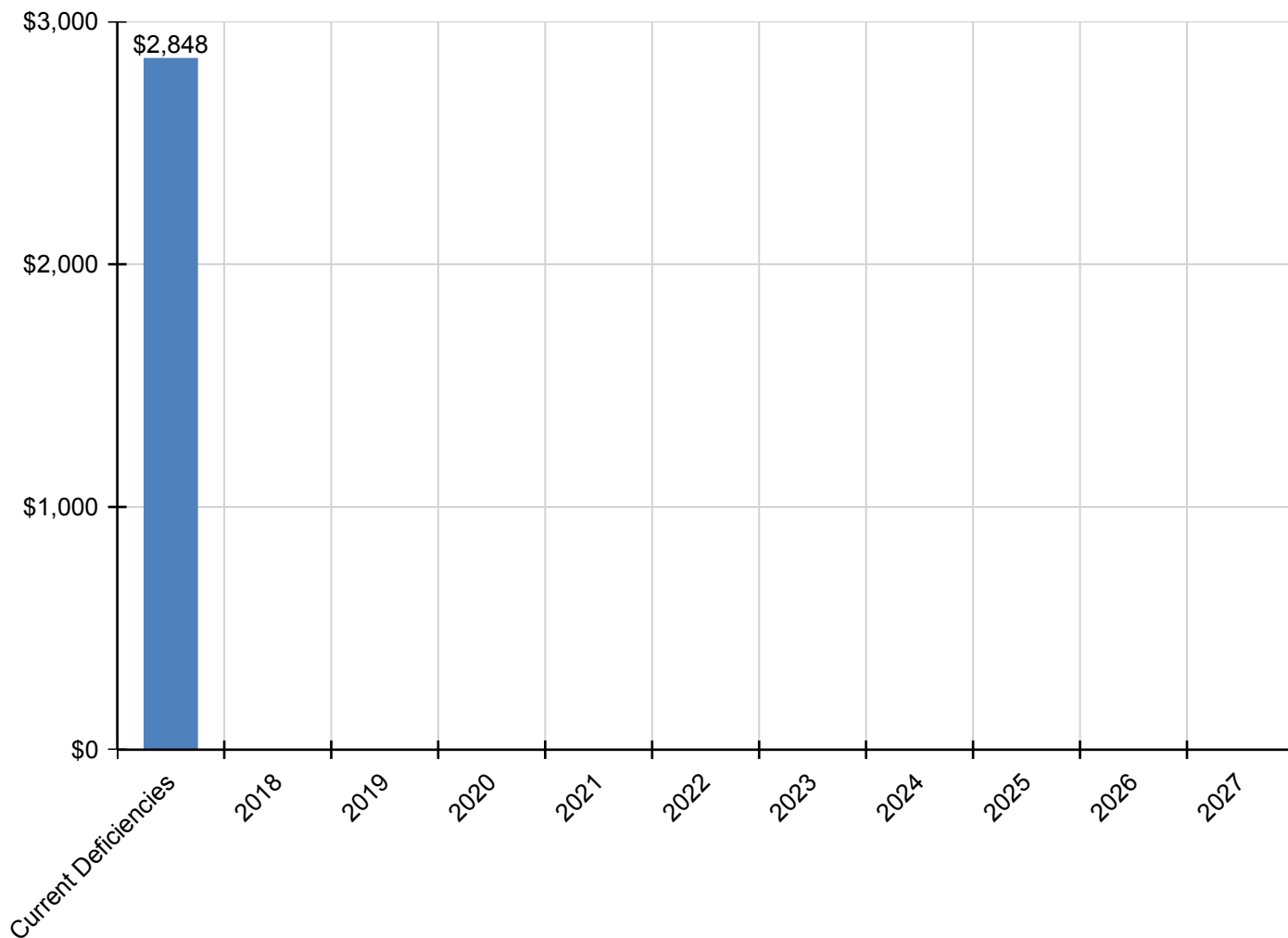
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$2,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,848
* 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	\$1,270	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,270
B2030 - Exterior Doors	\$908	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$908
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$309	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$309
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	\$98	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98
D5020 - Lighting	\$263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$263

** Indicates non-renewable system*

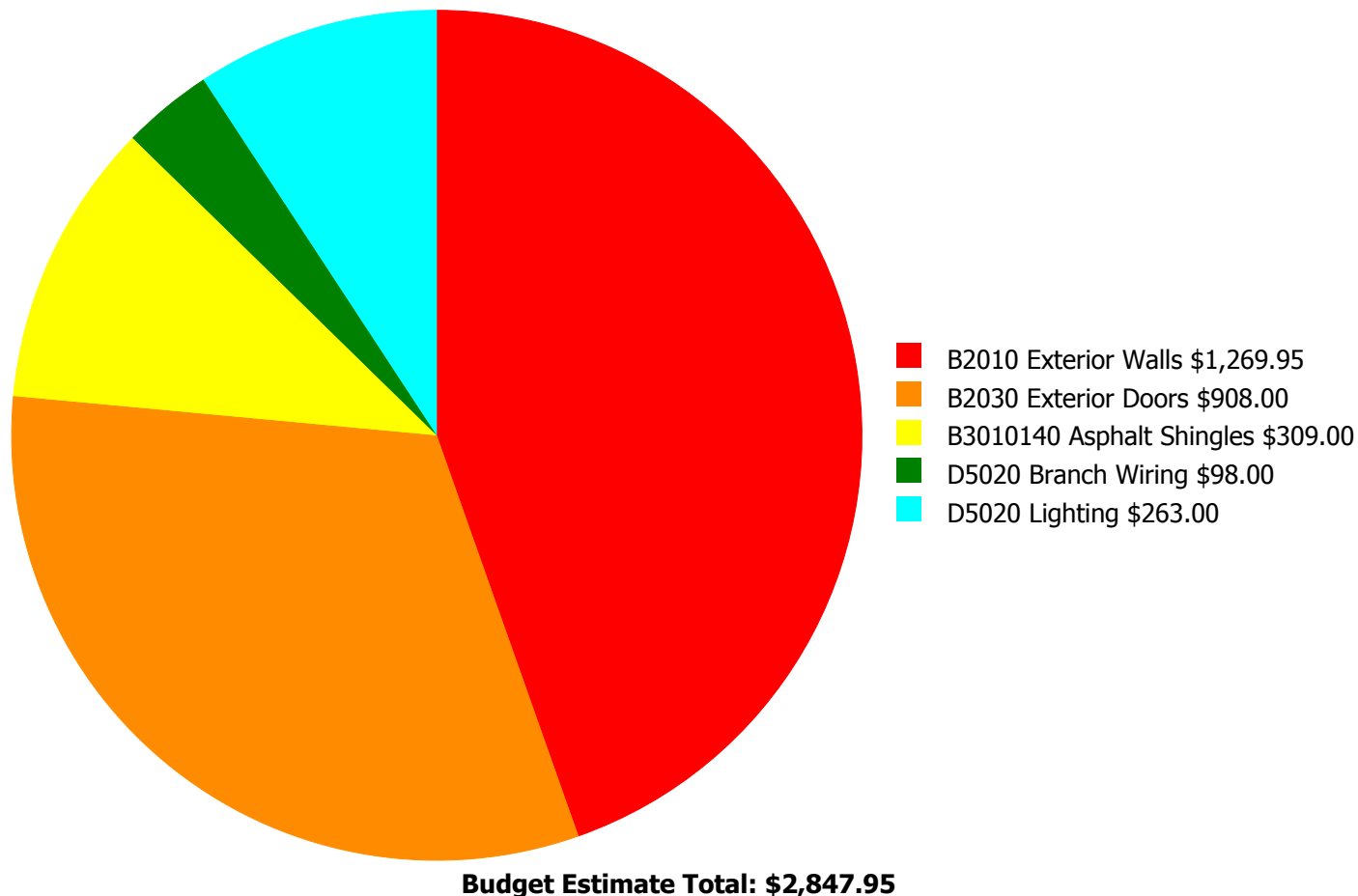
Forecasted Capital Renewal Requirement

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



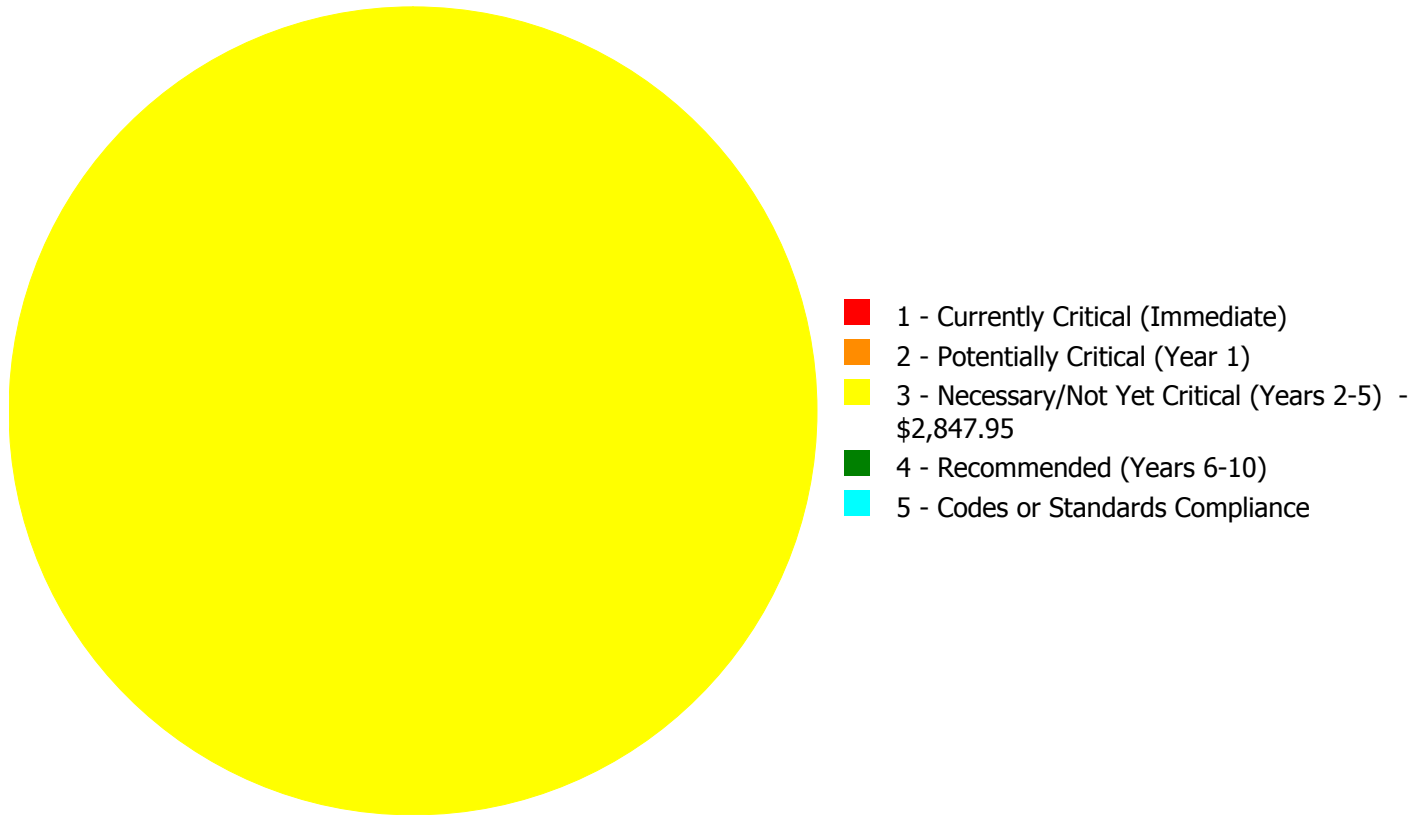
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$2,847.95

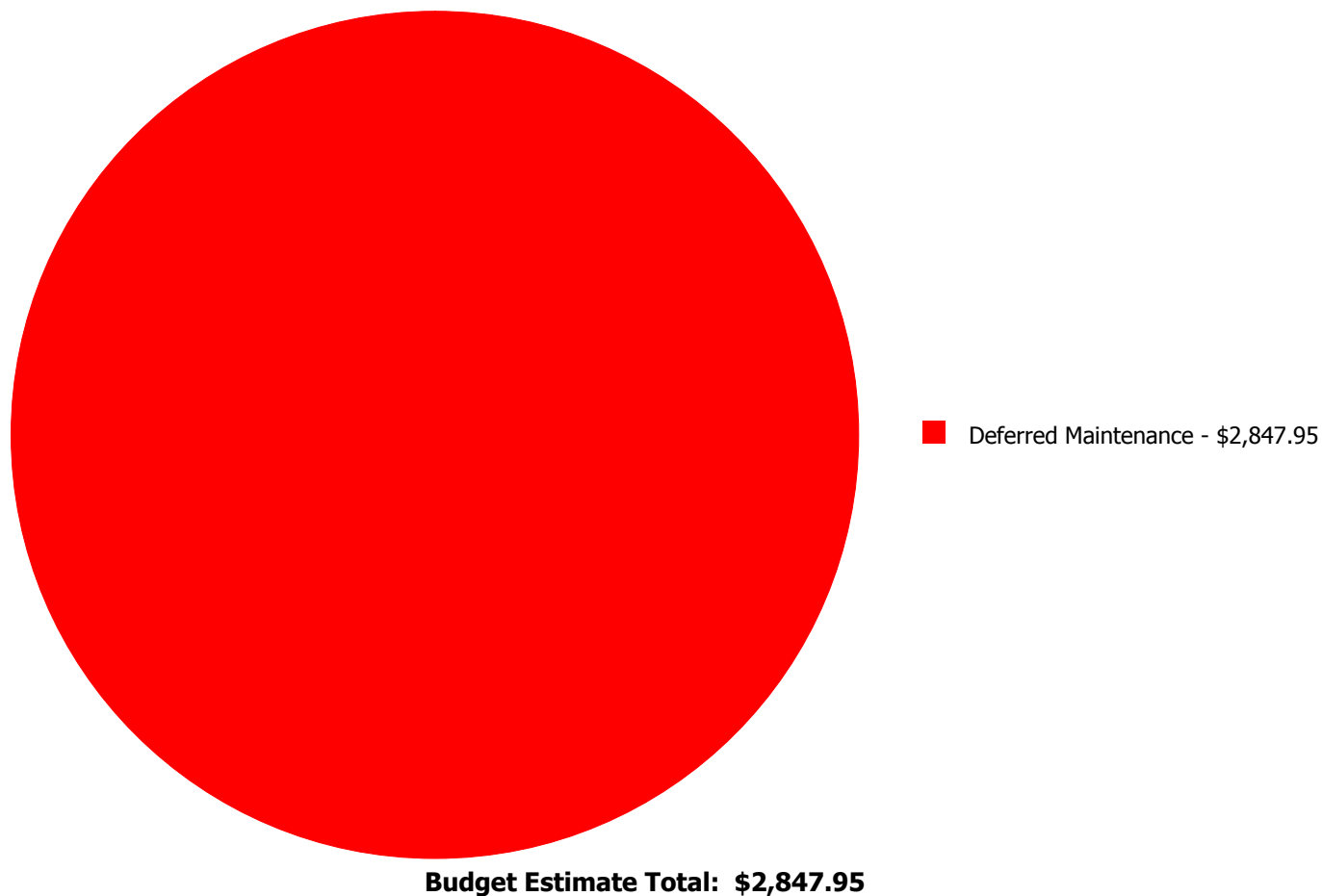
Deficiency By Priority Investment Table

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	\$1,269.95	\$0.00	\$0.00	\$1,269.95
B2030	Exterior Doors	\$0.00	\$0.00	\$908.00	\$0.00	\$0.00	\$908.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$309.00	\$0.00	\$0.00	\$309.00
D5020	Branch Wiring	\$0.00	\$0.00	\$98.00	\$0.00	\$0.00	\$98.00
D5020	Lighting	\$0.00	\$0.00	\$263.00	\$0.00	\$0.00	\$263.00
	Total:	\$0.00	\$0.00	\$2,847.95	\$0.00	\$0.00	\$2,847.95

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: B2010 - Exterior Walls



Location: Exterior walls
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Point and refinish painted concrete block wall, 1st floor
Qty: 1.60
Unit of Measure: C.S.F.
Estimate: \$1,269.95
Assessor Name: Eduardo Lopez
Date Created: 02/23/2017

Notes: Exterior walls are cracked. Repairs are recommended.

System: B2030 - Exterior Doors



Location: Exterior door
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 25.00
Unit of Measure: S.F.
Estimate: \$908.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2017

Notes: The exterior door is in rusted condition. Replacement is recommended.

Campus Assessment Report - 1961 Pump House

System: B3010140 - Asphalt Shingles

This deficiency has no image.

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 49.00
Unit of Measure: S.F.
Estimate: \$309.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2017

Notes: The shingle roof was directly visible at the time of assessment. It assumed to be in expired condition.

System: D5020 - Branch Wiring



Location: Interior
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 25.00
Unit of Measure: S.F.
Estimate: \$98.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2017

Notes: The branch wiring system is beyond its expected useful life and in poor condition. There not GFCI protection on the outlet. System renewal is recommended.

System: D5020 - Lighting

This deficiency has no image.

Location: Interior
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 25.00
Unit of Measure: S.F.
Estimate: \$263.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2017

Notes: There is no lighting in this building. Lighting is recommended to provide a functional working environment.

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):	120
Year Built:	1961
Last Renovation:	
Replacement Value:	\$11,869
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	40.78 %
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.

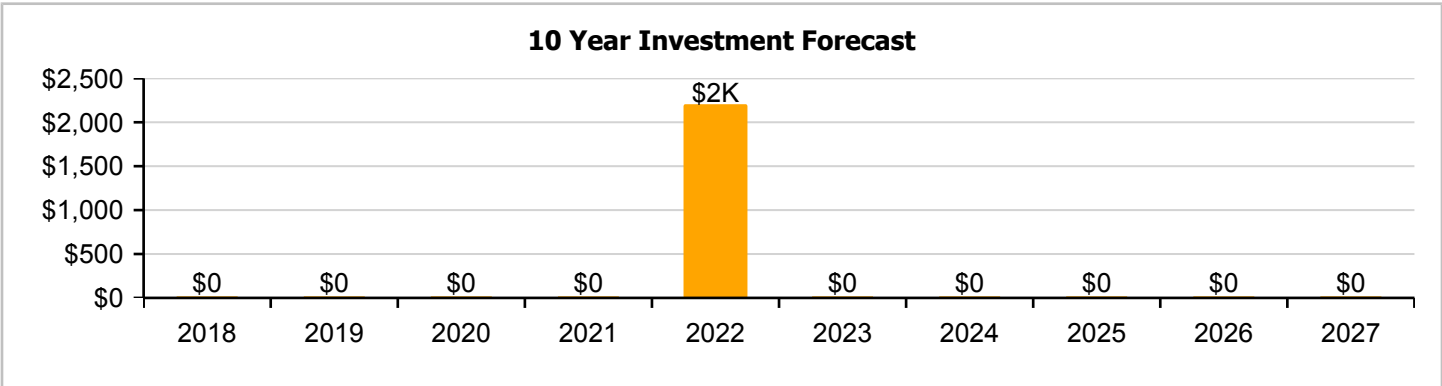
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	120
Year Built:	1961	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$11,869
FCI:	0.00 %	RSLI%:	40.78 %

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	44.00 %	0.00 %	\$0.00
B10 - Superstructure	44.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	37.84 %	0.00 %	\$0.00
B30 - Roofing	25.00 %	0.00 %	\$0.00
Totals:	40.78 %	0.00 %	\$0.00

Photo Album

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

1). South Elevation - Feb 23, 2017



2). East Elevation - Feb 23, 2017



3). North Elevation - Feb 23, 2017



4). West Elevation - Feb 23, 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.	120	100	1961	2061		44.00 %	0.00 %	44			\$2,416
A1030	Slab on Grade	\$19.75	S.F.	120	100	1961	2061		44.00 %	0.00 %	44			\$2,370
B1020	Roof Construction	\$16.26	S.F.	120	100	1961	2061		44.00 %	0.00 %	44			\$1,951
B2010	Exterior Walls	\$29.79	S.F.	120	100	1961	2061		44.00 %	0.00 %	44			\$3,575
B2030	Exterior Doors	\$8.66	S.F.	120	30	1961	1991	2022	16.67 %	0.00 %	5			\$1,039
B3010140	Asphalt Shingles	\$4.32	S.F.	120	20	2002	2022		25.00 %	0.00 %	5			\$518
Total									40.78 %					\$11,869

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: A1030 - Slab on Grade



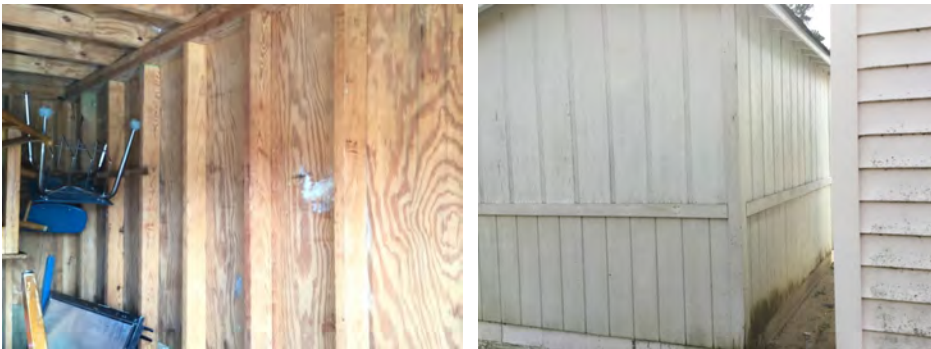
Note:

System: B1020 - Roof Construction



Note:

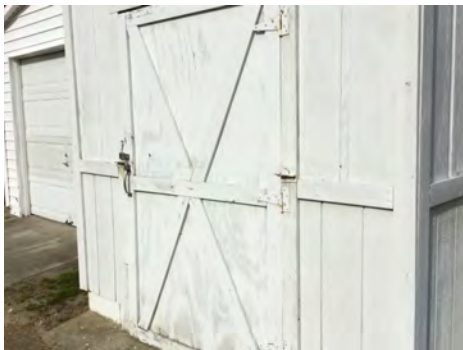
System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 1961 Storage

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



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.

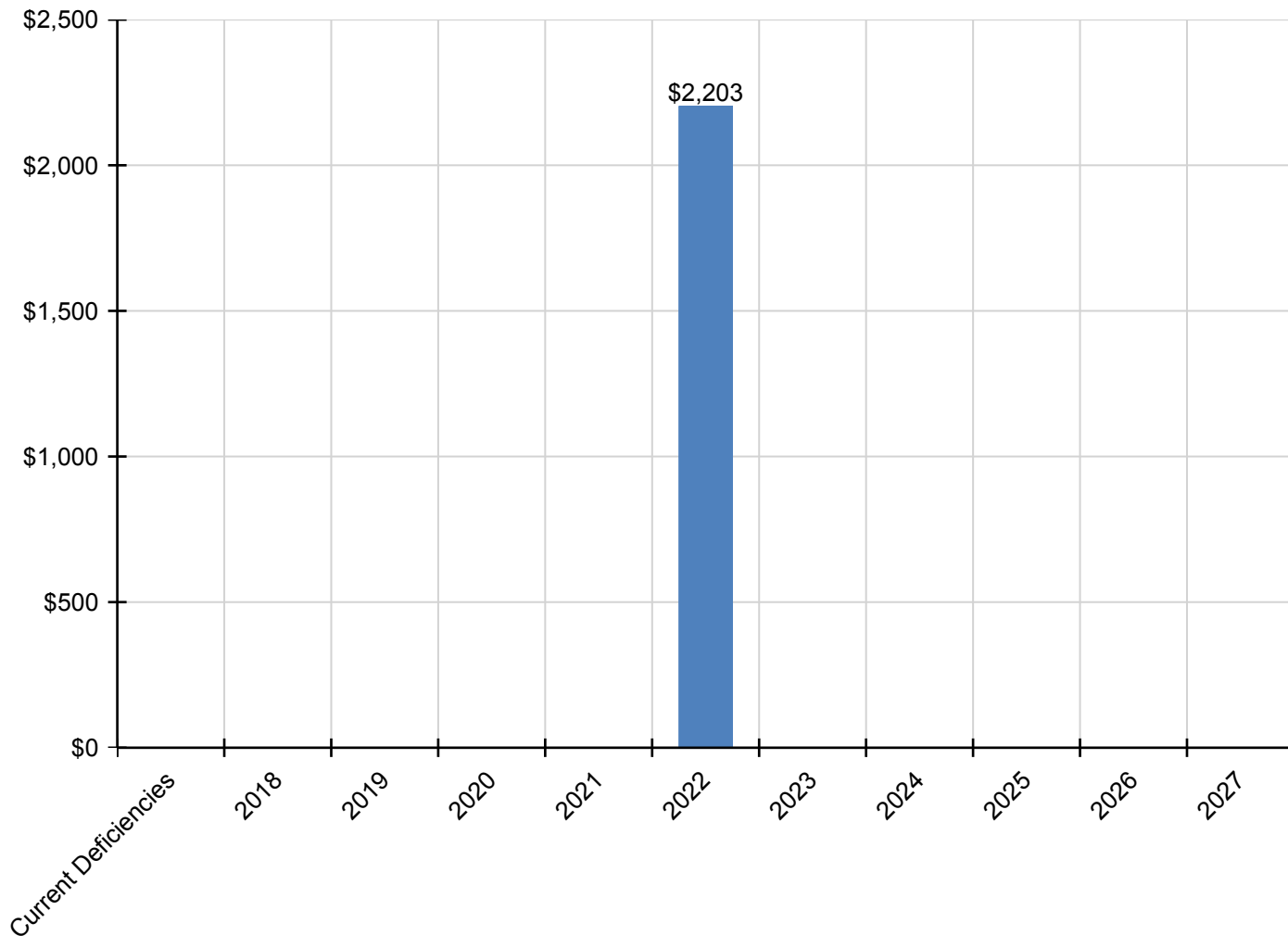
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$2,203	\$0	\$0	\$0	\$0	\$0	\$2,203
* 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	\$1,325	\$0	\$0	\$0	\$0	\$0	\$1,325
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$878	\$0	\$0	\$0	\$0	\$0	\$878

** 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):	120
Year Built:	1998
Last Renovation:	
Replacement Value:	\$11,869
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	73.80 %
FCA Score:	100.00



Description:

Key not available. Interior not viewed.

Attributes: This asset has no attributes.

Dashboard Summary

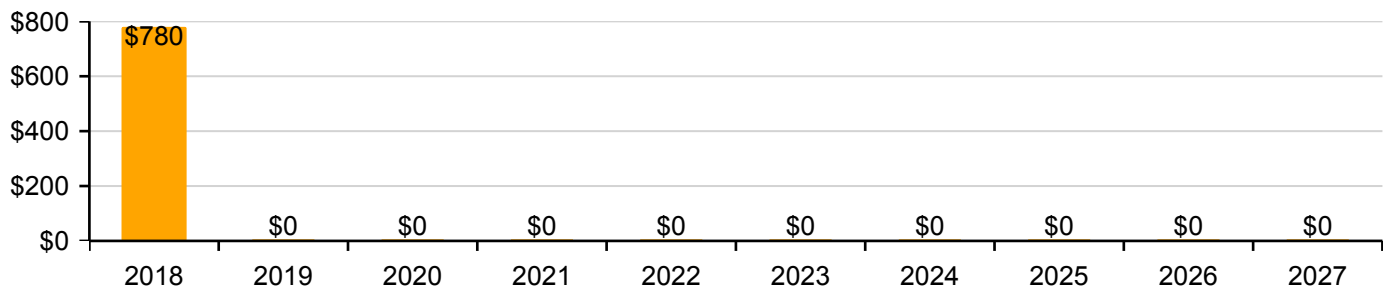
Function:	ES -Elementary School	Gross Area:	120
Year Built:	1998	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$11,869
FCI:	0.00 %	RSLI%:	73.80 %

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	81.00 %	0.00 %	\$0.00
B10 - Superstructure	81.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	71.02 %	0.00 %	\$0.00
B30 - Roofing	5.00 %	0.00 %	\$0.00
Totals:	73.80 %	0.00 %	\$0.00

Photo Album

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

1). South Elevation - Feb 01, 2017



2). West Elevation - Feb 01, 2017



3). North Elevation - Feb 01, 2017



4). East Elevation - Feb 01, 2017



Condition Detail

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

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

System Listing

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

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.	120	100	1998	2098		81.00 %	0.00 %	81			\$2,416
A1030	Slab on Grade	\$19.75	S.F.	120	100	1998	2098		81.00 %	0.00 %	81			\$2,370
B1020	Roof Construction	\$16.26	S.F.	120	100	1998	2098		81.00 %	0.00 %	81			\$1,951
B2010	Exterior Walls	\$29.79	S.F.	120	100	1998	2098		81.00 %	0.00 %	81			\$3,575
B2030	Exterior Doors	\$8.66	S.F.	120	30	1998	2028		36.67 %	0.00 %	11			\$1,039
B3010140	Asphalt Shingles	\$4.32	S.F.	120	20	1998	2018		5.00 %	0.00 %	1			\$518
Total									73.80 %					\$11,869

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:

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.

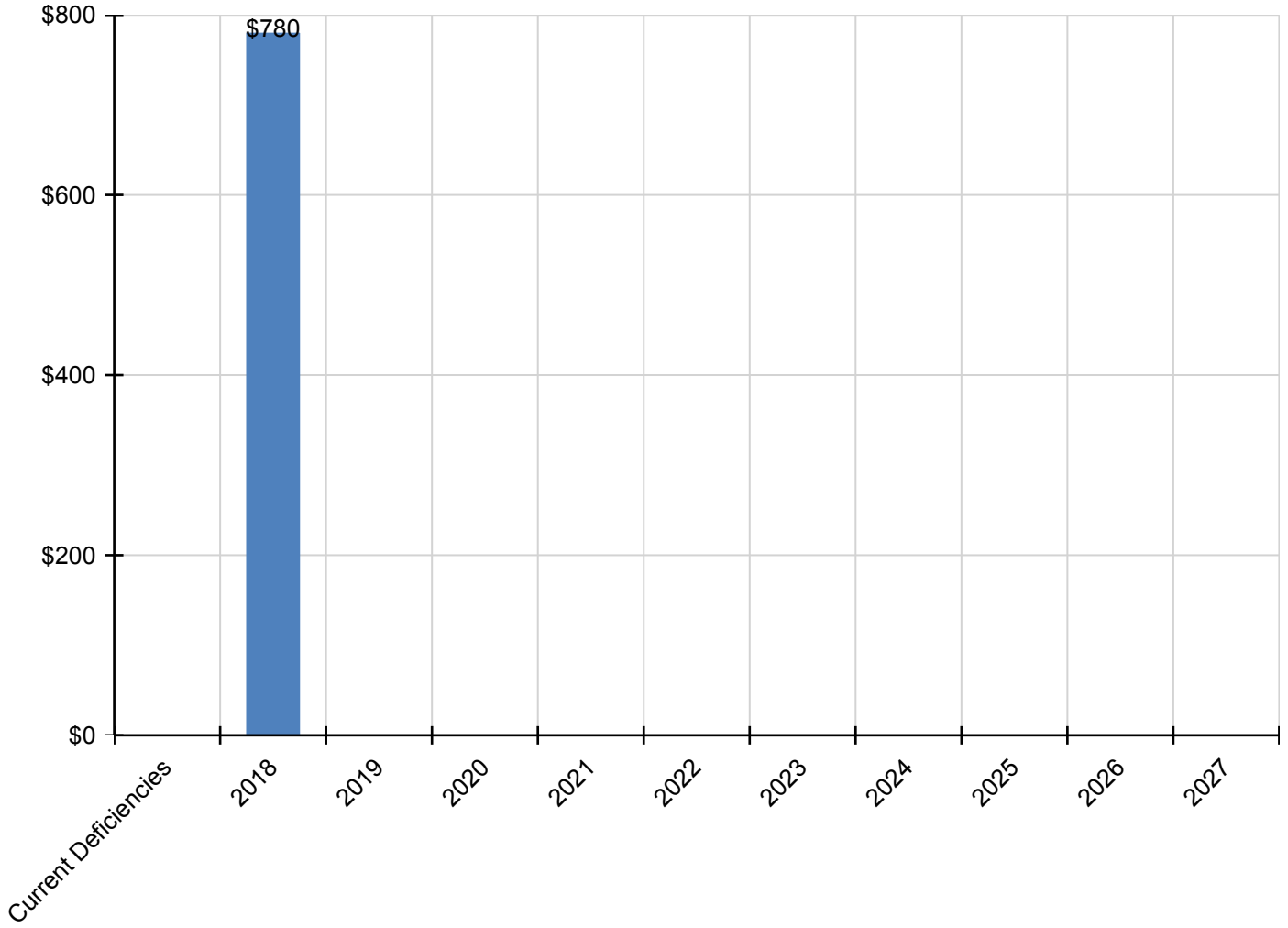
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$780
* 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
B3010140 - Asphalt Shingles	\$0	\$780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$780

* 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):	53,400
Year Built:	1961
Last Renovation:	
Replacement Value:	\$1,412,964
Repair Cost:	\$868,764.00
Total FCI:	61.49 %
Total RSLI:	17.83 %
FCA Score:	38.51



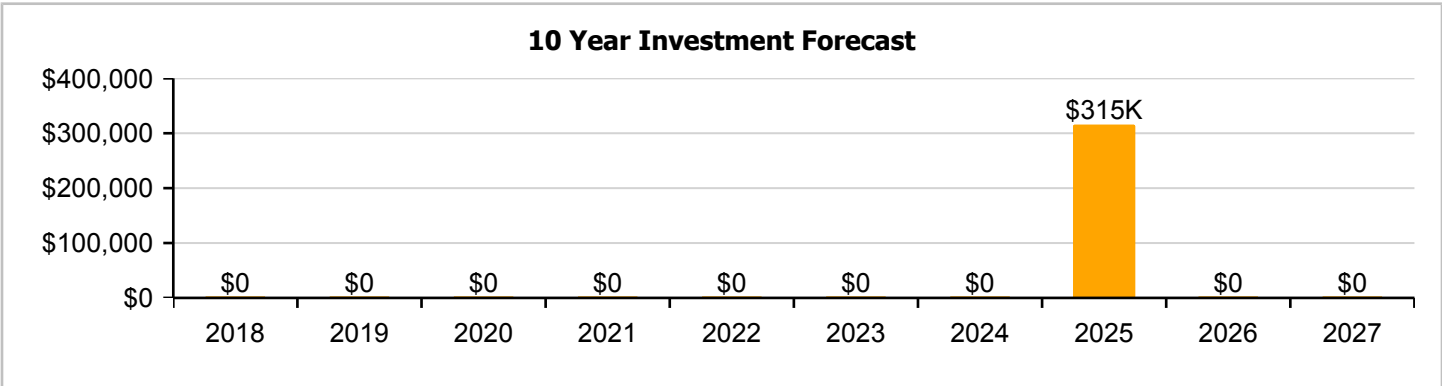
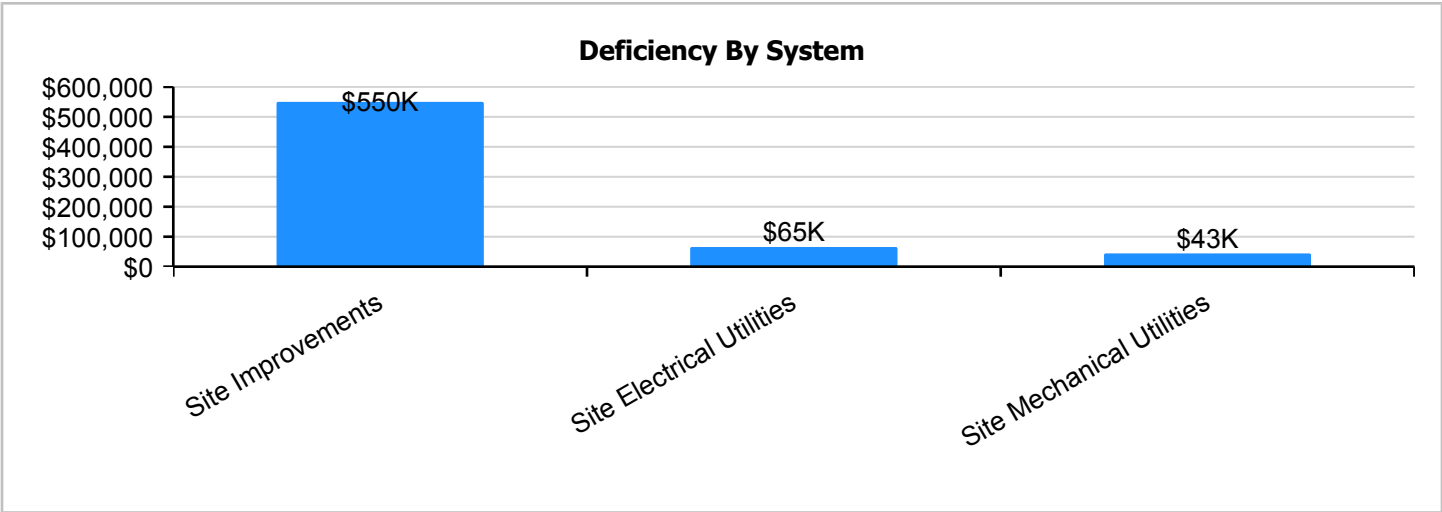
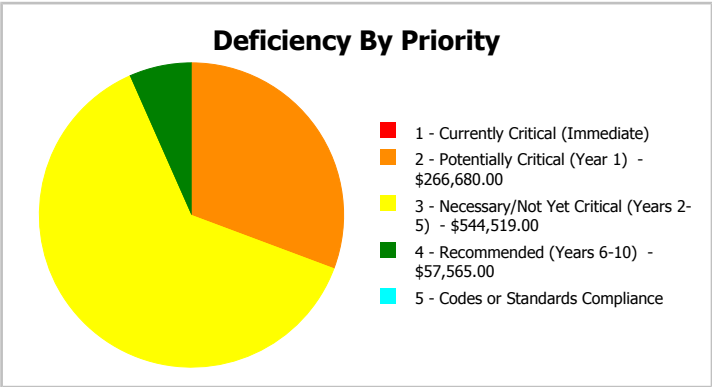
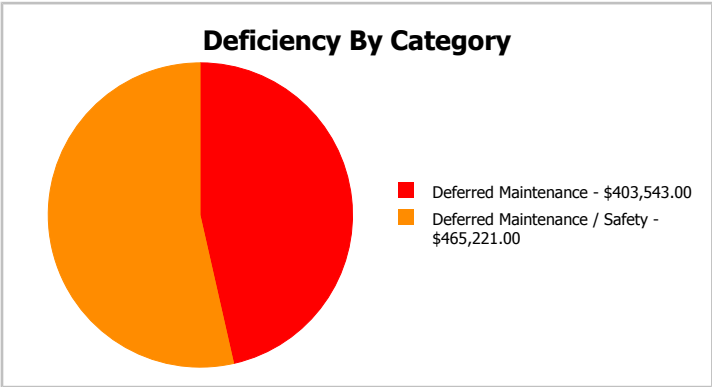
Description:

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:	53,400
Year Built:	1961	Last Renovation:	
Repair Cost:	\$868,764	Replacement Value:	\$1,412,964
FCI:	61.49 %	RSLI%:	17.83 %



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	0.96 %	92.66 %	\$724,851.00
G30 - Site Mechanical Utilities	49.34 %	15.08 %	\$57,565.00
G40 - Site Electrical Utilities	22.49 %	34.70 %	\$86,348.00
Totals:	17.83 %	61.49 %	\$868,764.00

Photo Album

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

- 1). Aerial Image of West Bertie 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.	53,400	25	1961	1986		0.00 %	110.00 %	-31		\$223,799.00	\$203,454
G2020	Parking Lots	\$1.33	S.F.	53,400	25	1961	1986		0.00 %	110.00 %	-31		\$78,124.00	\$71,022
G2030	Pedestrian Paving	\$1.91	S.F.	53,400	30	1975	2005		0.00 %	110.00 %	-12		\$112,193.00	\$101,994
G2040950	Canopies	\$0.44	S.F.	53,400	25	2000	2025		32.00 %	0.00 %	8			\$23,496
G2040950	Hard Surface Play Area	\$0.75	S.F.	53,400	20	1975	1995		0.00 %	110.00 %	-22		\$44,055.00	\$40,050
G2040950	Playing Field	\$4.54	S.F.	53,400	20	1975	1995		0.00 %	110.00 %	-22		\$266,680.00	\$242,436
G2050	Landscaping	\$1.87	S.F.	53,400	15	1961	1976		0.00 %	0.00 %	-41			\$99,858
G3010	Water Supply	\$2.34	S.F.	53,400	50	2012	2062		90.00 %	0.00 %	45			\$124,956
G3020	Sanitary Sewer	\$1.45	S.F.	53,400	50	1975	2025		16.00 %	0.00 %	8			\$77,430
G3050	Cooling Distribution	\$2.38	S.F.	53,400	40	1997	2037		50.00 %	0.00 %	20			\$127,092
G3060	Fuel Distribution	\$0.98	S.F.	53,400	40	1975	2015		0.00 %	110.00 %	-2		\$57,565.00	\$52,332
G4010	Electrical Distribution	\$2.35	S.F.	53,400	50	1975	2025		16.00 %	0.00 %	8			\$125,490
G4020	Site Lighting	\$1.47	S.F.	53,400	30	1975	2005		0.00 %	110.00 %	-12		\$86,348.00	\$78,498
G4030	Site Communications & Security	\$0.84	S.F.	53,400	15	2014	2029		80.00 %	0.00 %	12			\$44,856
Total									17.83 %	61.49 %			\$868,764.00	\$1,412,964

System Notes

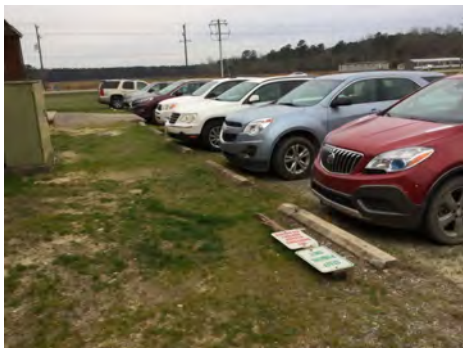
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

Campus Assessment Report - Site

System: G2030 - Pedestrian Paving



Note:

System: G2040950 - Canopies



Note:

System: G2040950 - Hard Surface Play Area



Note:

Campus Assessment Report - Site

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3050 - Cooling Distribution



Note:

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.

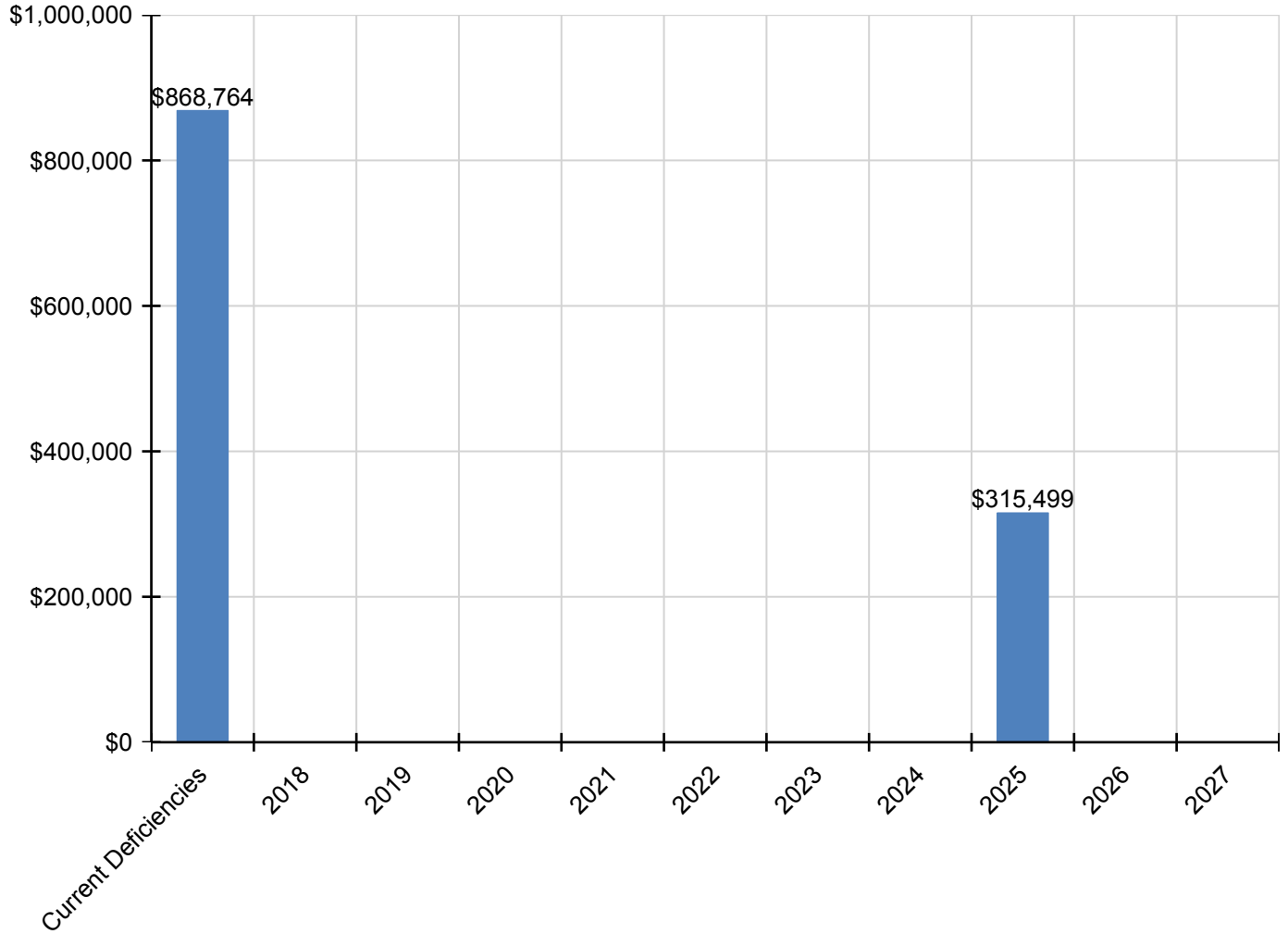
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$868,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$315,499	\$0	\$0	\$1,184,263
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$223,799	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$223,799
G2020 - Parking Lots	\$78,124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,124
G2030 - Pedestrian Paving	\$112,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,193
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,741	\$0	\$0	\$32,741
G2040950 - Hard Surface Play Area	\$44,055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,055
G2040950 - Playing Field	\$266,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$266,680
* 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	\$107,895	\$0	\$0	\$107,895
G3050 - Cooling Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3060 - Fuel Distribution	\$57,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,565
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	\$174,864	\$0	\$0	\$174,864
G4020 - Site Lighting	\$86,348	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,348
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

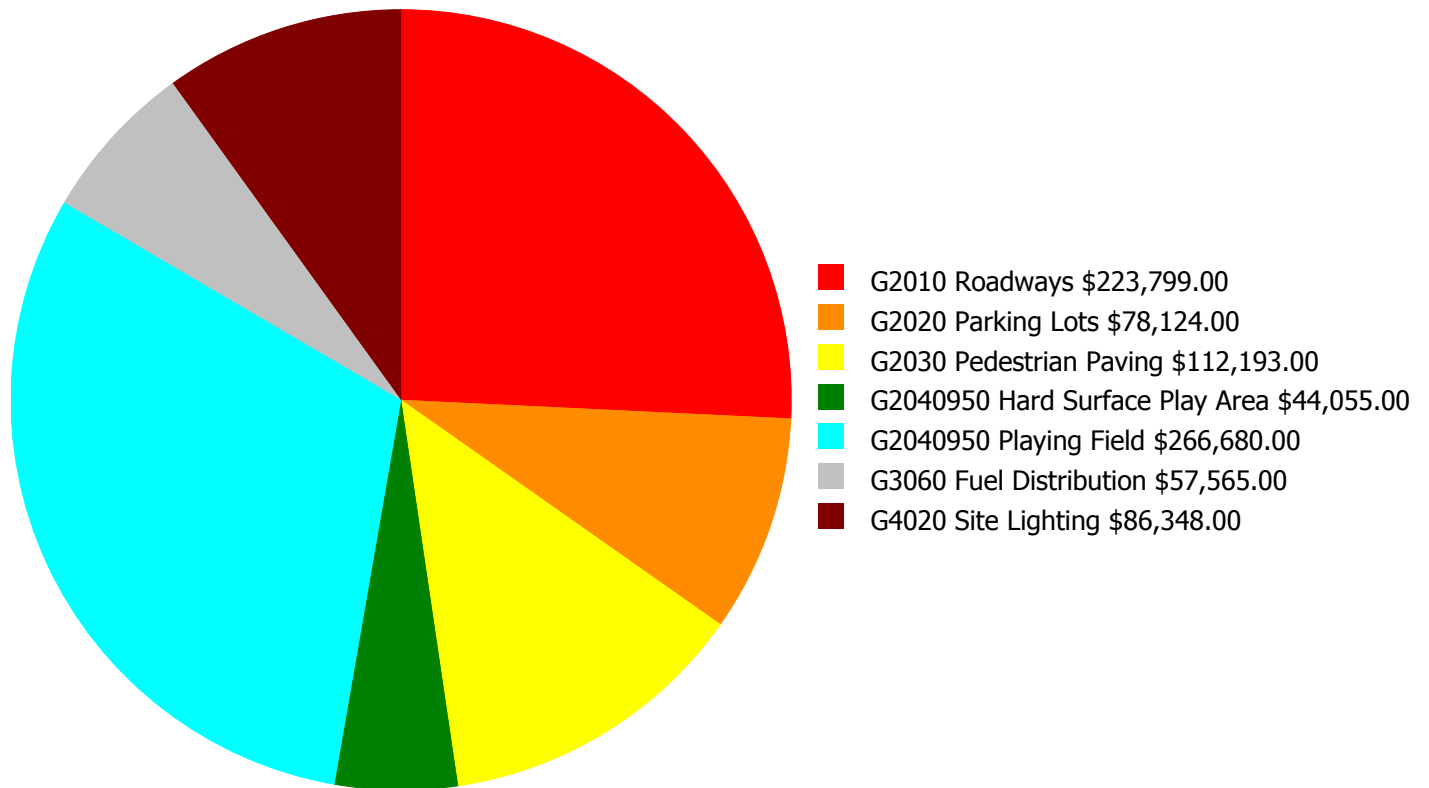
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

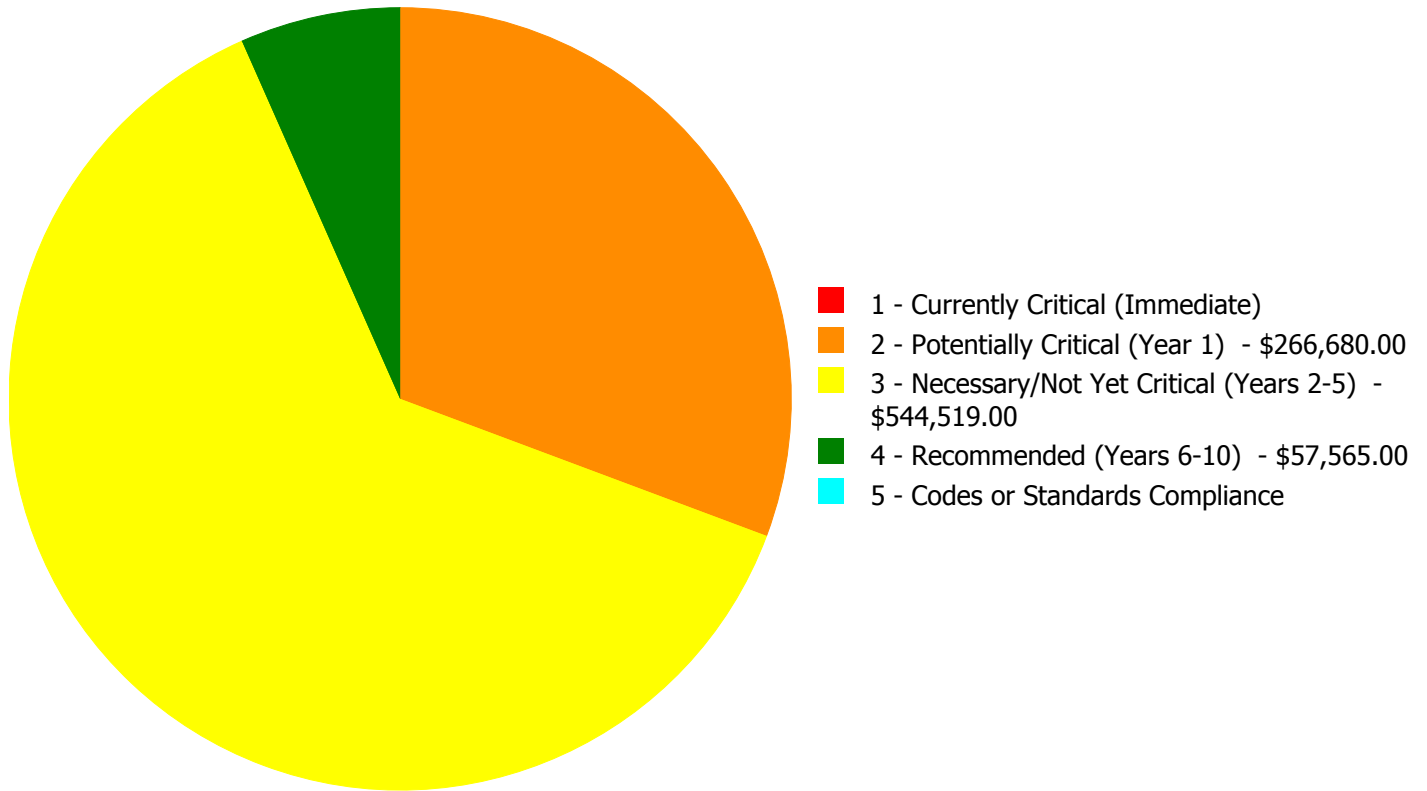
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$868,764.00

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: \$868,764.00

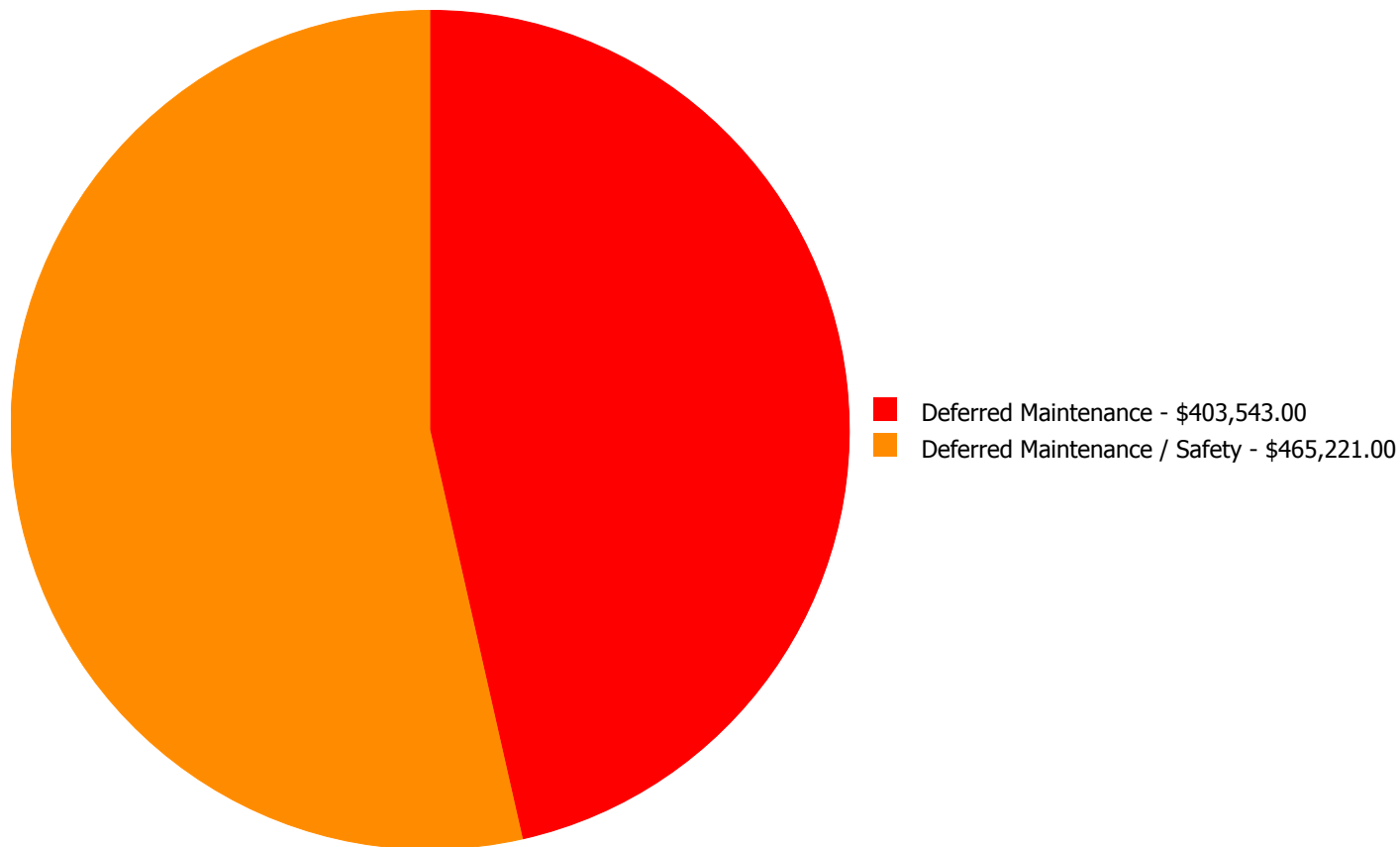
Deficiency By Priority Investment Table

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	\$223,799.00	\$0.00	\$0.00	\$223,799.00
G2020	Parking Lots	\$0.00	\$0.00	\$78,124.00	\$0.00	\$0.00	\$78,124.00
G2030	Pedestrian Paving	\$0.00	\$0.00	\$112,193.00	\$0.00	\$0.00	\$112,193.00
G2040950	Hard Surface Play Area	\$0.00	\$0.00	\$44,055.00	\$0.00	\$0.00	\$44,055.00
G2040950	Playing Field	\$0.00	\$266,680.00	\$0.00	\$0.00	\$0.00	\$266,680.00
G3060	Fuel Distribution	\$0.00	\$0.00	\$0.00	\$57,565.00	\$0.00	\$57,565.00
G4020	Site Lighting	\$0.00	\$0.00	\$86,348.00	\$0.00	\$0.00	\$86,348.00
	Total:	\$0.00	\$266,680.00	\$544,519.00	\$57,565.00	\$0.00	\$868,764.00

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: \$868,764.00

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 - Playing Field



Location: Playgrounds
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 53,400.00
Unit of Measure: S.F.
Estimate: \$266,680.00
Assessor Name: Eduardo Lopez
Date Created: 02/23/2017

Notes: Playground equipment is mostly obsolete. 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: 53,400.00
Unit of Measure: S.F.
Estimate: \$223,799.00
Assessor Name: Eduardo Lopez
Date Created: 02/23/2017

Notes: Roadways are in deteriorated condition with grainy surface, some cracked pavement and potholes. The road to the north parking lot is unpaved. System renewal is recommended.

System: G2020 - Parking Lots



Location: North and south lots
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 53,400.00
Unit of Measure: S.F.
Estimate: \$78,124.00
Assessor Name: Eduardo Lopez
Date Created: 02/23/2017

Notes: The north parking lot is in very poor condition and is virtually unpaved. The south lot is beginning to deteriorate with a very grainy surface and cracking in asphalt. The south lot has been enlarged without paving the expanded area. Handicap spaces are not properly designated and striping is faded or non-existent throughout the parking lots. System renewal is recommended.

System: G2030 - Pedestrian Paving



Location: Around the site
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 53,400.00
Unit of Measure: S.F.
Estimate: \$112,193.00
Assessor Name: Eduardo Lopez
Date Created: 02/23/2017

Notes: Concrete paving in the courtyard is badly degraded. Paving is missing connecting the parking lot to the building at the north lot. Some cracking, settlement or heaving, and surface wear is occurring along the front of the building. System renewal is recommended..

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: 53,400.00
Unit of Measure: S.F.
Estimate: \$44,055.00
Assessor Name: Eduardo Lopez
Date Created: 02/23/2017

Notes: The outdoor basketball court surface is degrading. System renewal is recommended.

System: G4020 - Site Lighting



Location: Site
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 53,400.00
Unit of Measure: S.F.
Estimate: \$86,348.00
Assessor Name: Eduardo Lopez
Date Created: 02/23/2017

Notes: Site lighting is inadequate with one double headed pole mounted light in the south parking lot, and some building mounted light illuminating areas close to the building. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: G3060 - Fuel Distribution



Location: Site near mechanical room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 53,400.00
Unit of Measure: S.F.
Estimate: \$57,565.00
Assessor Name: Eduardo Lopez
Date Created: 02/23/2017

Notes: While the propane fuel tank and piping has no reported or observed operational problems, it is beyond its expected service life and should be considered for replacement.

NC School District/080 Bertie County/Elementary School

Windsor 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):	46,795
Year Built:	1991
Last Renovation:	
Replacement Value:	\$9,564,702
Repair Cost:	\$3,246,925.90
Total FCI:	33.95 %
Total RSLI:	32.18 %
FCA Score:	66.05



Description:

GENERAL

Windsor Elementary School is located at 104 Cooper Hill Road, Windsor, North Carolina. The 1 story, 45,650 square foot building was originally constructed in 1991. There have been no additions. Renovations include enclosing previously open concept common areas such as the multi-purpose room and media center to create corridors. Other buildings on the site include a detached classroom building and two storage sheds. Portable classroom buildings and storage sheds are not included in the scope of this study.

Campus Assessment Report - Windsor Elementary

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). 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 at mezzanines is concrete filled metal pans on steel framing. Roof construction is steel joists with tectum decking. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are bronze anodized aluminum frame with fixed dual tinted panes. There is also translucent insulated sandwich panel glazing at corridor ends. Exterior doors are hollow metal, typically with glazing. Roofing is steep with asphalt shingles. Roof openings consist of translucent insulated sandwich panels. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically CMU. Other partitions are gypboard 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; lockers and storage shelving. Stairs to mezzanines construction are steel risers and treads with steel handrails. Interior wall finishes are typically paint. Floor finishes in corridors are typically vinyl composition tile and quarry tile. Floor finishes in classrooms are typically VCT. Other floor finishes include carpet in offices and the media center, ceramic tile in toilet rooms, and quarry tile in the kitchen. Ceiling finishes throughout the building are typically exposed painted structure. Other ceiling finishes suspended acoustical tile and painted gypboard.

D. SERVICES

CONVEYING: The building does not include conveying equipment.

PLUMBING: Plumbing fixtures are typically porcelain low-flow fixtures with manual control valves. Domestic water distribution is copper with natural gas and electric hot water heating. The sanitary waste system is cast iron. Other plumbing is natural gas piping.

HVAC: Heating is provided by a natural gas boiler. Cooling is provided by an air cooled chiller. The heating/cooling distribution system is a 2-pipe system for heating and cooling water, and a ductwork system utilizing air handling

Campus Assessment Report - Windsor Elementary

units located on mezzanines supplying the multi-purpose room, media center, and cafeteria; and unit ventilators located in classrooms. Fresh air is supplied by air handling units and unit ventilators. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are not centrally controlled or monitored by an energy management system.

FIRE PROTECTION: The building does not have a fire sprinkler or standpipe system. Fire extinguishers and cabinets are distributed near fire exits and corridors. There is a dry chemical system in the kitchen hood.

ELECTRICAL: The main electrical service is fed from a pad mounted transformer to a 1200 amp 480/277V 3 phase, 4 wire switchboard/distribution panel located in the building. Lighting is typically ceiling hung indirect light fixtures. Branch circuit wiring is copper serving electrical switches and receptacles.

COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators in 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. 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 integrated with the telephone system.

OTHER ELECTRICAL SYSTEMS: This building does not have a separately derived emergency power system. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and are illuminated.

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment and furnishings: fixed food service; library equipment; athletic equipment; instrument storage; audio-visual; fixed casework; and window blinds.

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. Site mechanical and electrical features include: city water; sanitary sewer; storm water collection system that discharges to surface waters; fiber optic and telephone cables; and site lighting. There is an above ground fuel storage tank that is abandoned in place.

Campus Assessment Report - Windsor Elementary

Attributes:

General Attributes:

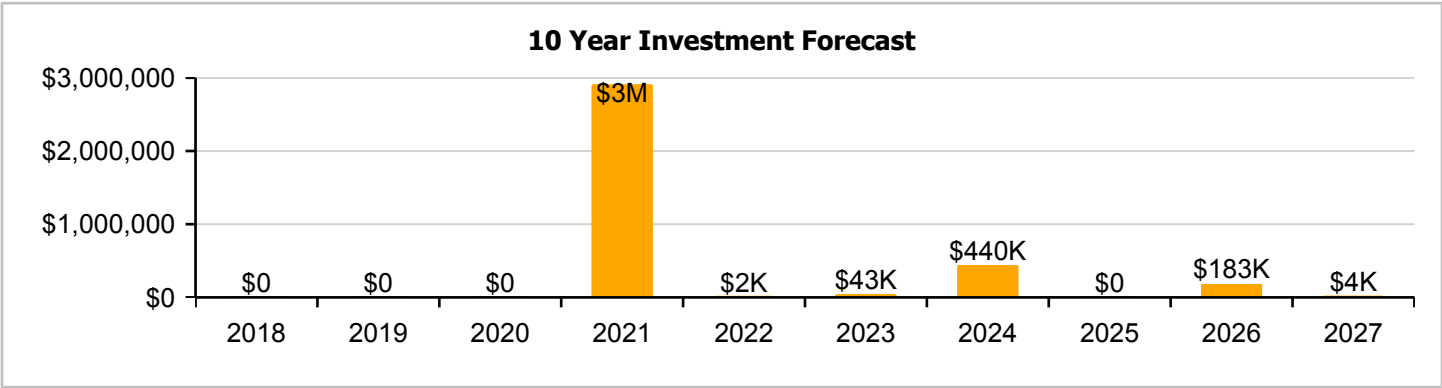
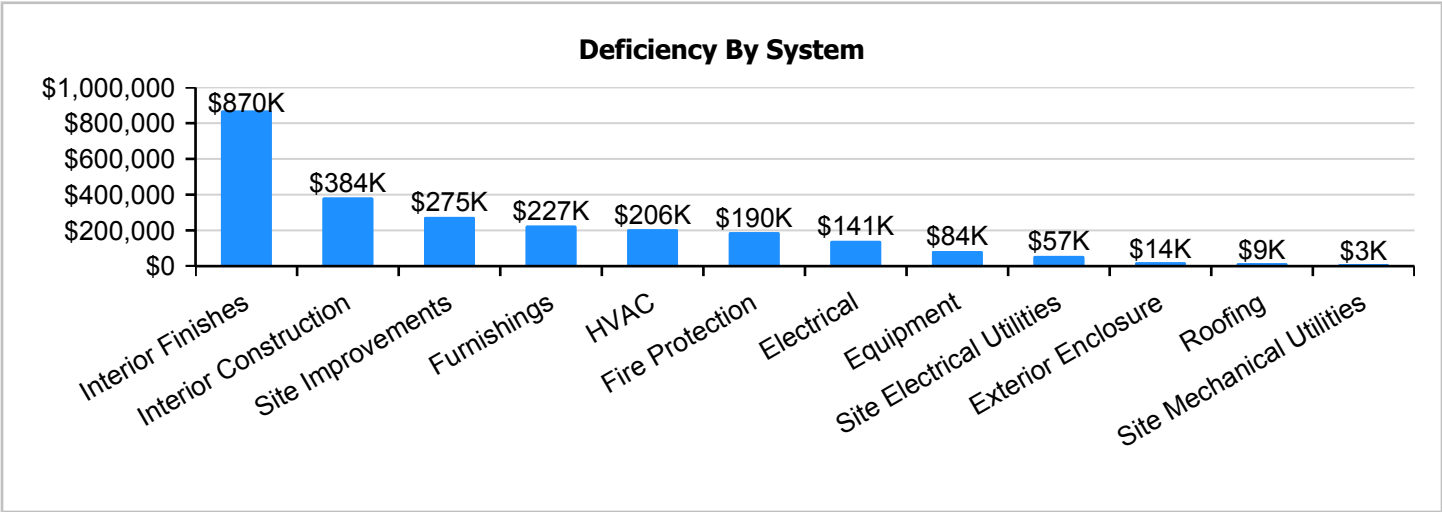
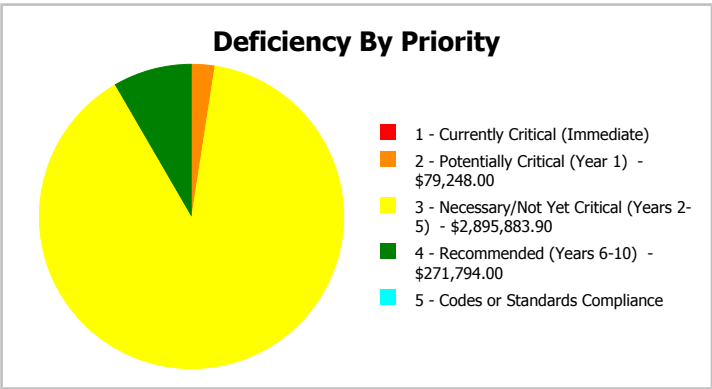
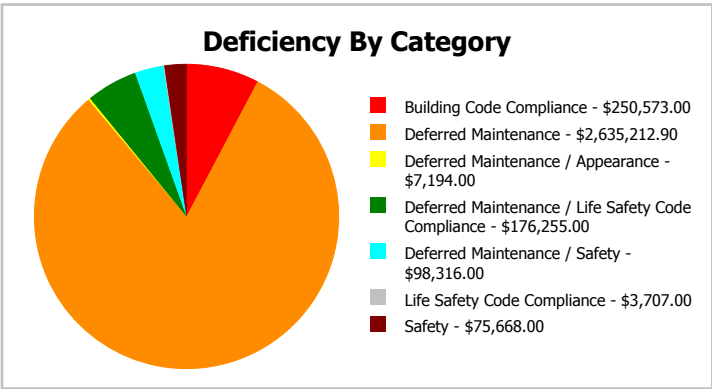
Condition Assessor:	Ann Buerger Linden	Assessment Date:	2/2/2017
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	7.37	Site Acreage:	7.37

Campus Dashboard Summary

Gross Area:	46,795	Last Renovation:	
Year Built:	1991	Replacement Value:	\$9,564,702
Repair Cost:	\$3,246,926	RSLI%:	32.18 %
FCI:	33.95 %		



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.

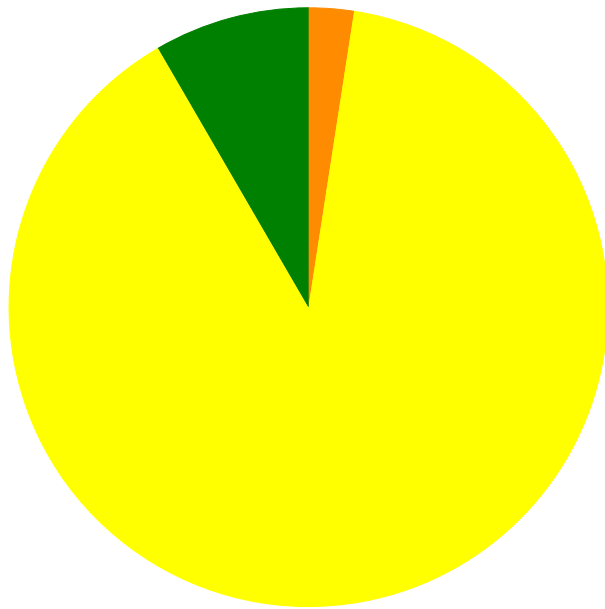
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	74.00 %	0.00 %	\$0.00
B10 - Superstructure	74.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	42.24 %	2.01 %	\$18,711.00
B30 - Roofing	85.56 %	5.35 %	\$11,804.10
C10 - Interior Construction	32.05 %	47.11 %	\$506,573.00
C20 - Stairs	65.33 %	0.00 %	\$0.00
C30 - Interior Finishes	9.81 %	98.01 %	\$1,148,853.00
D20 - Plumbing	14.21 %	0.00 %	\$0.00
D30 - HVAC	28.34 %	27.02 %	\$271,718.00
D40 - Fire Protection	0.00 %	110.00 %	\$250,573.00
D50 - Electrical	20.10 %	14.06 %	\$186,583.00
E10 - Equipment	0.44 %	108.04 %	\$110,791.00
E20 - Furnishings	0.00 %	110.00 %	\$298,909.00
G20 - Site Improvements	2.18 %	80.61 %	\$362,895.00
G30 - Site Mechanical Utilities	52.16 %	0.88 %	\$3,847.80
G40 - Site Electrical Utilities	32.62 %	34.70 %	\$75,668.00
Totals:	32.18 %	33.95 %	\$3,246,925.90

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
1991 Main	45,650	33.02	\$0.00	\$0.00	\$2,462,592.10	\$265,638.00	\$0.00
Classroom Building	960	42.63	\$0.00	\$3,580.00	\$66,549.00	\$6,156.00	\$0.00
Site	46,795	40.08	\$0.00	\$75,668.00	\$366,742.80	\$0.00	\$0.00
Storage 1	85	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Storage 2	100	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:		33.95	\$0.00	\$79,248.00	\$2,895,883.90	\$271,794.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$79,248.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$2,895,883.90
- 4 - Recommended (Years 6-10) - \$271,794.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$3,246,925.90

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):	45,650
Year Built:	1991
Last Renovation:	
Replacement Value:	\$8,261,288
Repair Cost:	\$2,728,230.10
Total FCI:	33.02 %
Total RSLI:	32.84 %
FCA Score:	66.98



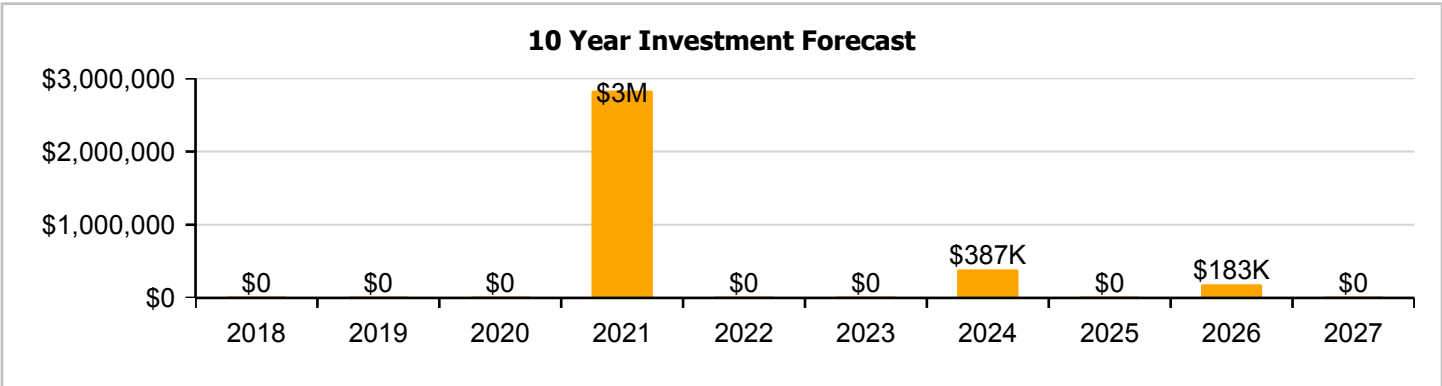
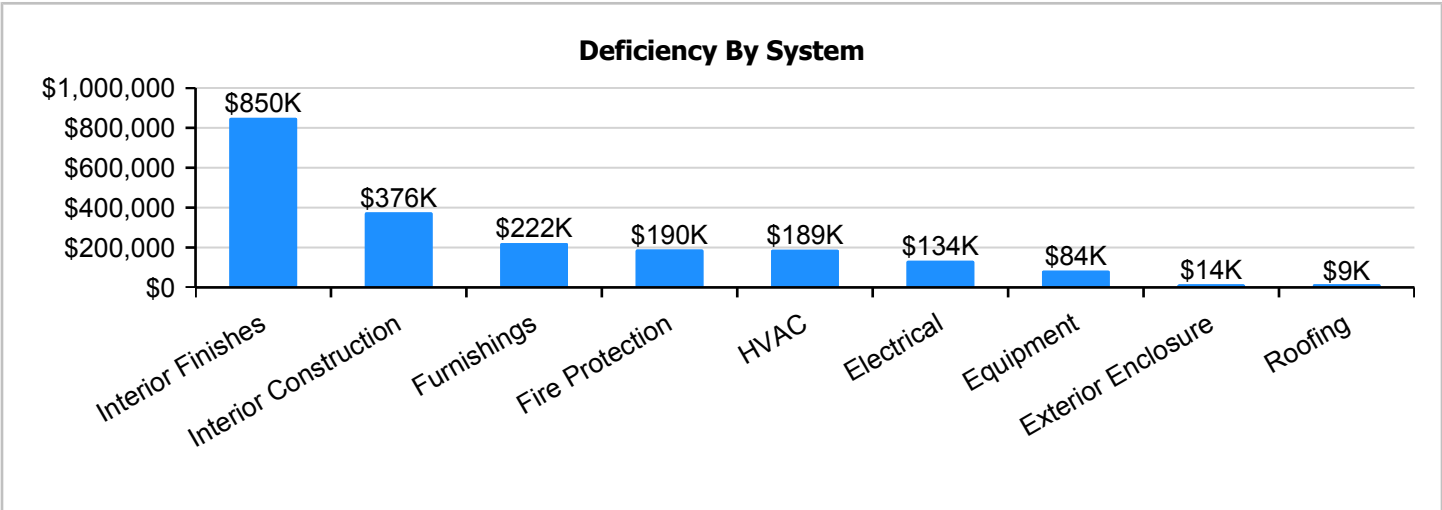
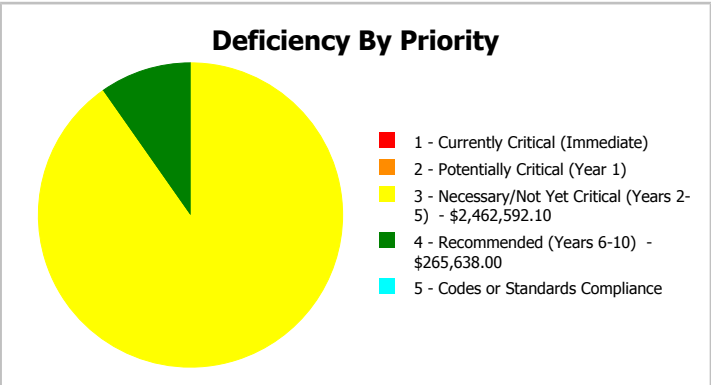
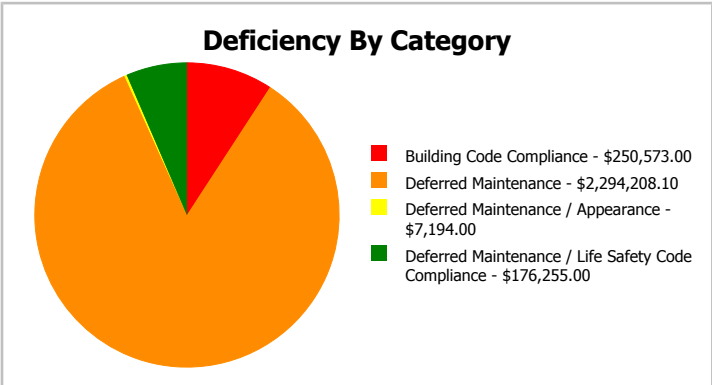
Description:

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:	ES -Elementary School	Gross Area:	45,650
Year Built:	1991	Last Renovation:	
Repair Cost:	\$2,728,230	Replacement Value:	\$8,261,288
FCI:	33.02 %	RSLI%:	32.84 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	74.00 %	0.00 %	\$0.00
B10 - Superstructure	74.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	42.12 %	2.06 %	\$18,711.00
B30 - Roofing	88.87 %	5.61 %	\$11,804.10
C10 - Interior Construction	32.05 %	47.12 %	\$496,288.00
C20 - Stairs	65.33 %	0.00 %	\$0.00
C30 - Interior Finishes	9.99 %	97.79 %	\$1,122,306.00
D20 - Plumbing	14.22 %	0.00 %	\$0.00
D30 - HVAC	29.03 %	25.44 %	\$249,066.00
D40 - Fire Protection	0.00 %	110.00 %	\$250,573.00
D50 - Electrical	20.32 %	13.57 %	\$176,255.00
E10 - Equipment	0.00 %	110.00 %	\$110,474.00
E20 - Furnishings	0.00 %	110.00 %	\$292,753.00
Totals:	32.84 %	33.02 %	\$2,728,230.10

Photo Album

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

1). West Elevation - Feb 16, 2017



2). North Elevation - Feb 16, 2017



3). East 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.

Campus Assessment Report - 1991 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	\$4.79	S.F.	45,650	100	1991	2091		74.00 %	0.00 %	74			\$218,664
A1030	Slab on Grade	\$8.43	S.F.	45,650	100	1991	2091		74.00 %	0.00 %	74			\$384,830
B1010	Floor Construction	\$1.64	S.F.	45,650	100	1991	2091		74.00 %	0.00 %	74			\$74,866
B1020	Roof Construction	\$15.76	S.F.	45,650	100	1991	2091		74.00 %	0.00 %	74			\$719,444
B2010	Exterior Walls	\$9.42	S.F.	45,650	100	1991	2091		74.00 %	4.35 %	74		\$18,711.00	\$430,023
B2020	Exterior Windows	\$9.39	S.F.	45,650	30	1991	2021		13.33 %	0.00 %	4			\$428,654
B2030	Exterior Doors	\$1.04	S.F.	45,650	30	1991	2021		13.33 %	0.00 %	4			\$47,476
B3010140	Asphalt Shingles	\$4.32	S.F.	45,650	20	2015	2035		90.00 %	5.99 %	18		\$11,804.10	\$197,208
B3020	Roof Openings	\$0.29	S.F.	45,650	25	1991	2016	2035	72.00 %	0.00 %	18			\$13,239
C1010	Partitions	\$10.80	S.F.	45,650	75	1991	2066		65.33 %	0.00 %	49			\$493,020
C1020	Interior Doors	\$2.53	S.F.	45,650	30	1991	2021		13.33 %	6.23 %	4		\$7,194.00	\$115,495
C1030	Fittings	\$9.74	S.F.	45,650	20	1991	2011		0.00 %	110.00 %	-6		\$489,094.00	\$444,631
C20	Stairs	\$0.59	S.F.	45,650	75	1991	2066		65.33 %	0.00 %	49			\$26,934
C3010	Wall Finishes	\$2.79	S.F.	45,650	10	2016	2026		90.00 %	0.00 %	9			\$127,364
C3020	Floor Finishes	\$11.38	S.F.	45,650	20	2006	2026	2017	0.00 %	110.00 %	0		\$571,447.00	\$519,497
C3030	Ceiling Finishes	\$10.97	S.F.	45,650	25	1991	2016		0.00 %	110.00 %	-1		\$550,859.00	\$500,781
D2010	Plumbing Fixtures	\$11.48	S.F.	45,650	30	1991	2021		13.33 %	0.00 %	4			\$524,062
D2020	Domestic Water Distribution	\$0.98	S.F.	45,650	30	1991	2021		13.33 %	0.00 %	4			\$44,737
D2030	Sanitary Waste	\$1.54	S.F.	45,650	30	1991	2021		13.33 %	0.00 %	4			\$70,301
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	45,650	40	2012	2052		87.50 %	0.00 %	35			\$7,761
D3020	Heat Generating Systems	\$5.08	S.F.	45,650	30	2004	2034		56.67 %	0.00 %	17			\$231,902
D3030	Cooling Generating Systems	\$5.27	S.F.	45,650	25	2004	2029		48.00 %	0.00 %	12			\$240,576
D3040	Distribution Systems	\$6.14	S.F.	45,650	30	1991	2021		13.33 %	0.00 %	4			\$280,291
D3050	Terminal & Package Units	\$3.02	S.F.	45,650	15	1991	2006		0.00 %	110.00 %	-11		\$151,649.00	\$137,863
D3060	Controls & Instrumentation	\$1.94	S.F.	45,650	20	1991	2011		0.00 %	110.00 %	-6		\$97,417.00	\$88,561
D4010	Sprinklers	\$4.32	S.F.	45,650	30			2017	0.00 %	110.00 %	0		\$216,929.00	\$197,208
D4020	Standpipes	\$0.67	S.F.	45,650	30			2017	0.00 %	110.00 %	0		\$33,644.00	\$30,586
D5010	Electrical Service/Distribution	\$1.69	S.F.	45,650	40	1991	2031		35.00 %	0.00 %	14			\$77,149
D5020	Branch Wiring	\$5.06	S.F.	45,650	30	1991	2021		13.33 %	0.00 %	4			\$230,989
D5020	Lighting	\$11.92	S.F.	45,650	30	1991	2021		13.33 %	0.00 %	4			\$544,148
D5030810	Security & Detection Systems	\$1.87	S.F.	45,650	15	2009	2024		46.67 %	0.00 %	7			\$85,366
D5030910	Fire Alarm Systems	\$3.39	S.F.	45,650	15	1991	2006		0.00 %	110.00 %	-11		\$170,229.00	\$154,754
D5030920	Data Communication	\$4.40	S.F.	45,650	15	2009	2024		46.67 %	0.00 %	7			\$200,860
D5090	Other Electrical Systems	\$0.12	S.F.	45,650	20	1991	2011		0.00 %	110.00 %	-6		\$6,026.00	\$5,478
E1020	Institutional Equipment	\$0.30	S.F.	45,650	20	1991	2011		0.00 %	110.00 %	-6		\$15,065.00	\$13,695
E1090	Other Equipment	\$1.90	S.F.	45,650	20	1991	2011		0.00 %	110.00 %	-6		\$95,409.00	\$86,735
E2010	Fixed Furnishings	\$5.83	S.F.	45,650	20	1991	2011		0.00 %	110.00 %	-6		\$292,753.00	\$266,140
Total									32.84 %	33.02 %			\$2,728,230.10	\$8,261,288

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:

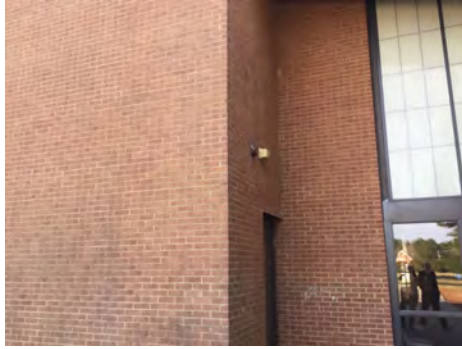
System: B1020 - Roof Construction



Note:

Campus Assessment Report - 1991 Main

System: B2010 - Exterior Walls



Note:

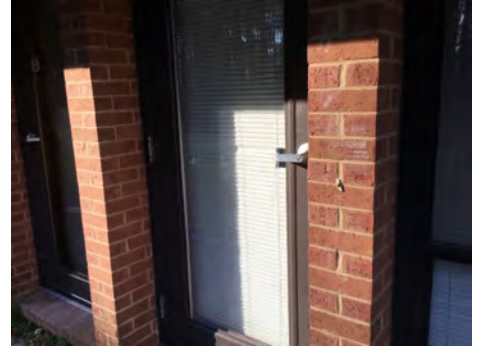
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1991 Main

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

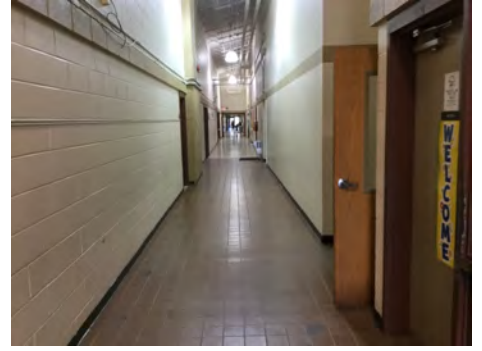
System: B3020 - Roof Openings



Note: Sandwich panel translucent insulated skylight assemblies were inspected at time of re-roofing. System renewal date pushed 10 years from shingle replacement.

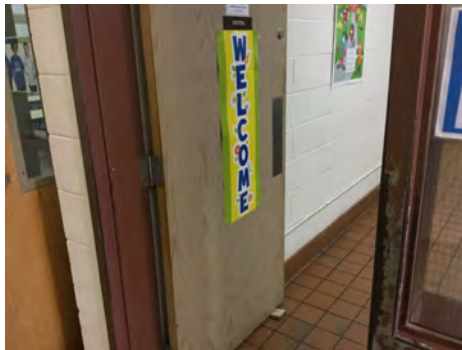
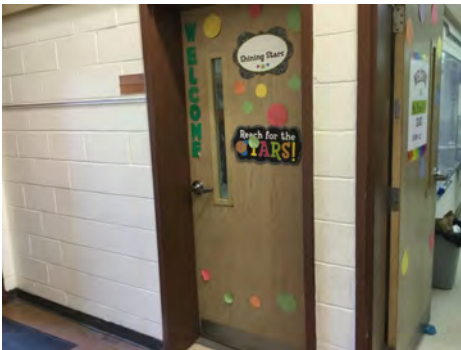
Campus Assessment Report - 1991 Main

System: C1010 - Partitions



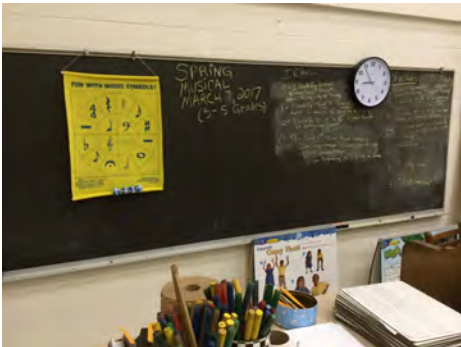
Note:

System: C1020 - Interior Doors



Note: Interior and exterior door locks and re-keying done 2016. Doors and frames need to be refinished.

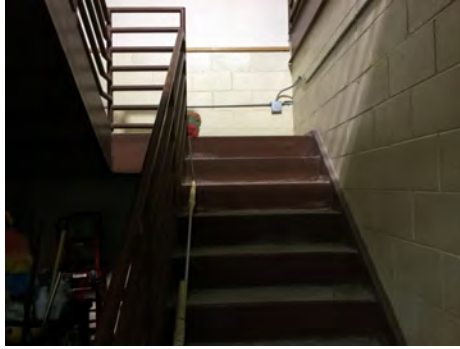
System: C1030 - Fittings



Note:

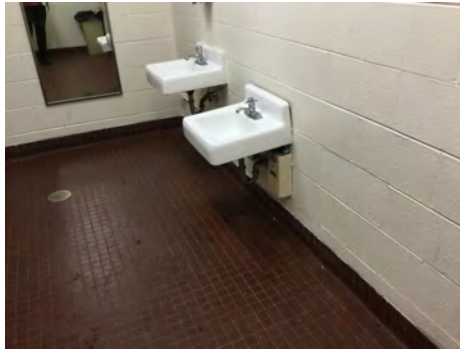
Campus Assessment Report - 1991 Main

System: C20 - Stairs



Note:

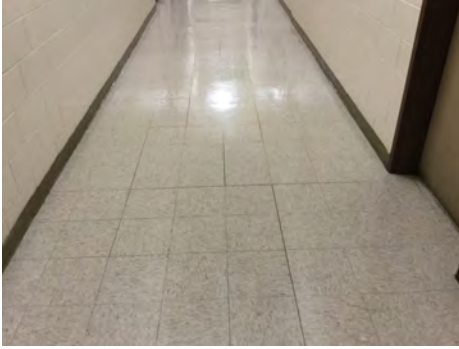
System: C3010 - Wall Finishes



Note:

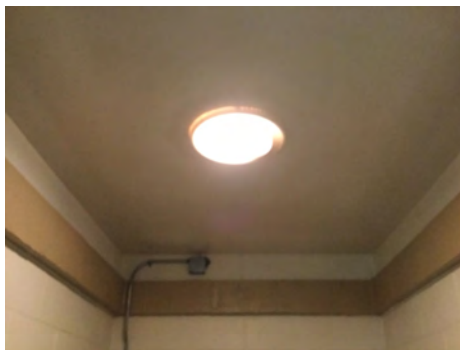
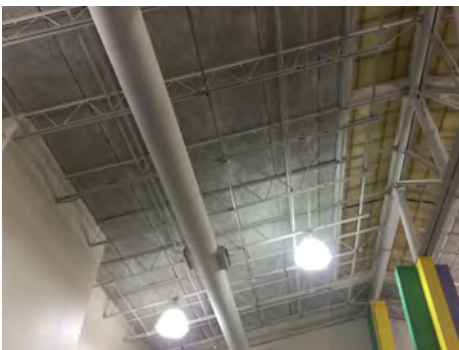
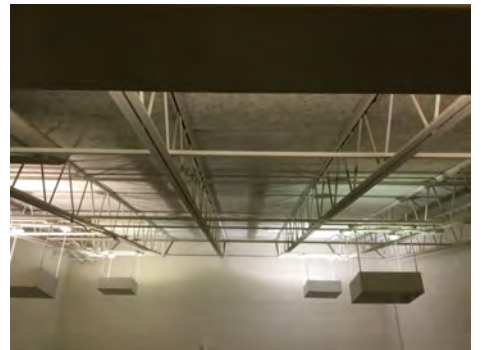
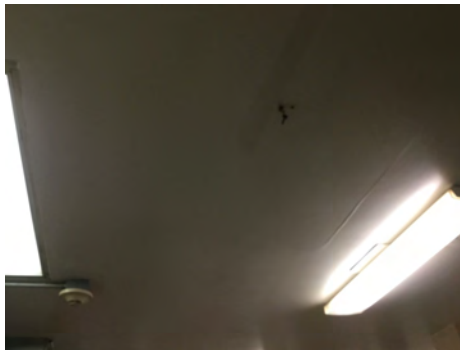
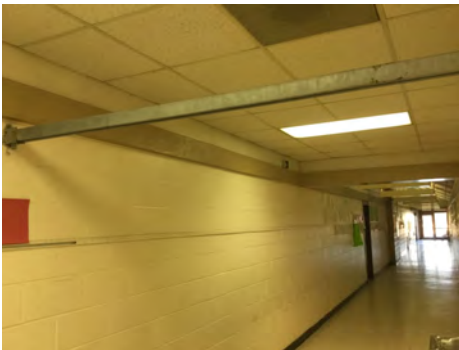
Campus Assessment Report - 1991 Main

System: C3020 - Floor Finishes



Note:

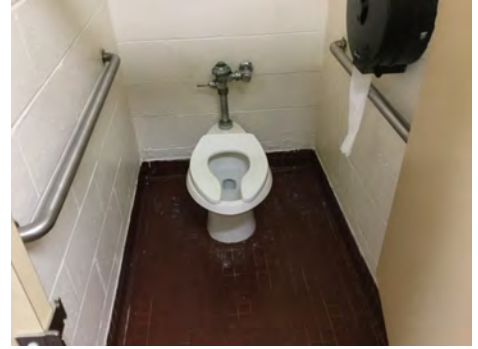
System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1991 Main

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1991 Main

System: D2090 - Other Plumbing Systems -Nat Gas



Note: Fuel supply changed from oil to natural gas 5 years ago. Fuel oil tank abandoned in place.

System: D3020 - Heat Generating Systems



Note: Burner converted from fuel oil to natural gas 5 years ago..

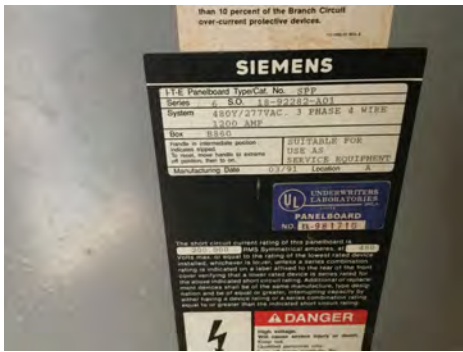
System: D3030 - Cooling Generating Systems



Note:

Campus Assessment Report - 1991 Main

System: D5010 - Electrical Service/Distribution



Note:

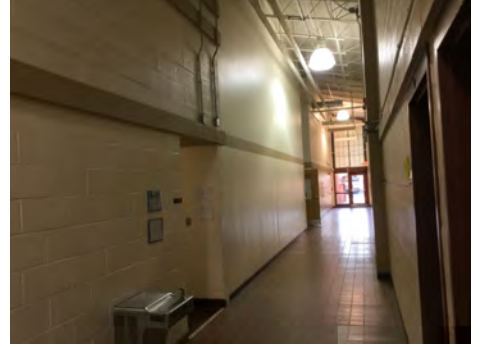
System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1991 Main

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1991 Main

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

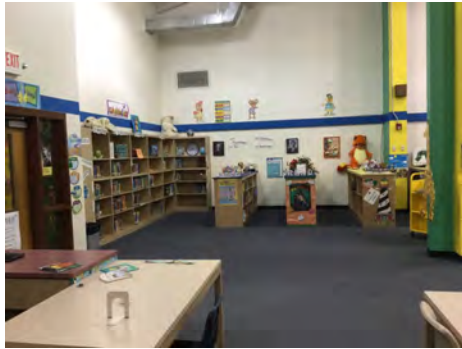
System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1991 Main

System: E1020 - Institutional Equipment



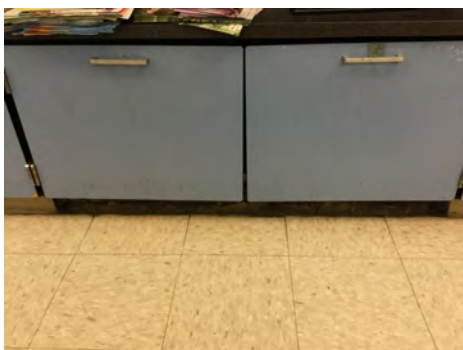
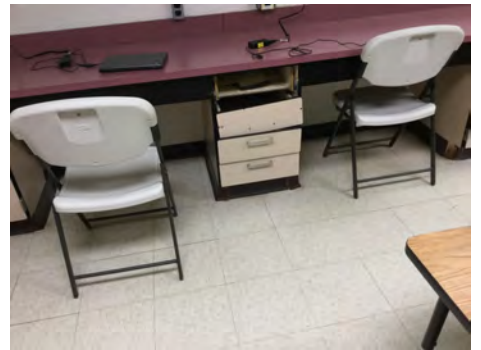
Note:

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
Total:	\$2,728,230	\$0	\$0	\$0	\$2,830,394	\$0	\$0	\$387,223	\$0	\$182,799	\$0	\$6,128,646
* 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	\$18,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,711
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$530,699	\$0	\$0	\$0	\$0	\$0	\$0	\$530,699
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$58,779	\$0	\$0	\$0	\$0	\$0	\$0	\$58,779
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$11,804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,804
B3020 - Roof Openings	\$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	\$7,194	\$0	\$0	\$0	\$142,989	\$0	\$0	\$0	\$0	\$0	\$0	\$150,183
C1030 - Fittings	\$489,094	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$489,094
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$182,799	\$0	\$182,799
C3020 - Floor Finishes	\$571,447	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$571,447

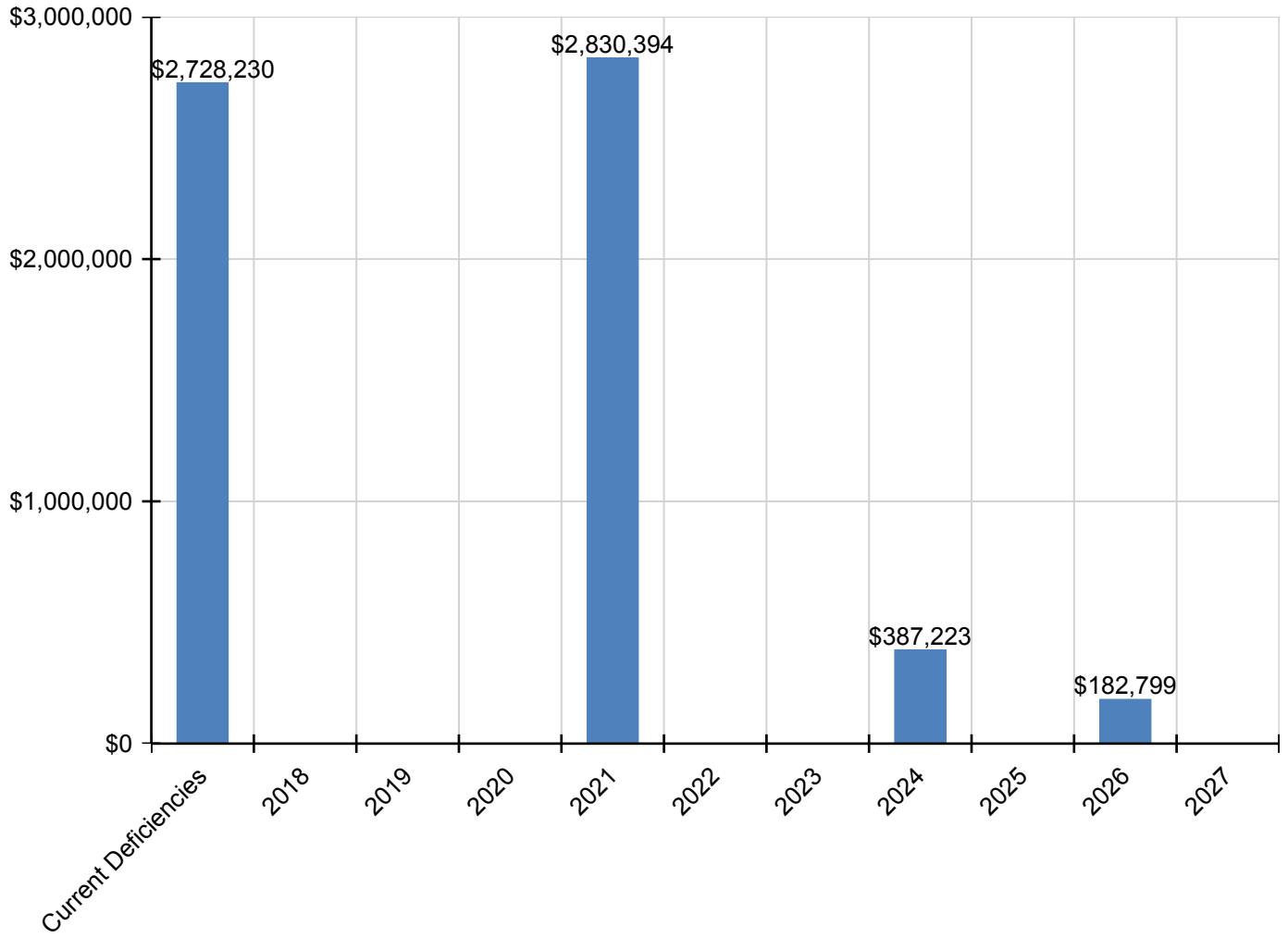
Campus Assessment Report - 1991 Main

C3030 - Ceiling Finishes	\$550,859	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$550,859
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$648,820	\$0	\$0	\$0	\$0	\$0	\$0	\$648,820
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$55,387	\$0	\$0	\$0	\$0	\$0	\$0	\$55,387
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$87,037	\$0	\$0	\$0	\$0	\$0	\$0	\$87,037
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$347,017	\$0	\$0	\$0	\$0	\$0	\$0	\$347,017
D3050 - Terminal & Package Units	\$151,649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$151,649
D3060 - Controls & Instrumentation	\$97,417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,417
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$216,929	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$216,929
D4020 - Standpipes	\$33,644	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,644
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	\$285,978	\$0	\$0	\$0	\$0	\$0	\$0	\$285,978
D5020 - Lighting	\$0	\$0	\$0	\$0	\$673,688	\$0	\$0	\$0	\$0	\$0	\$0	\$673,688
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	\$115,488	\$0	\$0	\$0	\$115,488
D5030910 - Fire Alarm Systems	\$170,229	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$170,229
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$271,736	\$0	\$0	\$0	\$271,736
D5090 - Other Electrical Systems	\$6,026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,026
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	\$15,065	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,065
E1090 - Other Equipment	\$95,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,409
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$292,753	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$292,753

* Indicates non-renewable system

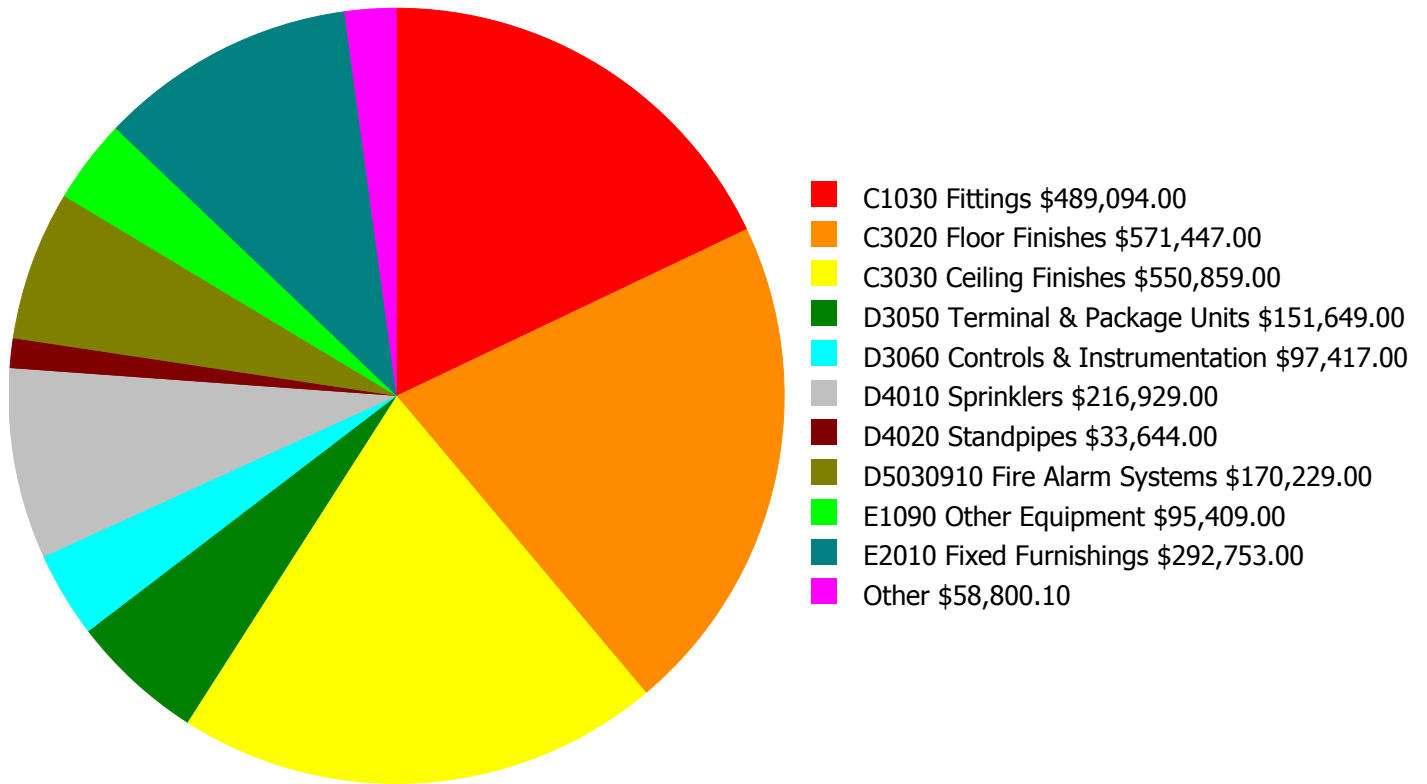
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

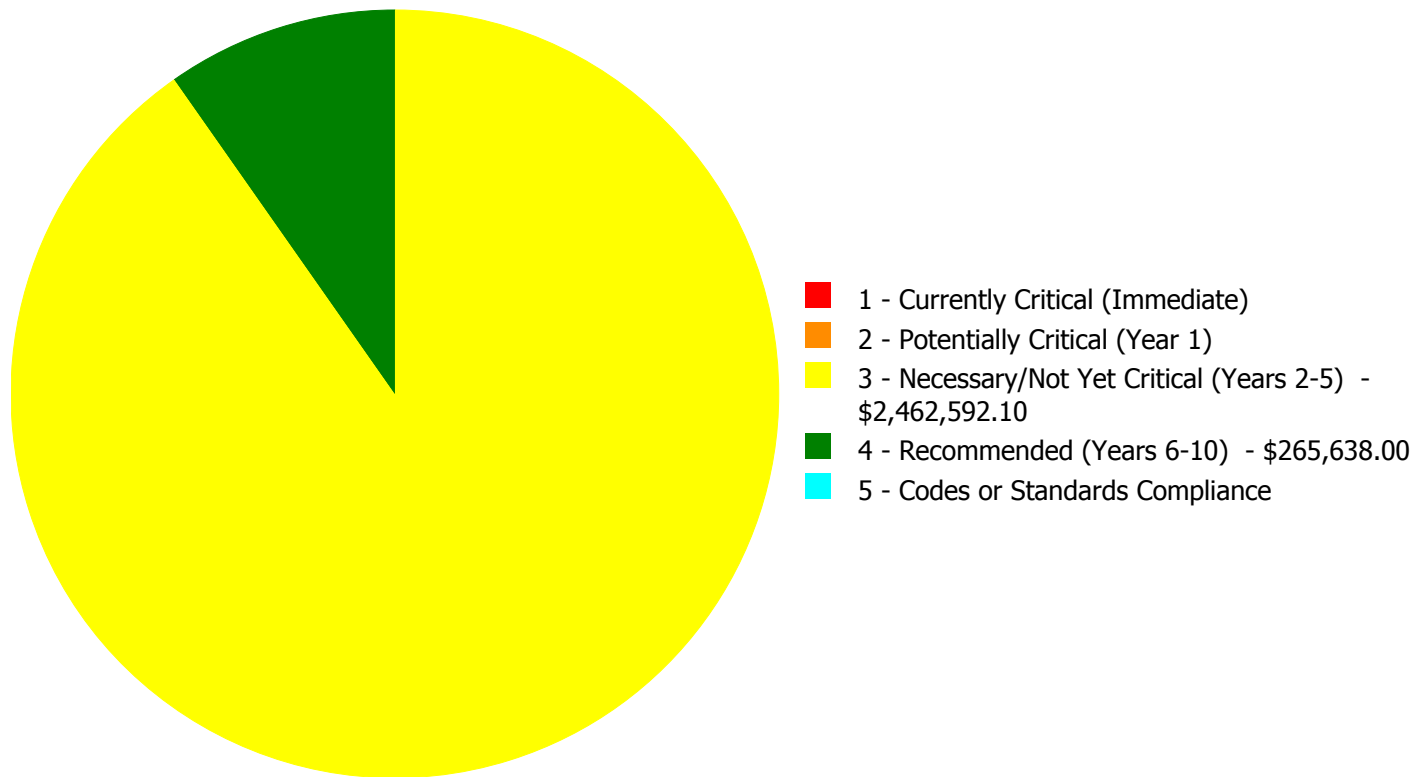
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$2,728,230.10

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: \$2,728,230.10

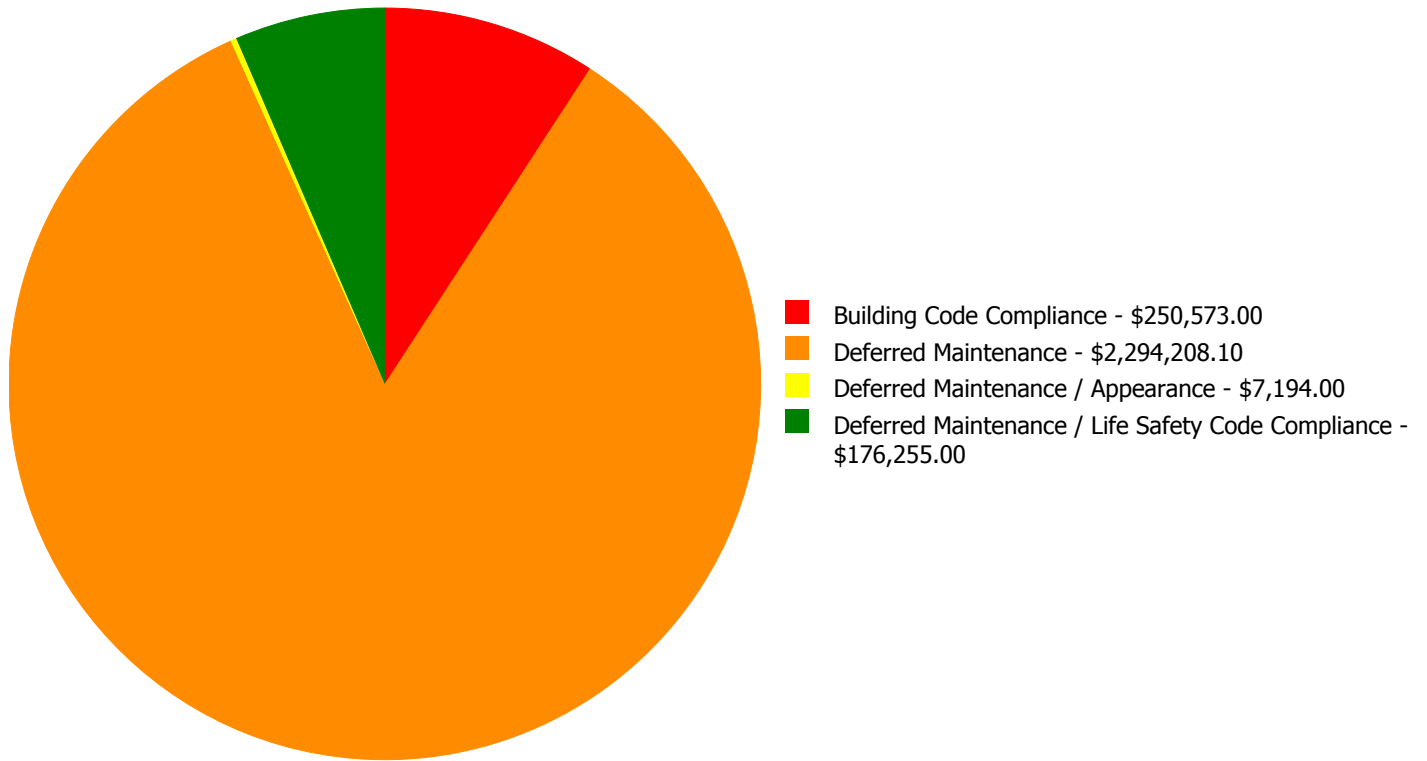
Deficiency By Priority Investment Table

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	\$18,711.00	\$0.00	\$0.00	\$18,711.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$11,804.10	\$0.00	\$0.00	\$11,804.10
C1020	Interior Doors	\$0.00	\$0.00	\$7,194.00	\$0.00	\$0.00	\$7,194.00
C1030	Fittings	\$0.00	\$0.00	\$489,094.00	\$0.00	\$0.00	\$489,094.00
C3020	Floor Finishes	\$0.00	\$0.00	\$571,447.00	\$0.00	\$0.00	\$571,447.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$550,859.00	\$0.00	\$0.00	\$550,859.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$151,649.00	\$0.00	\$0.00	\$151,649.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$97,417.00	\$0.00	\$0.00	\$97,417.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$216,929.00	\$0.00	\$216,929.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$33,644.00	\$0.00	\$33,644.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$170,229.00	\$0.00	\$0.00	\$170,229.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$6,026.00	\$0.00	\$0.00	\$6,026.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$0.00	\$15,065.00	\$0.00	\$15,065.00
E1090	Other Equipment	\$0.00	\$0.00	\$95,409.00	\$0.00	\$0.00	\$95,409.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$292,753.00	\$0.00	\$0.00	\$292,753.00
	Total:	\$0.00	\$0.00	\$2,462,592.10	\$265,638.00	\$0.00	\$2,728,230.10

Deficiency Summary by Category

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



Budget Estimate Total: \$2,728,230.10

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: Around the building
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Recaulk expansion and control joints
Qty: 500.00
Unit of Measure: L.F.
Estimate: \$18,711.00
Assessor Name: Somnath Das
Date Created: 02/16/2017

Notes: Masonry caulk joints are dried, cracked and/or missing, particularly noted at north end of building. Some brick cracking observed. It does not appear to be structural, but should be repaired.

System: B3010140 - Asphalt Shingles



Location: Roof eaves
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace / Install Gutters and Downspouts
Qty: 700.00
Unit of Measure: L.F.
Estimate: \$11,804.10
Assessor Name: Somnath Das
Date Created: 02/16/2017

Notes: Gutters and downspouts are not installed at roof eave edges. Most eave edges are located over sidewalks and the runoff causes premature wearing of concrete and hazardous conditions in freezing weather. Installation of gutters and downspouts is recommended.

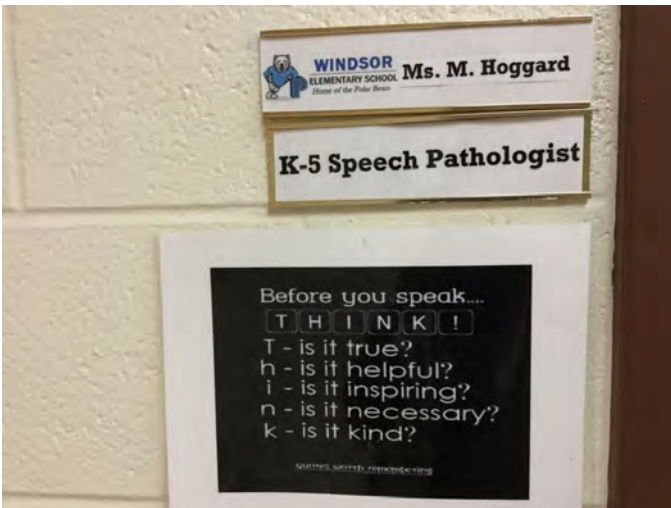
System: C1020 - Interior Doors



Location: Interior doors
Distress: Damaged
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Refinish 3'-0" x 7'-0" solid core wood door, interior
Qty: 50.00
Unit of Measure: Ea.
Estimate: \$7,194.00
Assessor Name: Somnath Das
Date Created: 02/16/2017

Notes: Interior doors have had new lever locks installed and been re-keyed in 2016. Door and frame refinishing is recommended as they are worn.

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: 45,650.00
Unit of Measure: S.F.
Estimate: \$489,094.00
Assessor Name: Somnath Das
Date Created: 02/16/2017

Notes: Fittings are generally beyond their expected service life. Signage is not up to code. Some blackboards are in the building. Whiteboards are stained beyond leaning. Kitchen lockers are rusted. System renewal 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: 45,650.00
Unit of Measure: S.F.
Estimate: \$571,447.00
Assessor Name: Somnath Das
Date Created: 02/16/2017

Notes: Floor finishes were changed from carpet to VCT in corridors and most classrooms about 10 years ago. The installation was made without proper floor prep and there are many lumps and bumps visible telegraphing through the tile. Many joints are open. Glue comes up between joints. 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: 45,650.00
Unit of Measure: S.F.
Estimate: \$550,859.00
Assessor Name: Somnath Das
Date Created: 02/16/2017

Notes: Ceiling finishes are typically original and beyond their expected useful life. Many water stained tile were observed during assessment. 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: 45,650.00
Unit of Measure: S.F.
Estimate: \$151,649.00
Assessor Name: Somnath Das
Date Created: 02/16/2017

Notes: Terminal and package units are typically original and beyond their expected service life. Classroom unit ventilators are noisy and fresh air dampers do not work properly so outside air intakes are covered in winter. 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: 45,650.00
Unit of Measure: S.F.
Estimate: \$97,417.00
Assessor Name: Somnath Das
Date Created: 02/16/2017

Notes: Digital controls are original and beyond their service life. They are locally controlled. Installation of a modern digital system with remote monitoring and control capability for energy conservation is recommended.

System: D5030910 - Fire Alarm 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: 45,650.00
Unit of Measure: S.F.
Estimate: \$170,229.00
Assessor Name: Somnath Das
Date Created: 02/16/2017

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: 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: 45,650.00
Unit of Measure: S.F.
Estimate: \$6,026.00
Assessor Name: Somnath Das
Date Created: 02/16/2017

Notes: Emergency lighting is original and beyond its expected life. System renewal of this life safety system 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: 45,650.00
Unit of Measure: S.F.
Estimate: \$95,409.00
Assessor Name: Somnath Das
Date Created: 02/16/2017

Notes: Kitchen equipment is mostly original and beyond its expected useful life. Equipment retrofitted for natural gas operation approx. 5 years ago. 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: 45,650.00
Unit of Measure: S.F.
Estimate: \$292,753.00
Assessor Name: Somnath Das
Date Created: 02/16/2017

Notes: Fixed furnishing are typically original and in fair to poor condition with chipped laminates, sagging doors, and missing drawers. 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: 45,650.00
Unit of Measure: S.F.
Estimate: \$216,929.00
Assessor Name: Somnath Das
Date Created: 02/16/2017

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: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 45,650.00
Unit of Measure: S.F.
Estimate: \$33,644.00
Assessor Name: Somnath Das
Date Created: 02/16/2017

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

System: E1020 - Institutional Equipment



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 45,650.00
Unit of Measure: S.F.
Estimate: \$15,065.00
Assessor Name: Somnath Das
Date Created: 02/16/2017

Notes: Institutional equipment is typically original and beyond its expected 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:	ES -Elementary School
Gross Area (SF):	960
Year Built:	1991
Last Renovation:	
Replacement Value:	\$178,951
Repair Cost:	\$76,285.00
Total FCI:	42.63 %
Total RSLI:	24.53 %
FCA Score:	57.37



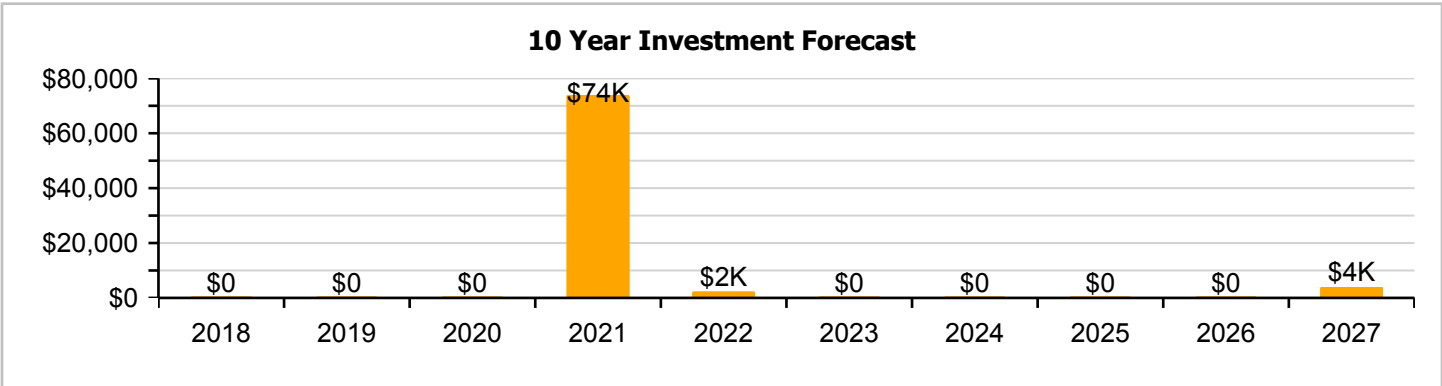
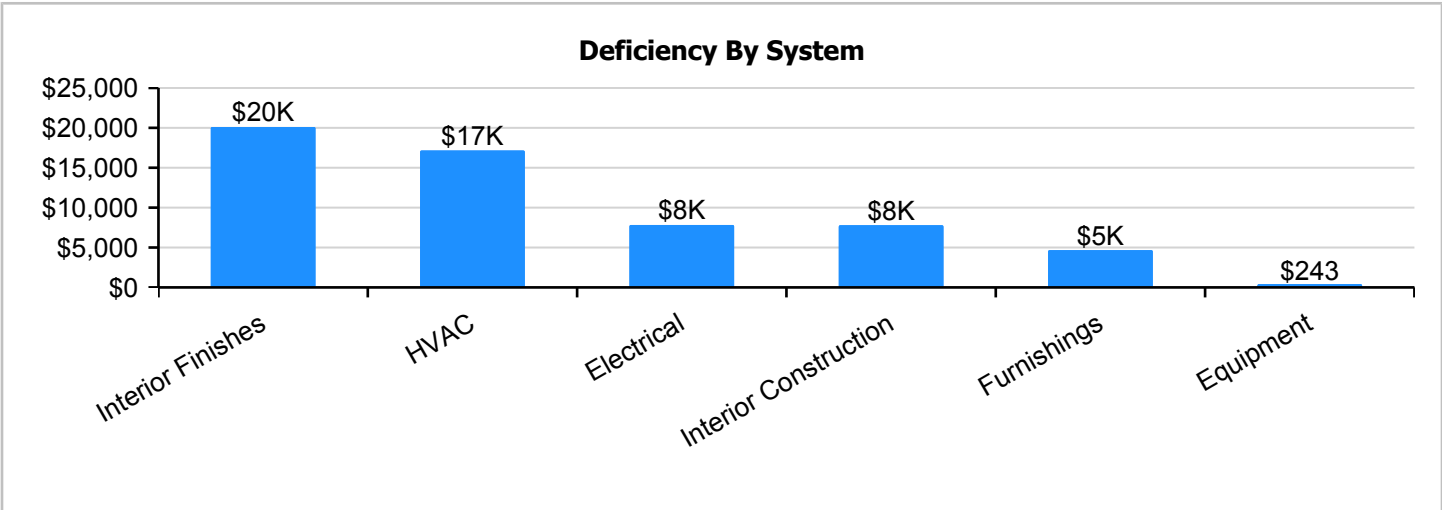
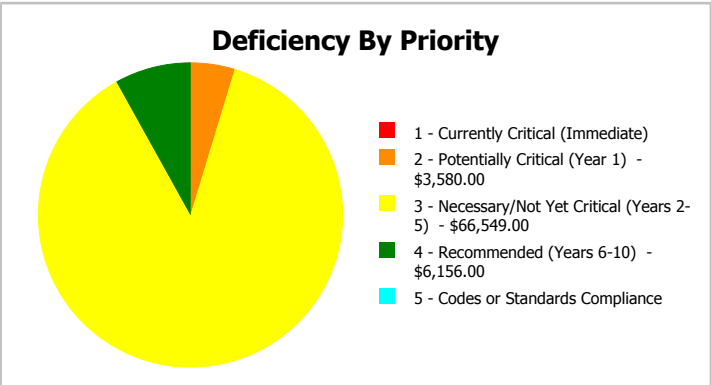
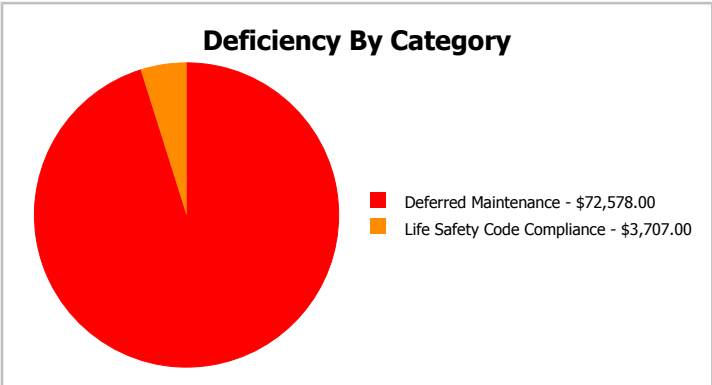
Description:

This building was originally constructed to house classrooms for special education. It was determined that those students should be mainstreamed into the regular classrooms and/or housed in the main building. This building is not fully ADA compliant, and is being used mostly for storage.

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	960
Year Built:	1991	Last Renovation:	
Repair Cost:	\$76,285	Replacement Value:	\$178,951
FCI:	42.63 %	RSLI%:	24.53 %



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	74.00 %	0.00 %	\$0.00
B10 - Superstructure	74.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	42.12 %	0.00 %	\$0.00
B30 - Roofing	13.33 %	0.00 %	\$0.00
C10 - Interior Construction	32.05 %	46.44 %	\$10,285.00
C30 - Interior Finishes	0.00 %	110.00 %	\$26,547.00
D20 - Plumbing	13.33 %	0.00 %	\$0.00
D30 - HVAC	2.97 %	85.52 %	\$22,652.00
D50 - Electrical	10.04 %	37.82 %	\$10,328.00
E10 - Equipment	21.59 %	15.01 %	\$317.00
E20 - Furnishings	0.00 %	109.99 %	\$6,156.00
Totals:	24.53 %	42.63 %	\$76,285.00

Photo Album

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

1). West Elevation - Feb 22, 2017



2). South Elevation - Feb 22, 2017



3). East Elevation - Feb 22, 2017



4). North Elevation - Feb 22, 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 - Classroom 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 \$
A1010	Standard Foundations	\$4.79	S.F.	960	100	1991	2091		74.00 %	0.00 %	74			\$4,598
B1010	Floor Construction	\$10.07	S.F.	960	100	1991	2091		74.00 %	0.00 %	74			\$9,667
B1020	Roof Construction	\$15.76	S.F.	960	100	1991	2091		74.00 %	0.00 %	74			\$15,130
B2010	Exterior Walls	\$9.42	S.F.	960	100	1991	2091		74.00 %	0.00 %	74			\$9,043
B2020	Exterior Windows	\$9.39	S.F.	960	30	1991	2021		13.33 %	0.00 %	4			\$9,014
B2030	Exterior Doors	\$1.04	S.F.	960	30	1991	2021		13.33 %	0.00 %	4			\$998
B3010130	Preformed Metal Roofing	\$9.66	S.F.	960	30	1991	2021		13.33 %	0.00 %	4			\$9,274
C1010	Partitions	\$10.80	S.F.	960	75	1991	2066		65.33 %	0.00 %	49			\$10,368
C1020	Interior Doors	\$2.53	S.F.	960	30	1991	2021		13.33 %	0.00 %	4			\$2,429
C1030	Fittings	\$9.74	S.F.	960	20	1991	2011		0.00 %	110.00 %	-6		\$10,285.00	\$9,350
C3010	Wall Finishes	\$2.79	S.F.	960	10	1991	2001		0.00 %	110.01 %	-16		\$2,946.00	\$2,678
C3020	Floor Finishes	\$11.38	S.F.	960	20	1991	2011		0.00 %	110.00 %	-6		\$12,017.00	\$10,925
C3030	Ceiling Finishes	\$10.97	S.F.	960	25	1991	2016		0.00 %	110.00 %	-1		\$11,584.00	\$10,531
D2010	Plumbing Fixtures	\$11.48	S.F.	960	30	1991	2021		13.33 %	0.00 %	4			\$11,021
D2020	Domestic Water Distribution	\$0.98	S.F.	960	30	1991	2021		13.33 %	0.00 %	4			\$941
D2030	Sanitary Waste	\$1.54	S.F.	960	30	1991	2021		13.33 %	0.00 %	4			\$1,478
D3040	Distribution Systems	\$6.14	S.F.	960	30	1991	2021		13.33 %	0.00 %	4			\$5,894
D3050	Terminal & Package Units	\$19.51	S.F.	960	15	2000	2015		0.00 %	110.00 %	-2		\$20,603.00	\$18,730
D3060	Controls & Instrumentation	\$1.94	S.F.	960	20	1991	2011		0.00 %	110.04 %	-6		\$2,049.00	\$1,862
D5010	Electrical Service/Distribution	\$1.69	S.F.	960	40	1991	2031		35.00 %	0.00 %	14			\$1,622
D5020	Branch Wiring	\$5.06	S.F.	960	30	1991	2021		13.33 %	0.00 %	4			\$4,858
D5020	Lighting	\$11.92	S.F.	960	30	1991	2021		13.33 %	0.00 %	4			\$11,443
D5030810	Security & Detection Systems	\$1.87	S.F.	960	15			2016	0.00 %	110.03 %	-1		\$1,975.00	\$1,795
D5030910	Fire Alarm Systems	\$3.39	S.F.	960	15			2016	0.00 %	110.02 %	-1		\$3,580.00	\$3,254
D5030920	Data Communication	\$4.40	S.F.	960	15	1991	2006		0.00 %	109.99 %	-11		\$4,646.00	\$4,224
D5090	Other Electrical Systems	\$0.12	S.F.	960	20			2016	0.00 %	110.43 %	-1		\$127.00	\$115
E1020	Institutional Equipment	\$0.30	S.F.	960	20			2016	0.00 %	110.07 %	-1		\$317.00	\$288
E1090	Other Equipment	\$1.90	S.F.	960	20	1991	2011	2022	25.00 %	0.00 %	5			\$1,824
E2010	Fixed Furnishings	\$5.83	S.F.	960	20	1991	2011		0.00 %	109.99 %	-6		\$6,156.00	\$5,597
Total									24.53 %	42.63 %			\$76,285.00	\$178,951

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



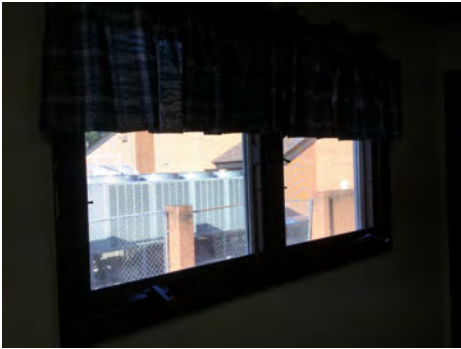
Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

Campus Assessment Report - Classroom Building

System: B2030 - Exterior Doors



Note:

System: B3010130 - Preformed Metal Roofing



Note:

System: C1010 - Partitions



Note:

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System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

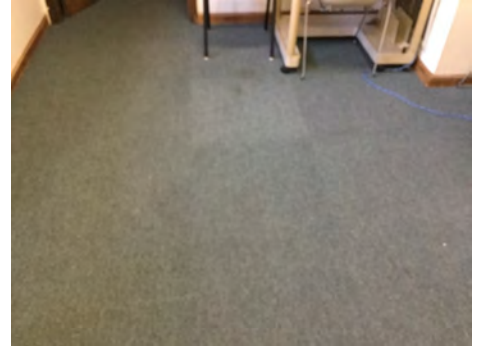
System: C3010 - Wall Finishes



Note:

Campus Assessment Report - Classroom Building

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

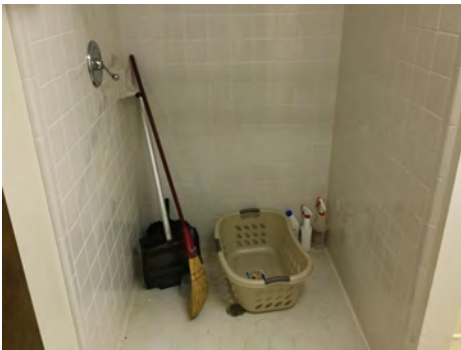
Campus Assessment Report - Classroom Building

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - Classroom Building

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - Classroom Building

System: D5020 - Lighting



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

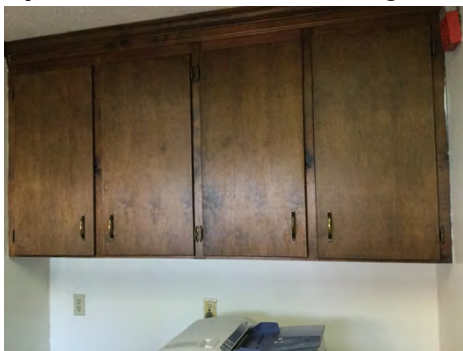
Campus Assessment Report - Classroom Building

System: E1090 - Other Equipment



Note: Laundry appliances appear to be in good condition and have not been heavily used.

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
Total:	\$76,285	\$0	\$0	\$0	\$73,927	\$2,326	\$0	\$0	\$0	\$0	\$3,959	\$156,496
* 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
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	\$11,161	\$0	\$0	\$0	\$0	\$0	\$0	\$11,161
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$1,236	\$0	\$0	\$0	\$0	\$0	\$0	\$1,236
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	\$14,404	\$0	\$0	\$0	\$0	\$0	\$0	\$14,404
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	\$3,007	\$0	\$0	\$0	\$0	\$0	\$0	\$3,007
C1030 - Fittings	\$10,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,285
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$2,946	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,959	\$6,905
C3020 - Floor Finishes	\$12,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,017
C3030 - Ceiling Finishes	\$11,584	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,584
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

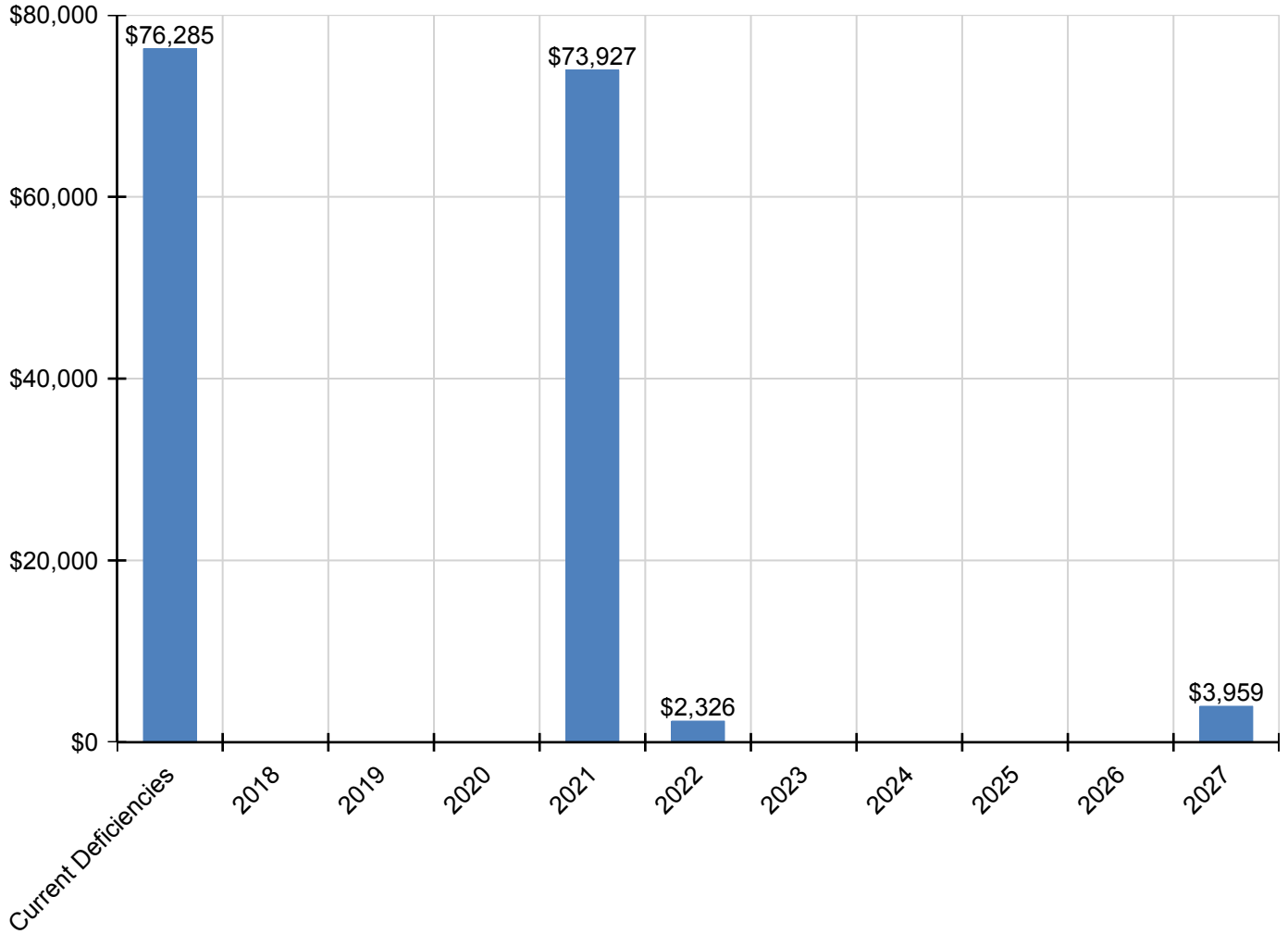
Campus Assessment Report - Classroom Building

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$13,645	\$0	\$0	\$0	\$0	\$0	\$0	\$13,645
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$1,165	\$0	\$0	\$0	\$0	\$0	\$0	\$1,165
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$1,830	\$0	\$0	\$0	\$0	\$0	\$0	\$1,830
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$7,298	\$0	\$0	\$0	\$0	\$0	\$0	\$7,298
D3050 - Terminal & Package Units	\$20,603	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,603
D3060 - Controls & Instrumentation	\$2,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,049
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	\$6,014	\$0	\$0	\$0	\$0	\$0	\$0	\$6,014
D5020 - Lighting	\$0	\$0	\$0	\$0	\$14,168	\$0	\$0	\$0	\$0	\$0	\$0	\$14,168
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$1,975	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,975
D5030910 - Fire Alarm Systems	\$3,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,580
D5030920 - Data Communication	\$4,646	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,646
D5090 - Other Electrical Systems	\$127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127
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	\$317	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$317
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$2,326	\$0	\$0	\$0	\$0	\$0	\$2,326
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$6,156	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,156

* Indicates non-renewable system

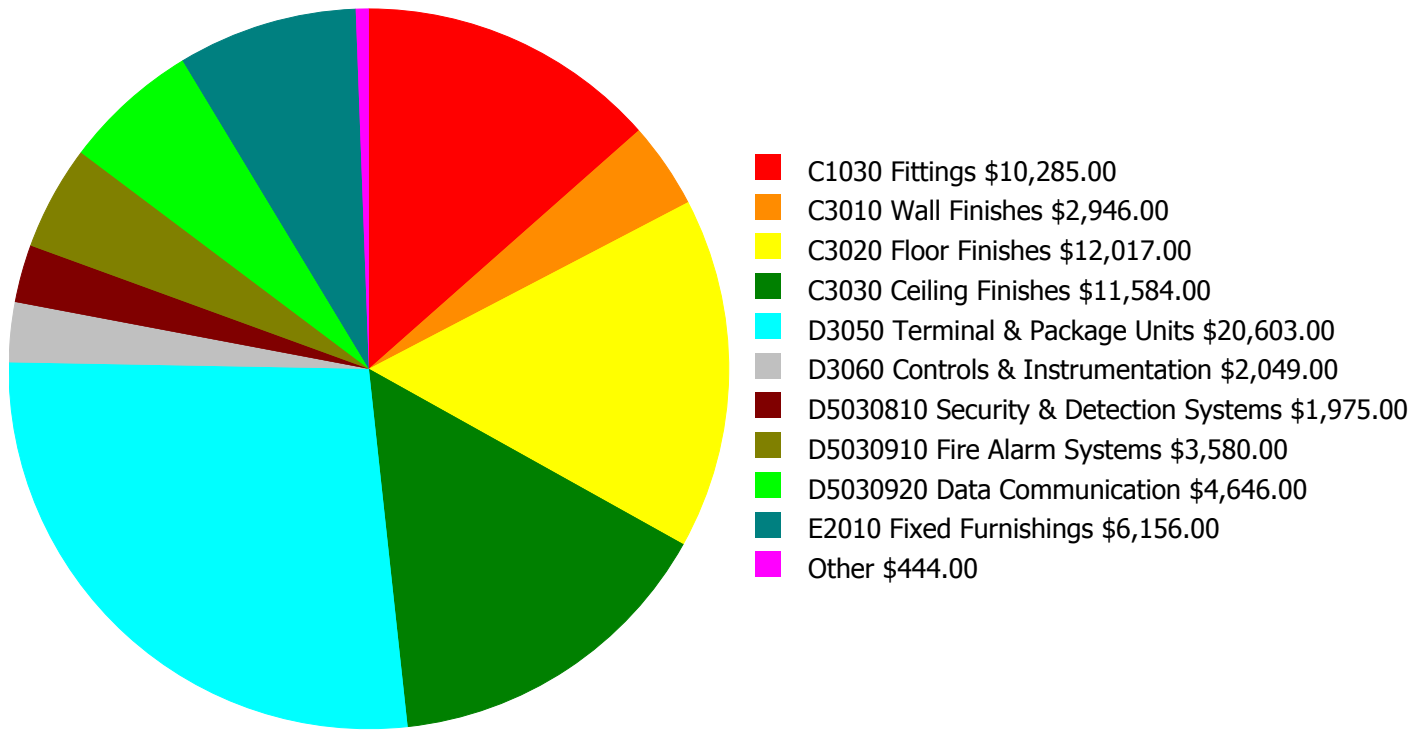
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

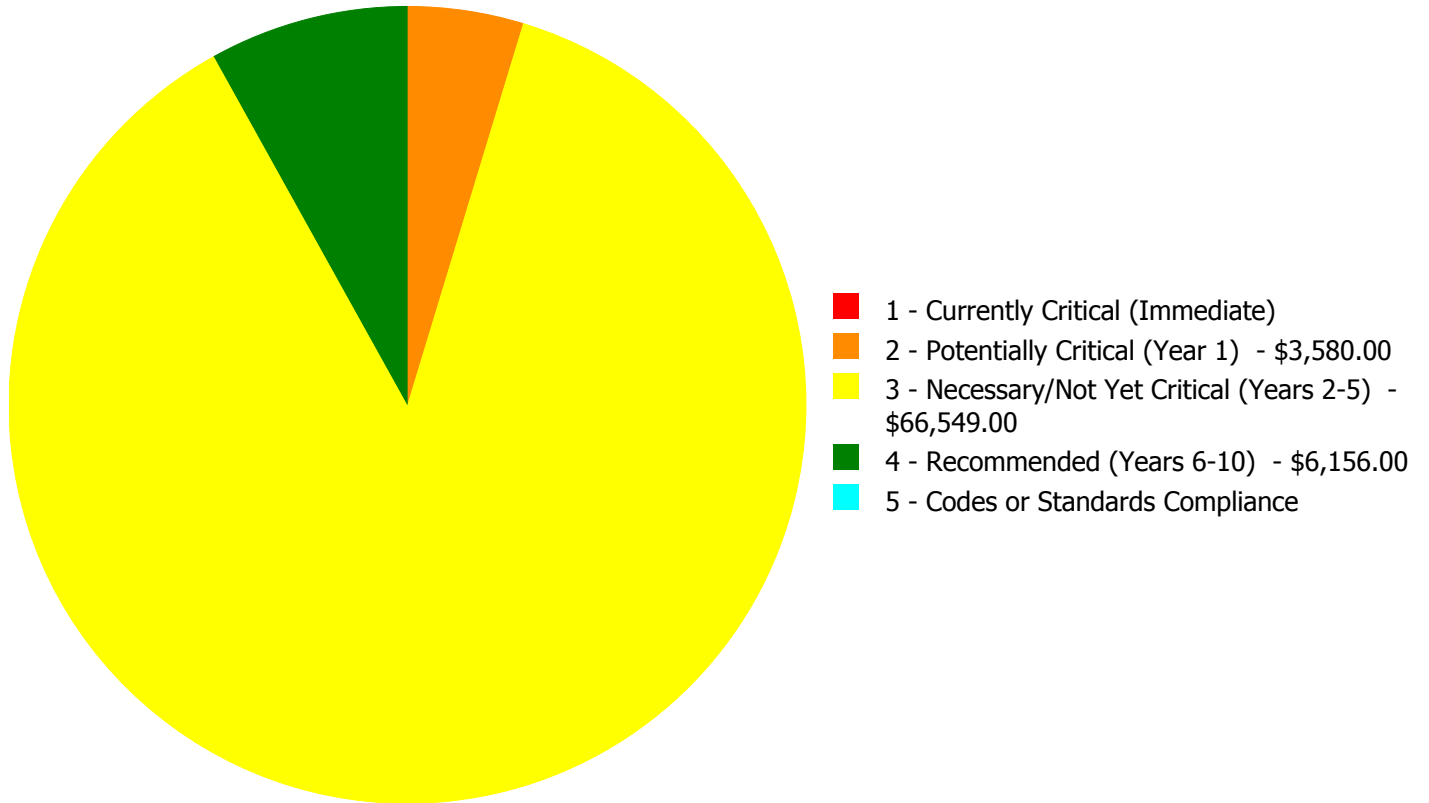
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$76,285.00

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: \$76,285.00

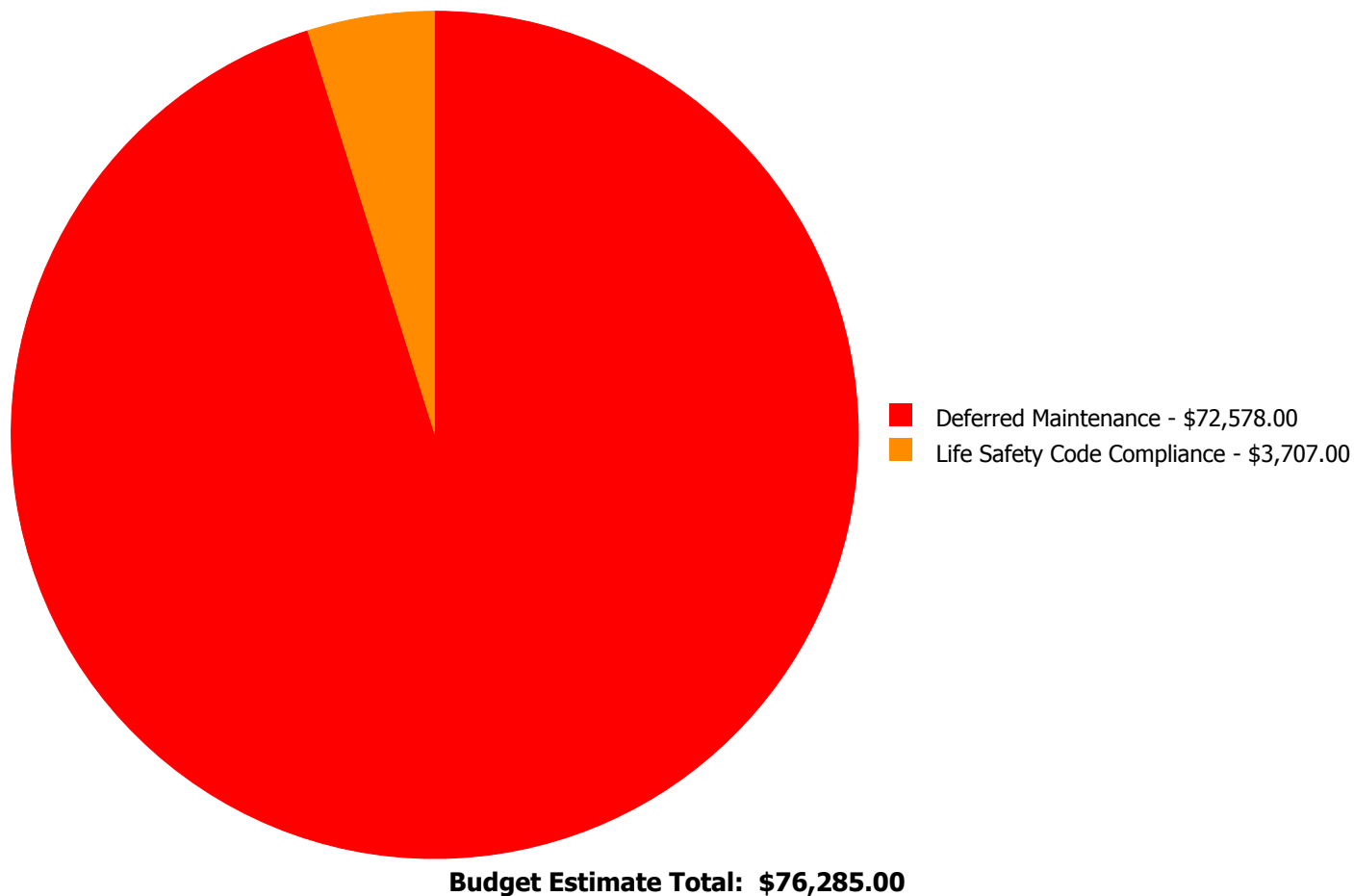
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C1030	Fittings	\$0.00	\$0.00	\$10,285.00	\$0.00	\$0.00	\$10,285.00
C3010	Wall Finishes	\$0.00	\$0.00	\$2,946.00	\$0.00	\$0.00	\$2,946.00
C3020	Floor Finishes	\$0.00	\$0.00	\$12,017.00	\$0.00	\$0.00	\$12,017.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$11,584.00	\$0.00	\$0.00	\$11,584.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$20,603.00	\$0.00	\$0.00	\$20,603.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$2,049.00	\$0.00	\$0.00	\$2,049.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$1,975.00	\$0.00	\$0.00	\$1,975.00
D5030910	Fire Alarm Systems	\$0.00	\$3,580.00	\$0.00	\$0.00	\$0.00	\$3,580.00
D5030920	Data Communication	\$0.00	\$0.00	\$4,646.00	\$0.00	\$0.00	\$4,646.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$127.00	\$0.00	\$0.00	\$127.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$317.00	\$0.00	\$0.00	\$317.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$0.00	\$6,156.00	\$0.00	\$6,156.00
	Total:	\$0.00	\$3,580.00	\$66,549.00	\$6,156.00	\$0.00	\$76,285.00

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:

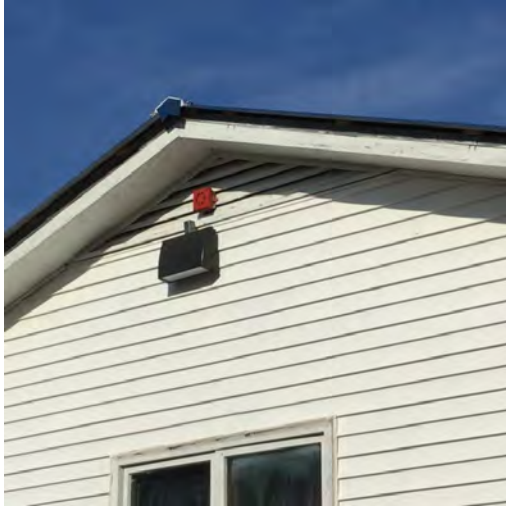


Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: D5030910 - Fire Alarm Systems



Location: Throughout the building
Distress: Missing
Category: Life Safety Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 960.00
Unit of Measure: S.F.
Estimate: \$3,580.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

Notes: The only fire alarm device seen in this building was the outdoor fire bell. Installation of a code compliant fire alarm system including audio/visual annunciators, pull stations, and smoke detectors is recommended.

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

System: C1030 - Fittings



Location: Classroom and toilet room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 960.00
Unit of Measure: S.F.
Estimate: \$10,285.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

Notes: Fittings are out of date. The restroom is not ADA code compliant. Room/building signage is missing.

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: 960.00
Unit of Measure: S.F.
Estimate: \$2,946.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

Notes: While wall finishes currently are in fair to good condition, other recommended system replacements will result in the need to refresh the wall finishes.

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: 960.00
Unit of Measure: S.F.
Estimate: \$12,017.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

Notes: Floor finishes are in fair to poor condition. System renewal is recommended.

System: C3030 - Ceiling Finishes



Location: Throughout the bulding
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 960.00
Unit of Measure: S.F.
Estimate: \$11,584.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

Notes: Ceiling finishes are stained. System renewal is recommended if the building were to be re-occupied.

Campus Assessment Report - Classroom Building

System: D3050 - Terminal & Package Units



Location: Ground mount heat pump
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 960.00
Unit of Measure: S.F.
Estimate: \$20,603.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

Notes: The heat pump is beyond its expected useful life. Replacement with an energy efficient model is recommended.

System: D3060 - Controls & Instrumentation



Location: Throughout the bulding
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 960.00
Unit of Measure: S.F.
Estimate: \$2,049.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

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

Campus Assessment Report - Classroom Building

System: D5030810 - Security & Detection Systems

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 960.00
Unit of Measure: S.F.
Estimate: \$1,975.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

Notes: This building has no security measures installed. System installation 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: 960.00
Unit of Measure: S.F.
Estimate: \$4,646.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

Notes: Updating of data and communications equipment is recommended if the building were to be re-occupied.

Campus Assessment Report - Classroom Building

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Life Safety Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 960.00
Unit of Measure: S.F.
Estimate: \$127.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

Notes: Emergency egress lighting and illuminated exit signage are not present in this building. Installation is recommended if the building were to be returned to occupied status.

System: E1020 - Institutional Equipment

This deficiency has no image.

Location: Classrooms
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 960.00
Unit of Measure: S.F.
Estimate: \$317.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

Notes: Institutional equipment is missing from this building. If it were to return to a classroom function, installation of program appropriate equipment is recommended.

Priority 4 - Recommended (Years 6-10):

System: E2010 - Fixed Furnishings



Location: Workroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 960.00
Unit of Measure: S.F.
Estimate: \$6,156.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2017

Notes: Fixed furnishings are beyond their expected 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-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	46,795
Year Built:	1991
Last Renovation:	
Replacement Value:	\$1,103,894
Repair Cost:	\$442,410.80
Total FCI:	40.08 %
Total RSLI:	27.92 %
FCA Score:	59.92



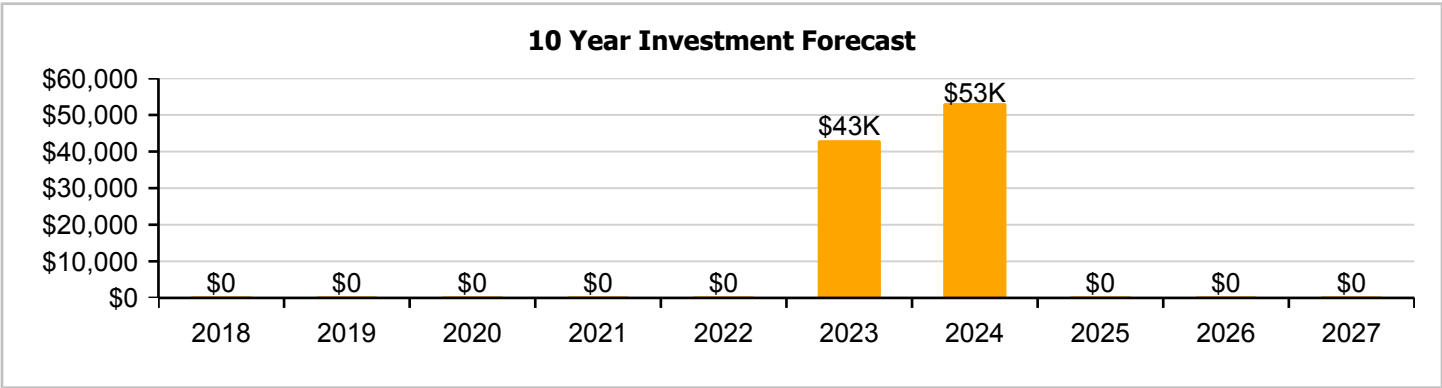
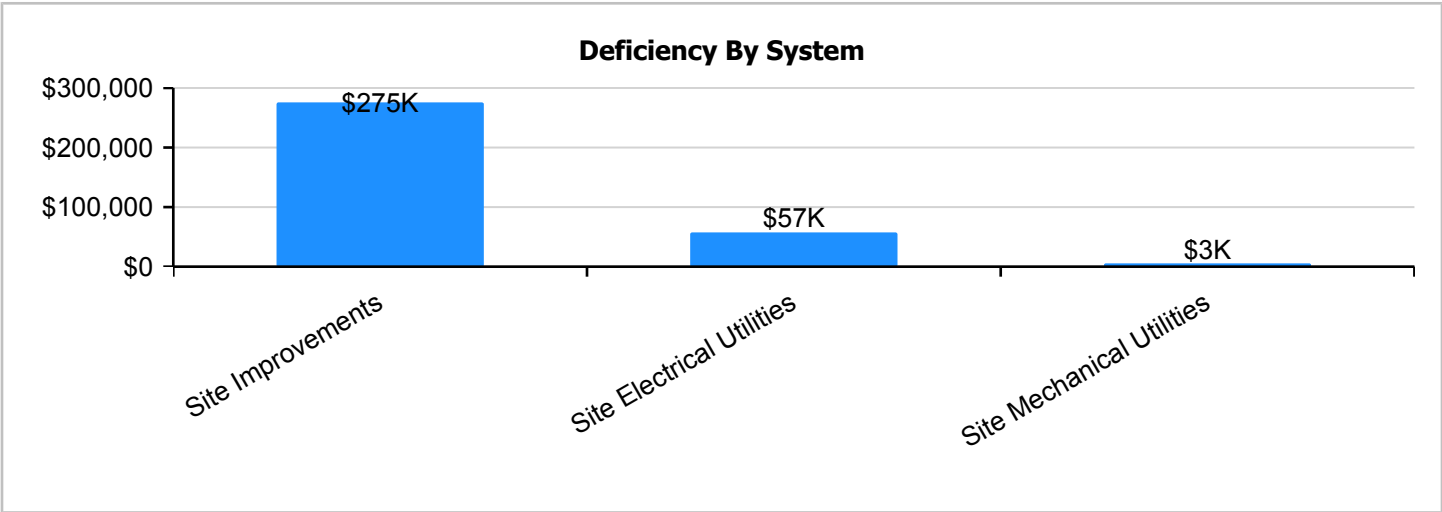
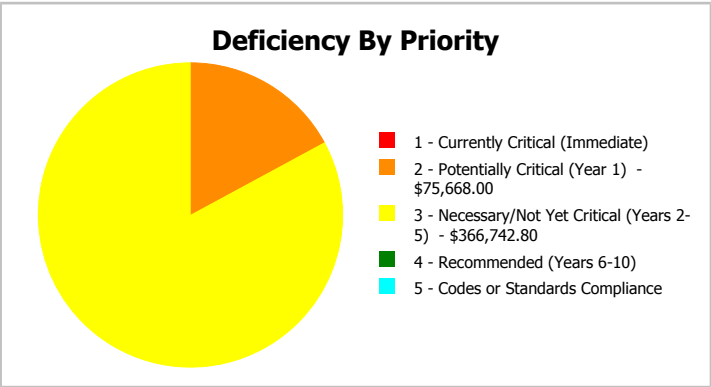
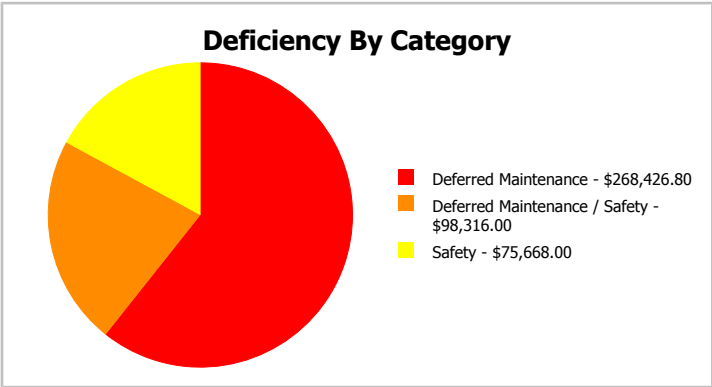
Description:

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:	46,795
Year Built:	1991	Last Renovation:	
Repair Cost:	\$442,411	Replacement Value:	\$1,103,894
FCI:	40.08 %	RSLI%:	27.92 %



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	2.18 %	80.61 %	\$362,895.00
G30 - Site Mechanical Utilities	52.16 %	0.88 %	\$3,847.80
G40 - Site Electrical Utilities	32.62 %	34.70 %	\$75,668.00
Totals:	27.92 %	40.08 %	\$442,410.80

Photo Album

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

- 1). Aerial Image of Windsor Elementary School - Feb 24, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	46,795	25	1991	2016		0.00 %	110.00 %	-1		\$196,118.00	\$178,289
G2020	Parking Lots	\$1.33	S.F.	46,795	25	1991	2016		0.00 %	110.00 %	-1		\$68,461.00	\$62,237
G2030	Pedestrian Paving	\$1.91	S.F.	46,795	30	1991	2021	2017	0.00 %	110.00 %	0		\$98,316.00	\$89,378
G2040950	Hard Surface Play Area	\$0.70	S.F.	46,795	20	1991	2011	2023	30.00 %	0.00 %	6			\$32,757
G2050	Landscaping	\$1.87	S.F.	46,795	15	1991	2006		0.00 %	0.00 %	-11			\$87,507
G3010	Water Supply	\$2.34	S.F.	46,795	50	1991	2041		48.00 %	0.00 %	24			\$109,500
G3020	Sanitary Sewer	\$1.45	S.F.	46,795	50	1991	2041		48.00 %	0.00 %	24			\$67,853
G3030	Storm Sewer	\$4.54	S.F.	46,795	50	1991	2041		48.00 %	0.00 %	24			\$212,449
G3060	Fuel Distribution	\$0.98	S.F.	46,795	40	2012	2052		87.50 %	8.39 %	35		\$3,847.80	\$45,859
G4010	Electrical Distribution	\$2.35	S.F.	46,795	50	1991	2041		48.00 %	0.00 %	24			\$109,968
G4020	Site Lighting	\$1.47	S.F.	46,795	30	1991	2021	2017	0.00 %	110.00 %	0		\$75,668.00	\$68,789
G4030	Site Communications & Security	\$0.84	S.F.	46,795	15	2009	2024		46.67 %	0.00 %	7			\$39,308
Total									27.92 %	40.08 %			\$442,410.80	\$1,103,894

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: G2040950 - Hard Surface Play Area



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3060 - Fuel Distribution



Note:

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.

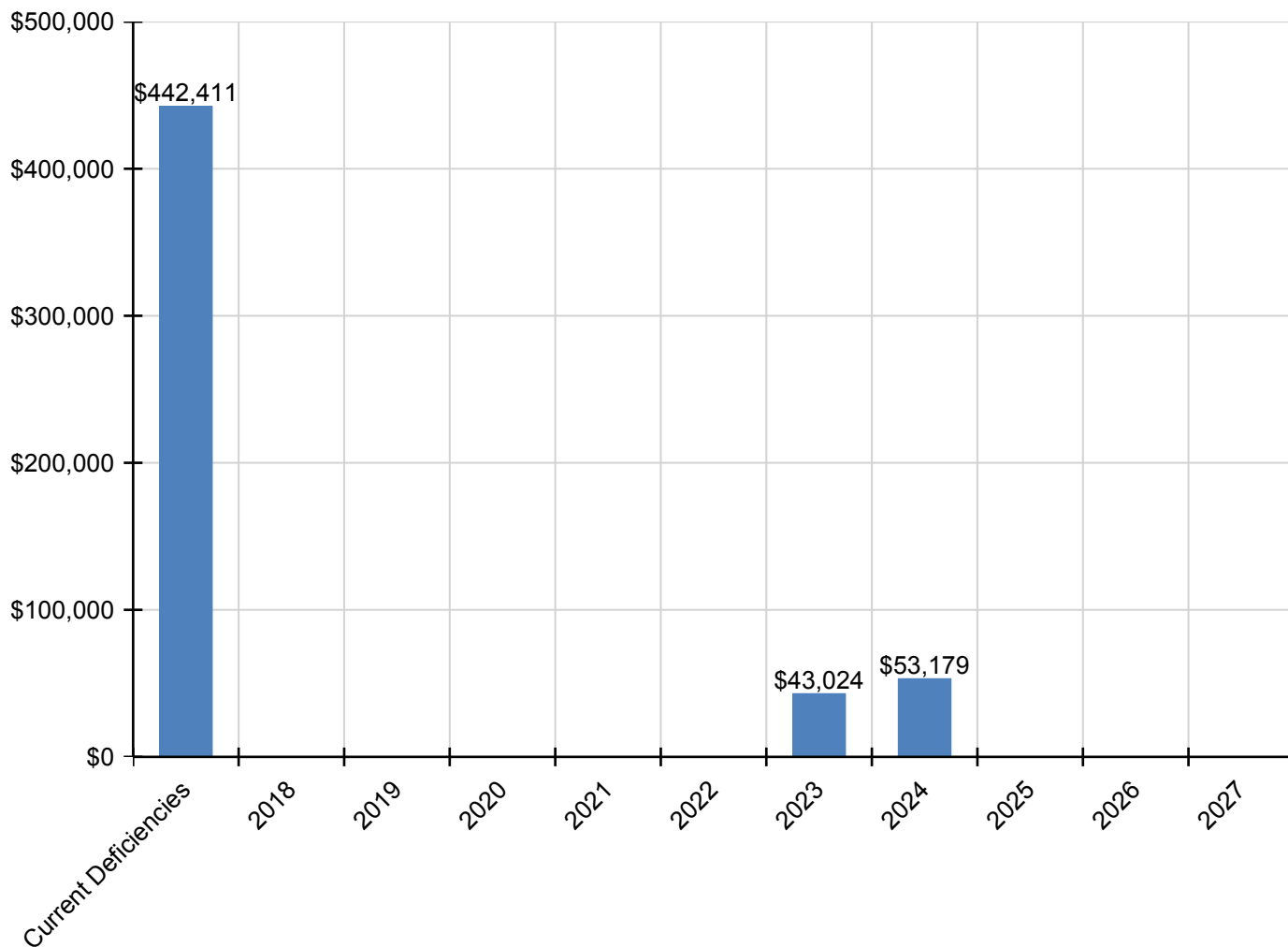
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$442,411	\$0	\$0	\$0	\$0	\$0	\$43,024	\$53,179	\$0	\$0	\$0	\$538,613
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$196,118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196,118
G2020 - Parking Lots	\$68,461	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,461
G2030 - Pedestrian Paving	\$98,316	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,316
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Hard Surface Play Area	\$0	\$0	\$0	\$0	\$0	\$0	\$43,024	\$0	\$0	\$0	\$0	\$43,024
* 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
G3060 - Fuel Distribution	\$3,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,848
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	\$75,668	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,668
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,179	\$0	\$0	\$0	\$53,179

** Indicates non-renewable system*

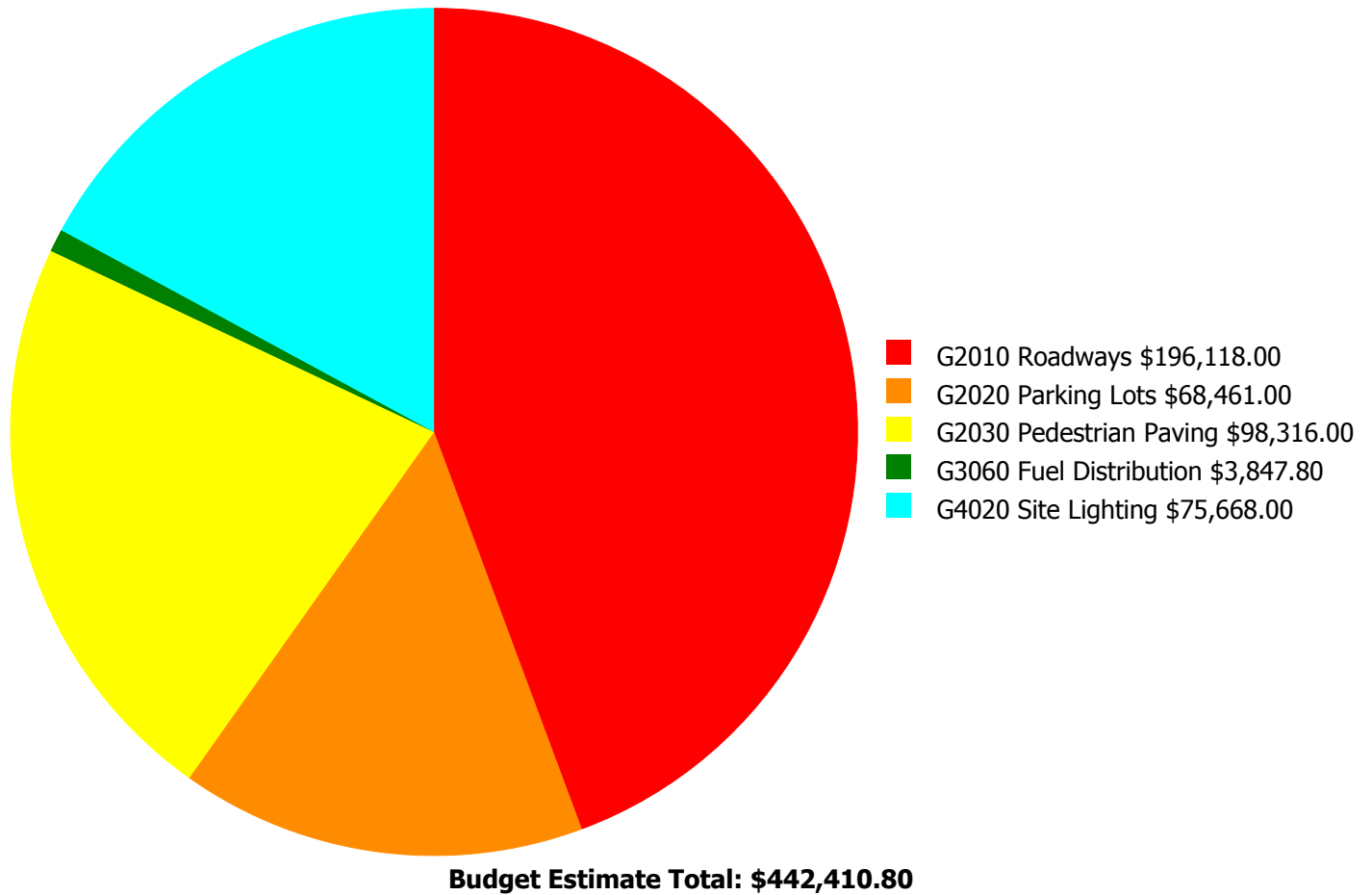
Forecasted Capital Renewal Requirement

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



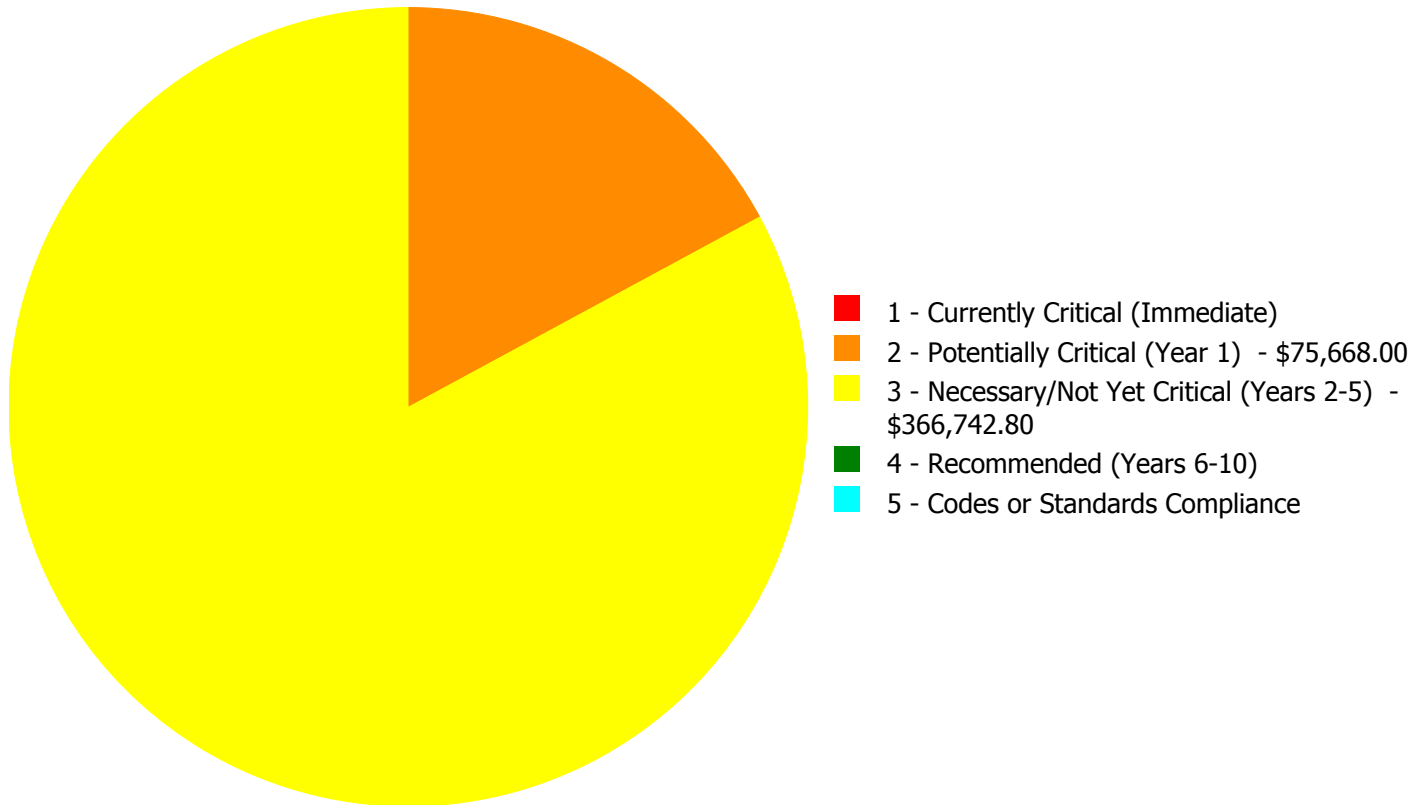
Deficiency Summary by System

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: \$442,410.80

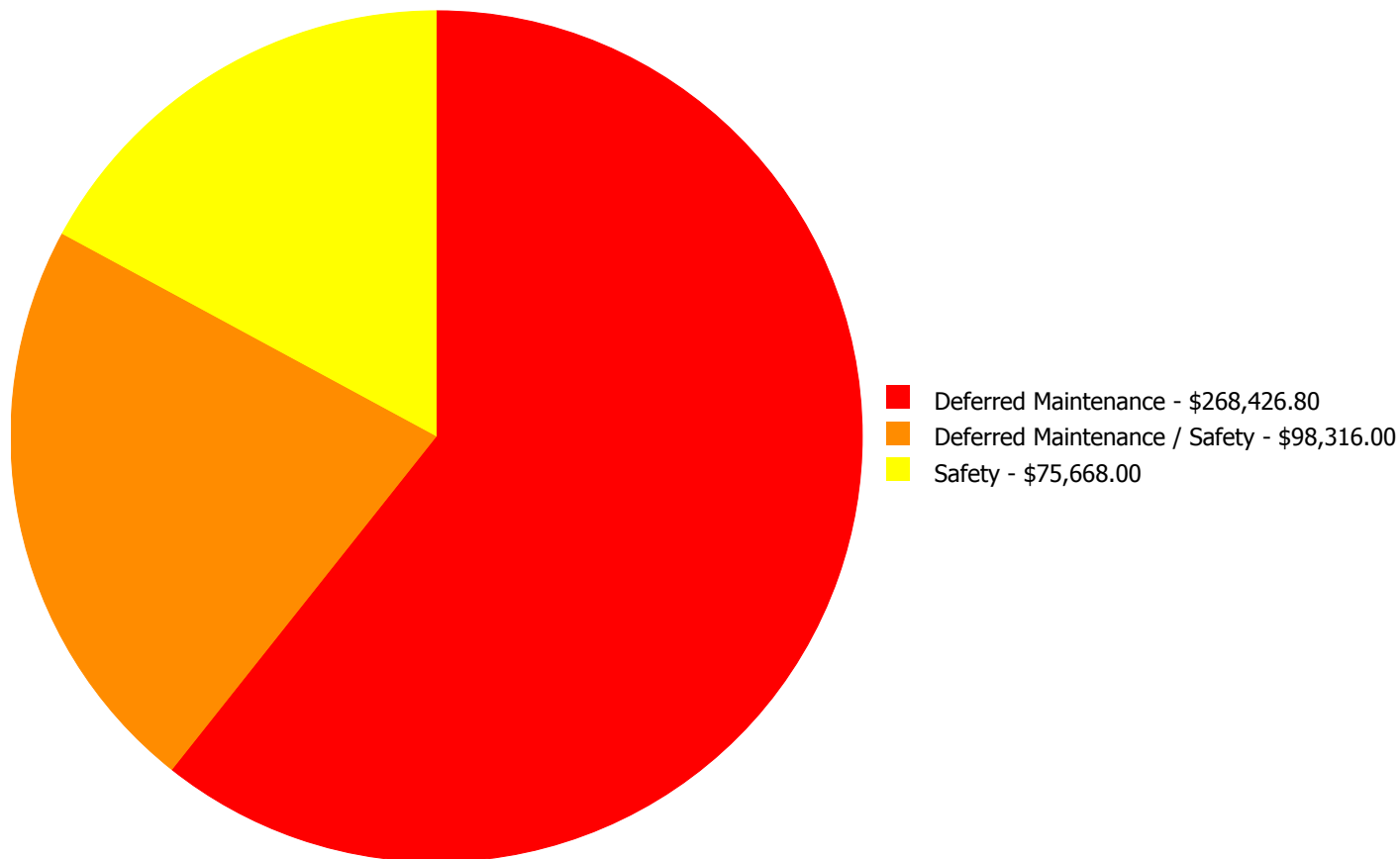
Deficiency By Priority Investment Table

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	\$196,118.00	\$0.00	\$0.00	\$196,118.00
G2020	Parking Lots	\$0.00	\$0.00	\$68,461.00	\$0.00	\$0.00	\$68,461.00
G2030	Pedestrian Paving	\$0.00	\$0.00	\$98,316.00	\$0.00	\$0.00	\$98,316.00
G3060	Fuel Distribution	\$0.00	\$0.00	\$3,847.80	\$0.00	\$0.00	\$3,847.80
G4020	Site Lighting	\$0.00	\$75,668.00	\$0.00	\$0.00	\$0.00	\$75,668.00
	Total:	\$0.00	\$75,668.00	\$366,742.80	\$0.00	\$0.00	\$442,410.80

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: \$442,410.80

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: G4020 - Site Lighting



Location: Site
Distress: Missing
Category: Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 46,795.00
Unit of Measure: S.F.
Estimate: \$75,668.00
Assessor Name: Eduardo Lopez
Date Created: 02/28/2017

Notes: There is no site lighting at this school. Installation of site lighting is recommended for safety.

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

System: G2010 - Roadways



Location: Site roads
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 46,795.00
Unit of Measure: S.F.
Estimate: \$196,118.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: Site roads are beyond their expected service life. Surfaces are grainy. Cracking is beginning to occur. 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: 46,795.00
Unit of Measure: S.F.
Estimate: \$68,461.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: Parking lot pavements are degraded with grainy surface. Striping is faded. Handicap parking space markings and signage are not up to code. There is no designated fire lane. System renewal is recommended.

System: G2030 - Pedestrian Paving



Location: Site pedestrian concrete
Distress: Failing
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 46,795.00
Unit of Measure: S.F.
Estimate: \$98,316.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes:

Site concrete is in prematurely degraded condition, mostly adjacent to the building at eave run-off. Also missing is a path from the building to the playground. There is erosion from the edge of the concrete play surface to the playground, leading to muddy conditions. Installation of a concrete path is recommended.

System: G3060 - Fuel Distribution



Location: Utility yard
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Remove abandoned fuel tank
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$3,847.80
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: The fuel oil tank is not in use. Removal 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):	85
Year Built:	1991
Last Renovation:	
Replacement Value:	\$9,960
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	63.38 %
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.

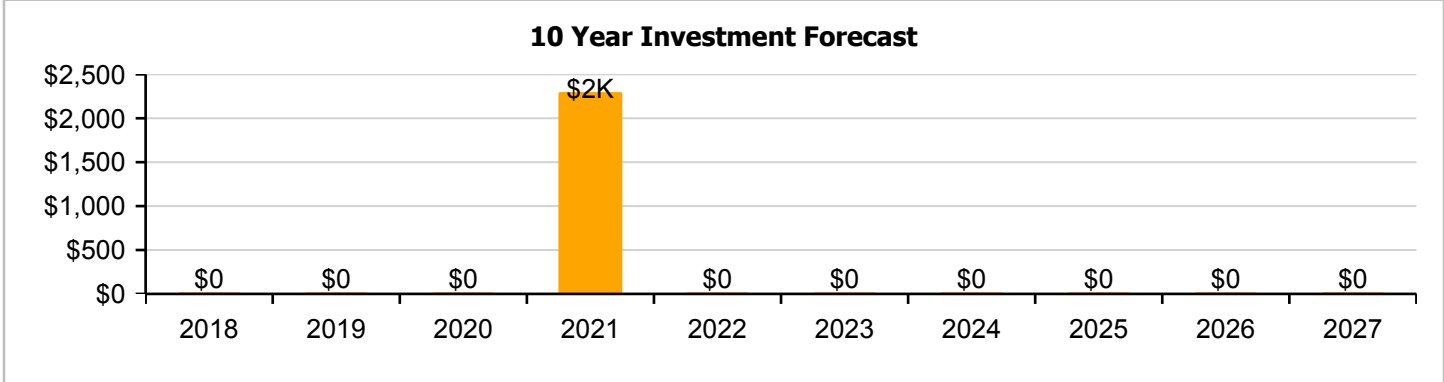
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	85
Year Built:	1991	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$9,960
FCI:	0.00 %	RSLI%:	63.38 %

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	74.00 %	0.00 %	\$0.00
B10 - Superstructure	74.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	60.34 %	0.00 %	\$0.00
B30 - Roofing	90.00 %	0.00 %	\$0.00
C30 - Interior Finishes	76.00 %	0.00 %	\$0.00
D50 - Electrical	13.33 %	0.00 %	\$0.00
Totals:	63.38 %	0.00 %	\$0.00

Photo Album

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

1). East Elevation - Feb 22, 2017



2). South Elevation - Feb 22, 2017



3). West Elevation - Feb 22, 2017



4). North Elevation - Feb 22, 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.	85	100	1991	2091		74.00 %	0.00 %	74			\$1,711
A1030	Slab on Grade	\$19.75	S.F.	85	100	1991	2091		74.00 %	0.00 %	74			\$1,679
B1020	Roof Construction	\$16.26	S.F.	85	100	1991	2091		74.00 %	0.00 %	74			\$1,382
B2010	Exterior Walls	\$29.79	S.F.	85	100	1991	2091		74.00 %	0.00 %	74			\$2,532
B2030	Exterior Doors	\$8.66	S.F.	85	30	1991	2021		13.33 %	0.00 %	4			\$736
B3010140	Asphalt Shingles	\$4.32	S.F.	85	20	2015	2035		90.00 %	0.00 %	18			\$367
C3010	Wall Finishes	\$5.11	S.F.	85	25	2011	2036		76.00 %	0.00 %	19			\$434
D5020	Branch Wiring & Lighting	\$13.16	S.F.	85	30	1991	2021		13.33 %	0.00 %	4			\$1,119
Total									63.38 %					\$9,960

System Notes

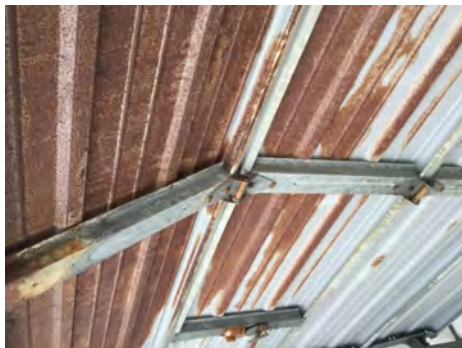
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

Campus Assessment Report - Storage 1

System: D5020 - Branch Wiring & 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.

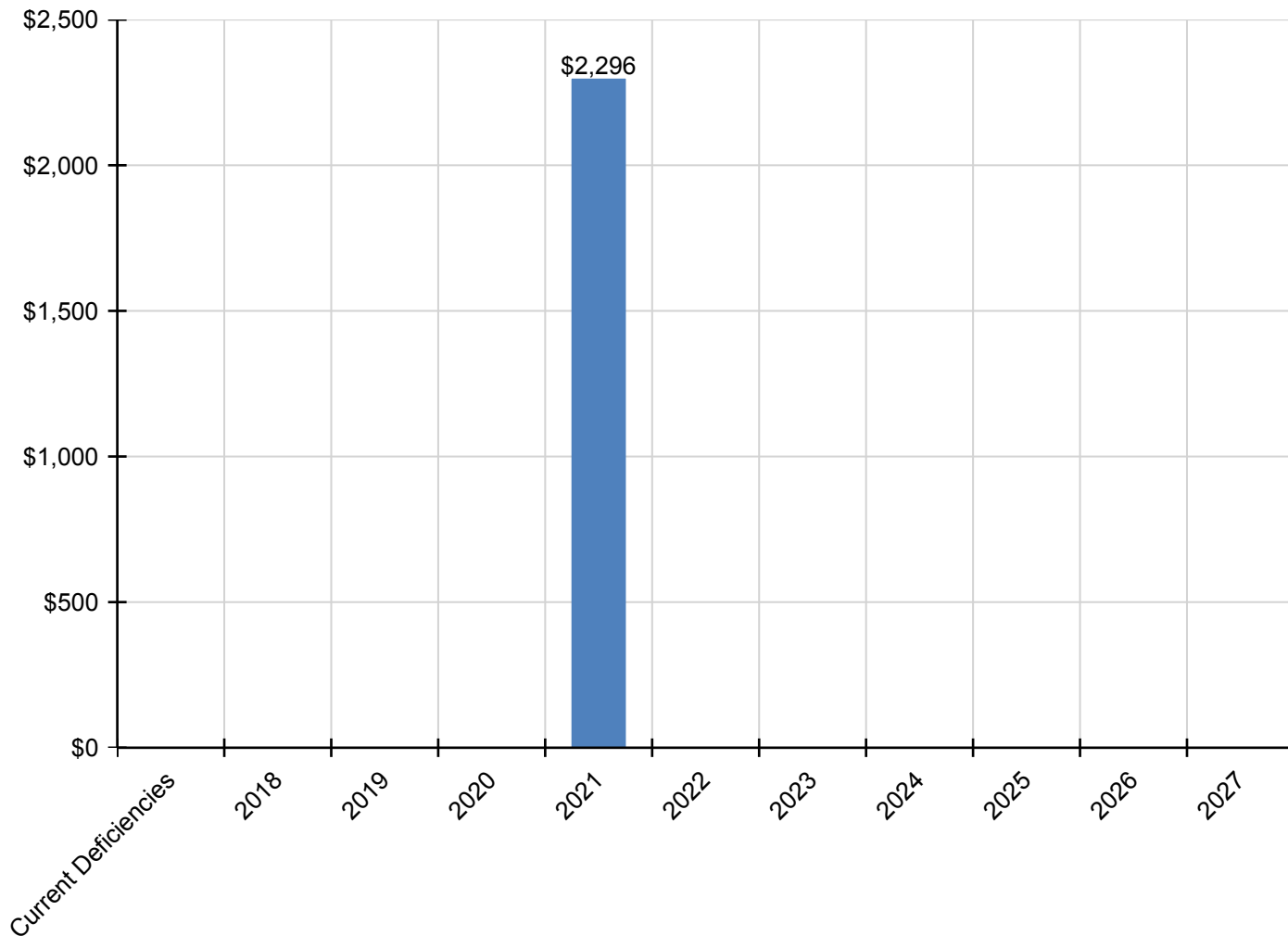
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$2,296	\$0	\$0	\$0	\$0	\$0	\$0	\$2,296
* 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	\$912	\$0	\$0	\$0	\$0	\$0	\$0	\$912
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$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 & Lighting	\$0	\$0	\$0	\$0	\$1,384	\$0	\$0	\$0	\$0	\$0	\$0	\$1,384

** 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):	100
Year Built:	1991
Last Renovation:	
Replacement Value:	\$10,609
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	62.74 %
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

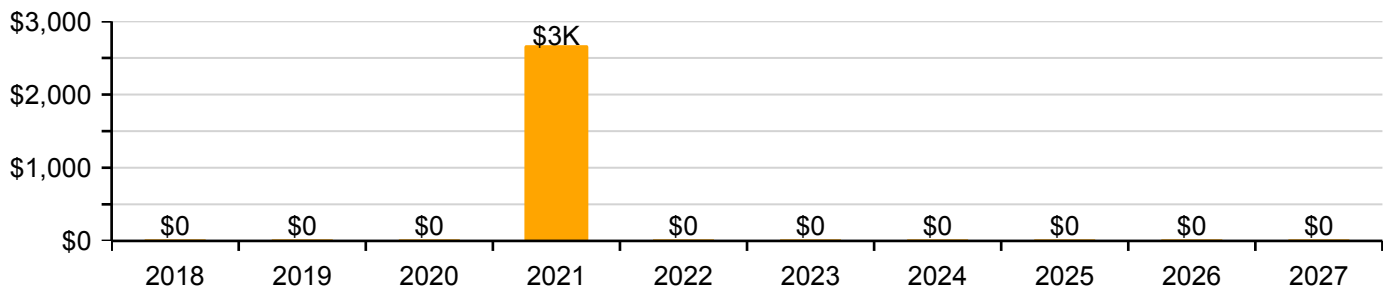
Function:	ES -Elementary School	Gross Area:	100
Year Built:	1991	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$10,609
FCI:	0.00 %	RSLI%:	62.74 %

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	74.00 %	0.00 %	\$0.00
B10 - Superstructure	74.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	52.94 %	0.00 %	\$0.00
B30 - Roofing	20.00 %	0.00 %	\$0.00
Totals:	62.74 %	0.00 %	\$0.00

Photo Album

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

1). Northeast Elevations - Feb 22, 2017



2). South Elevation - Feb 22, 2017



3). West Elevation - Feb 22, 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.
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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.	100	100	1991	2091		74.00 %	0.00 %	74			\$2,013
A1030	Slab on Grade	\$19.75	S.F.	100	100	1991	2091		74.00 %	0.00 %	74			\$1,975
B1020	Roof Construction	\$16.26	S.F.	100	100	1991	2091		74.00 %	0.00 %	74			\$1,626
B2010	Exterior Walls	\$29.79	S.F.	100	100	1991	2091		74.00 %	0.00 %	74			\$2,979
B2030	Exterior Doors	\$15.84	S.F.	100	30	1991	2021		13.33 %	0.00 %	4			\$1,584
B3010140	Asphalt Shingles	\$4.32	S.F.	100	20	1991	2011	2021	20.00 %	0.00 %	4			\$432
Total									62.74 %					\$10,609

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 - Storage 2

System: B3010140 - Asphalt Shingles



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.

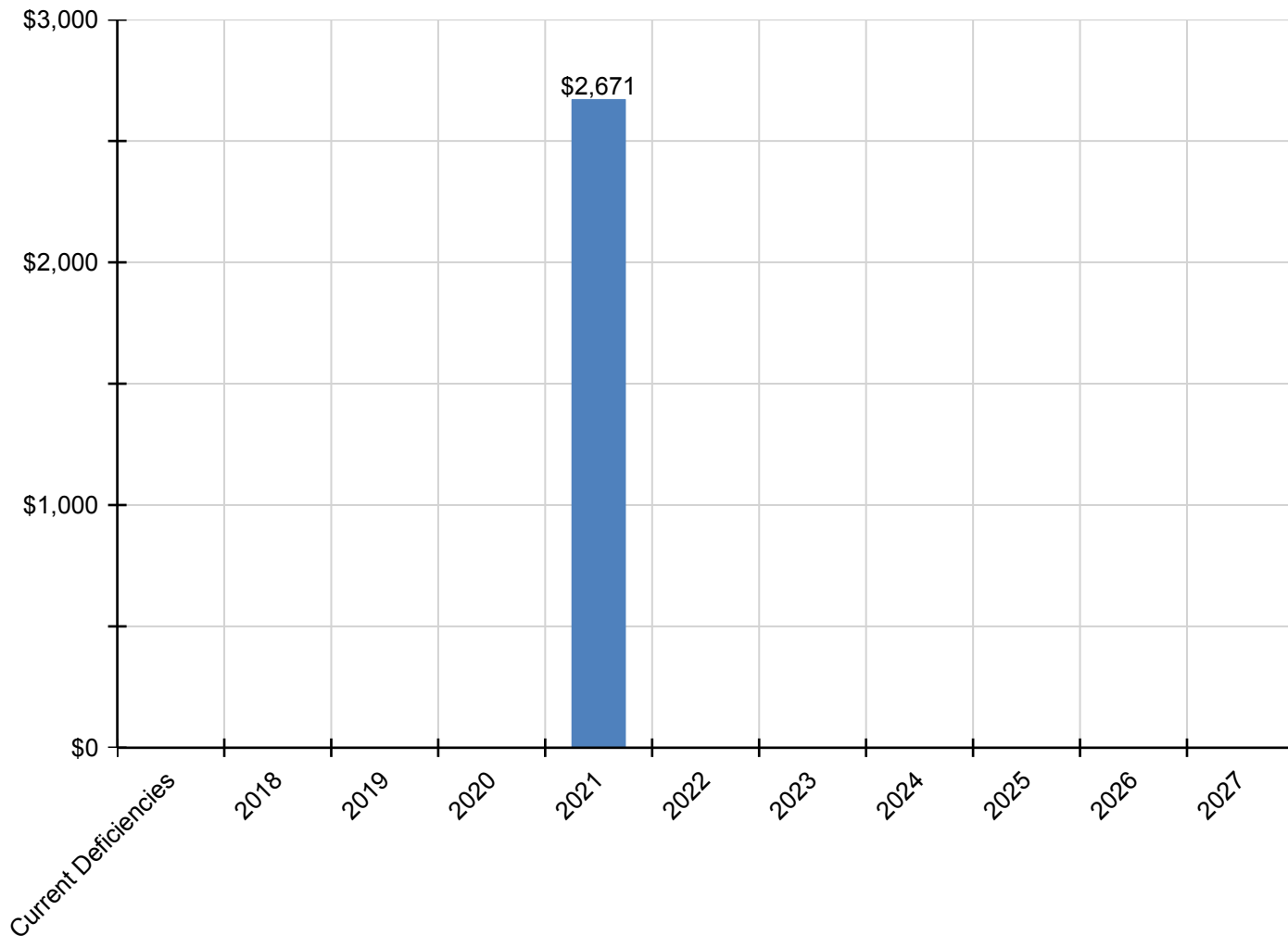
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$2,671	\$0	\$0	\$0	\$0	\$0	\$0	\$2,671
* 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	\$1,961	\$0	\$0	\$0	\$0	\$0	\$0	\$1,961
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$710	\$0	\$0	\$0	\$0	\$0	\$0	\$710

** 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

NC School District/080 Bertie County/High School

Bertie Early College 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):	64,407
Year Built:	1964
Last Renovation:	
Replacement Value:	\$13,426,305
Repair Cost:	\$7,278,030.40
Total FCI:	54.21 %
Total RSLI:	26.32 %
FCA Score:	45.79



Description:

GENERAL:

Bertie Early College High School is located at 819 Governors Road in Windsor, North Carolina. The 1 story, 42,892 square foot building was originally constructed in 1964. There have been no additions or no renovations. Besides the main building there are 1963 built gymnasium and 1968 building (which is not being operated by the EMT services). 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 footings and foundation walls and is assumed to have standard cast-in-place concrete foundations. The building

Campus Assessment Report - Bertie Early College High

does not have a basement.

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 steel frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope foam roof and thermoplastic polyolefin. Roof openings include skylights. 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, 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 carpet, ceramic tiles, wood, and quarry tiles. Ceiling finishes in common areas are typically painted drywall.

CONVEYING:

The building does not include conveying equipment.

D. SERVICES

PLUMBING: Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with gas hot water heating. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains. Other plumbing systems is supplied by above ground fuel tanks.

HVAC:

Heating and cooling is provided by through the wall heat pumps and rooftop package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital 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 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 which is an alarm system. The building has controlled entry doors access provided by camera access at the main door; entry doors are secured with magnetic door locks. The security system has only the burglar alarm system which 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: athletic equipment, theater and stage, and fixed casework.

G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, propane, above ground fuel tanks and site lighting.

Campus Assessment Report - Bertie Early College High

Attributes:

General Attributes:

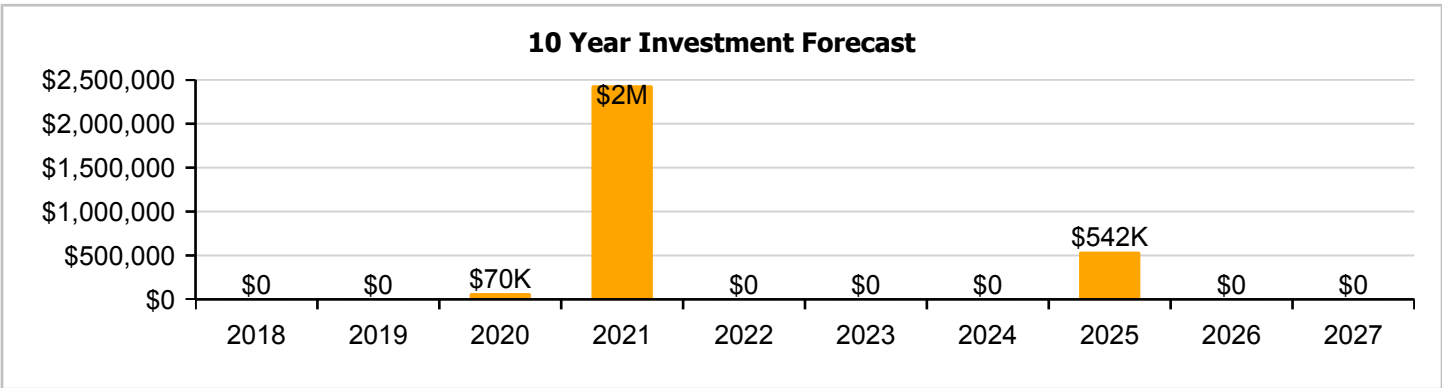
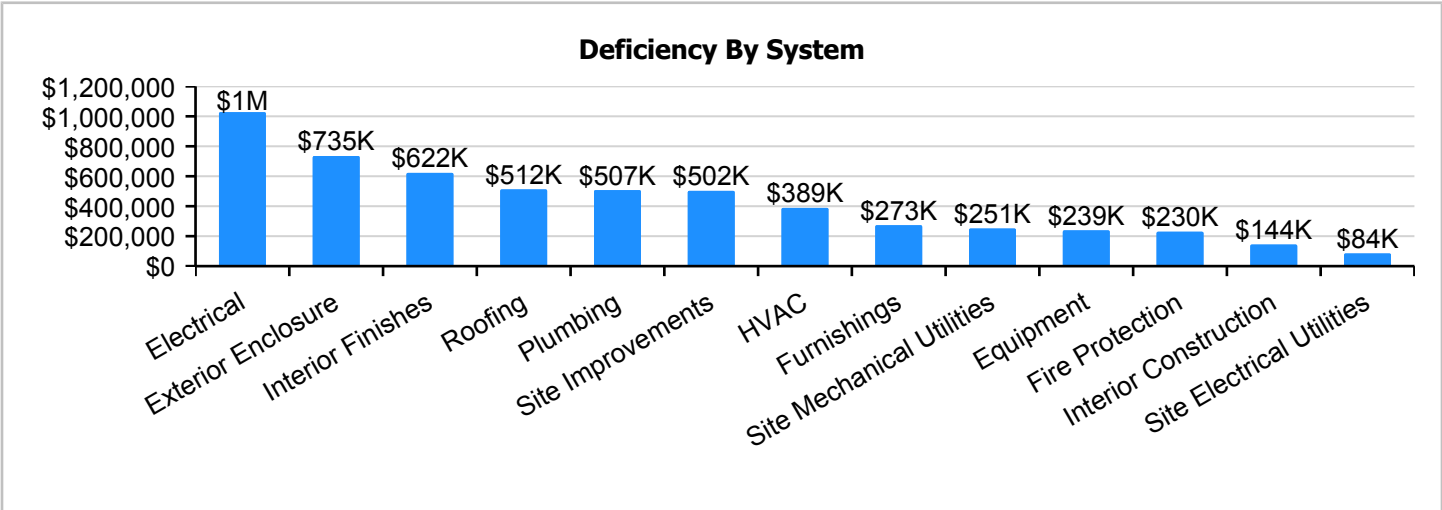
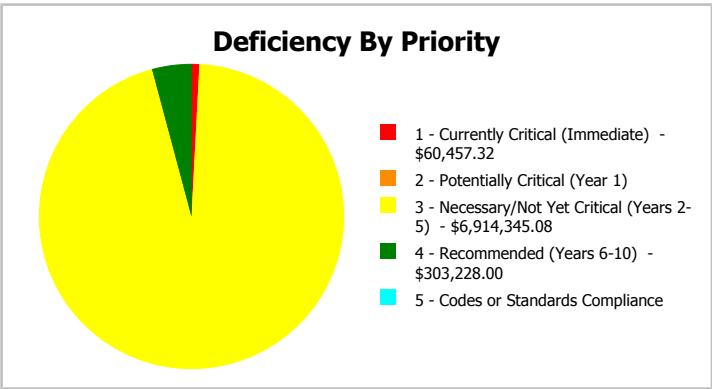
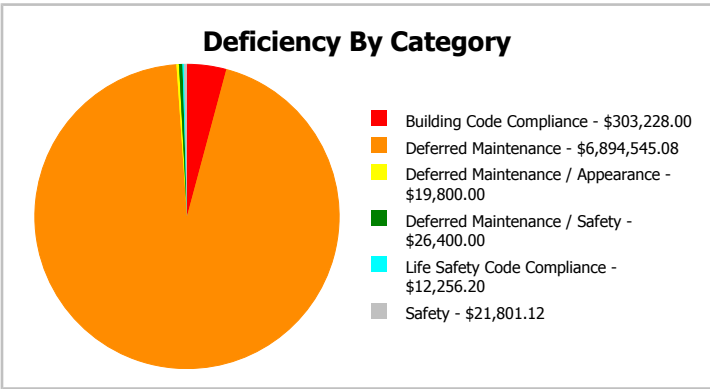
Condition Assessor:	Somnath Das	Assessment Date:	2/8/2017
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	18.74	Site Acreage:	18.74

Campus Dashboard Summary

Gross Area:	64,407	Last Renovation:	
Year Built:	1964	Replacement Value:	\$13,426,305
Repair Cost:	\$7,278,030	RSLI%:	26.32 %
FCI:	54.21 %		



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.

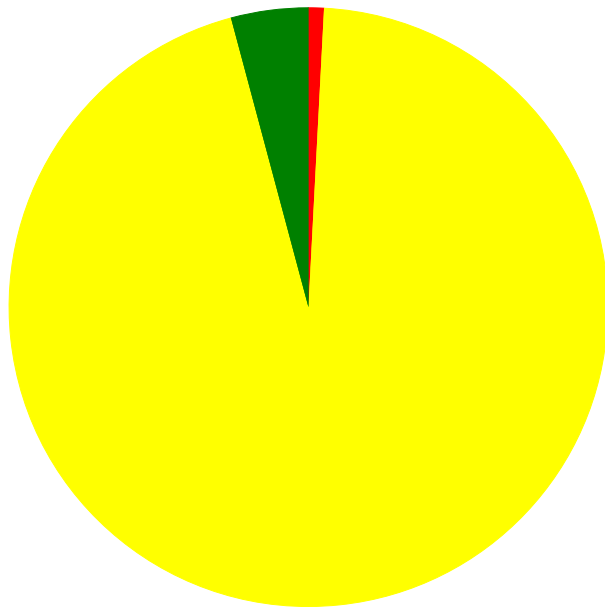
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	46.67 %	0.00 %	\$0.00
A20 - Basement Construction	46.67 %	0.00 %	\$0.00
B10 - Superstructure	46.67 %	0.00 %	\$0.00
B20 - Exterior Enclosure	19.44 %	65.77 %	\$969,661.00
B30 - Roofing	0.61 %	148.41 %	\$675,385.00
C10 - Interior Construction	31.42 %	33.53 %	\$189,611.00
C30 - Interior Finishes	13.35 %	51.95 %	\$821,356.84
D20 - Plumbing	4.36 %	73.80 %	\$669,714.00
D30 - HVAC	67.48 %	25.51 %	\$512,916.56
D40 - Fire Protection	0.00 %	110.00 %	\$303,228.00
D50 - Electrical	13.81 %	78.21 %	\$1,356,026.00
E10 - Equipment	43.52 %	28.86 %	\$315,001.00
E20 - Furnishings	0.00 %	110.00 %	\$359,907.00
G20 - Site Improvements	4.52 %	91.36 %	\$663,134.00
G30 - Site Mechanical Utilities	4.34 %	53.29 %	\$330,859.00
G40 - Site Electrical Utilities	18.39 %	35.32 %	\$111,231.00
Totals:	26.32 %	54.21 %	\$7,278,030.40

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
1963 Gymnasium	21,515	67.45	\$35,001.12	\$0.00	\$2,443,269.20	\$101,293.00	\$0.00
1964 Main Building	42,892	45.25	\$25,456.20	\$0.00	\$3,365,851.88	\$201,935.00	\$0.00
Site	64,407	66.51	\$0.00	\$0.00	\$1,105,224.00	\$0.00	\$0.00
Total:		54.21	\$60,457.32	\$0.00	\$6,914,345.08	\$303,228.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate) - \$60,457.32
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$6,914,345.08
- 4 - Recommended (Years 6-10) - \$303,228.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$7,278,030.40

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):	21,515
Year Built:	1963
Last Renovation:	
Replacement Value:	\$3,824,438
Repair Cost:	\$2,579,563.32
Total FCI:	67.45 %
Total RSLI:	15.97 %
FCA Score:	32.55



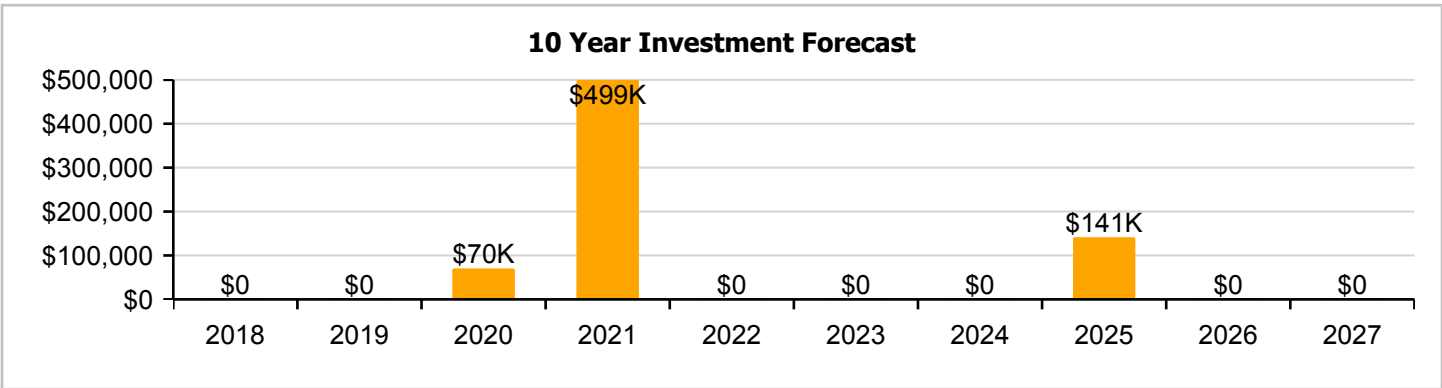
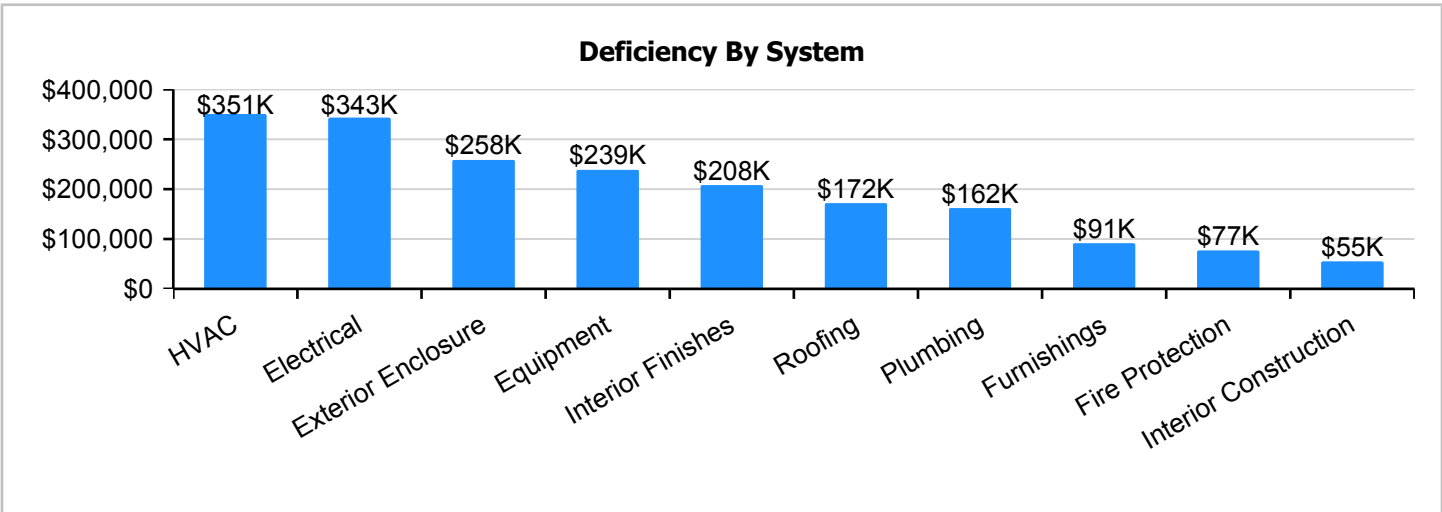
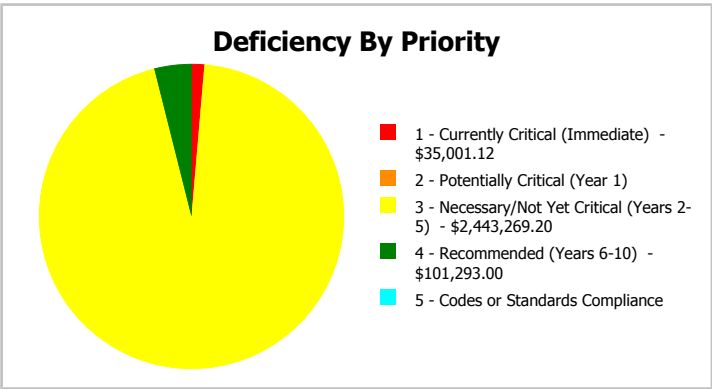
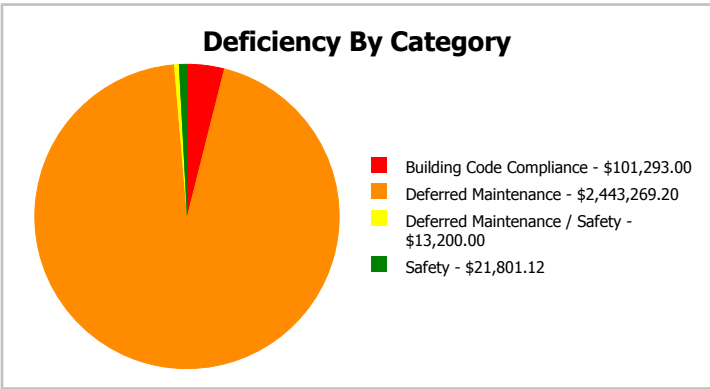
Description:

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:	21,515
Year Built:	1963	Last Renovation:	
Repair Cost:	\$2,579,563	Replacement Value:	\$3,824,438
FCI:	67.45 %	RSLI%:	15.97 %



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	46.00 %	0.00 %	\$0.00
A20 - Basement Construction	46.00 %	0.00 %	\$0.00
B10 - Superstructure	46.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	18.15 %	69.29 %	\$341,218.00
B30 - Roofing	1.78 %	145.35 %	\$226,306.00
C10 - Interior Construction	31.51 %	38.18 %	\$72,130.00
C30 - Interior Finishes	13.35 %	51.92 %	\$274,260.32
D20 - Plumbing	4.74 %	70.92 %	\$213,472.00
D30 - HVAC	13.74 %	68.88 %	\$462,680.00
D40 - Fire Protection	0.00 %	110.00 %	\$101,293.00
D50 - Electrical	13.75 %	82.31 %	\$452,977.00
E10 - Equipment	0.00 %	110.00 %	\$315,001.00
E20 - Furnishings	0.00 %	110.00 %	\$120,226.00
Totals:	15.97 %	67.45 %	\$2,579,563.32

Photo Album

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

1). East Elevation - Feb 07, 2017



2). South Elevation - Feb 07, 2017



3). West Elevation - Feb 07, 2017



4). North Elevation - Feb 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

Campus Assessment Report - 1963 Gymnasium

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	\$2.22	S.F.	21,515	100	1963	2063		46.00 %	0.00 %	46			\$47,763
A1030	Slab on Grade	\$4.16	S.F.	21,515	100	1963	2063		46.00 %	0.00 %	46			\$89,502
A2010	Basement Excavation	\$0.84	S.F.	21,515	100	1963	2063		46.00 %	0.00 %	46			\$18,073
A2020	Basement Walls	\$5.86	S.F.	21,515	100	1963	2063		46.00 %	0.00 %	46			\$126,078
B1020	Roof Construction	\$7.76	S.F.	21,515	100	1963	2063		46.00 %	0.00 %	46			\$166,956
B2010	Exterior Walls	\$9.03	S.F.	21,515	100	1963	2063		46.00 %	6.79 %	46		\$13,200.00	\$194,280
B2020	Exterior Windows	\$13.04	S.F.	21,515	30	1963	1993		0.00 %	110.00 %	-24		\$308,611.00	\$280,556
B2030	Exterior Doors	\$0.82	S.F.	21,515	30	1963	1993		0.00 %	110.00 %	-24		\$19,407.00	\$17,642
B3010120	Single Ply Membrane	\$6.98	S.F.	21,140	20	2010	2030	2016	0.00 %	150.00 %	-1		\$221,336.00	\$147,557
B3010130	Preformed Metal Roofing	\$9.66	S.F.	375	30	2010	2040		76.67 %	0.00 %	23			\$3,623
B3020	Roof Openings	\$0.21	S.F.	21,515	25	1963	1988		0.00 %	110.00 %	-29		\$4,970.00	\$4,518
C1010	Partitions	\$4.79	S.F.	21,515	75	1963	2038		28.00 %	12.81 %	21		\$13,200.00	\$103,057
C1020	Interior Doors	\$2.49	S.F.	21,515	30	1963	1993		0.00 %	110.00 %	-24		\$58,930.00	\$53,572
C1030	Fittings	\$1.50	S.F.	21,515	20	2016	2036		95.00 %	0.00 %	19			\$32,273
C3010	Wall Finishes	\$2.61	S.F.	21,515	10	1963	1973	2021	40.00 %	19.18 %	4		\$10,771.20	\$56,154
C3020	Floor Finishes	\$11.17	S.F.	21,515	20	1963	1983	2021	20.00 %	3.58 %	4		\$8,601.12	\$240,323
C3030	Ceiling Finishes	\$10.77	S.F.	21,515	25	1963	1988		0.00 %	110.00 %	-29		\$254,888.00	\$231,717
D2010	Plumbing Fixtures	\$9.02	S.F.	21,515	30	1963	1993		0.00 %	110.00 %	-24		\$213,472.00	\$194,065
D2020	Domestic Water Distribution	\$1.68	S.F.	21,515	30	1963	1993	2021	13.33 %	0.00 %	4			\$36,145
D2030	Sanitary Waste	\$2.64	S.F.	21,515	30	1963	1993	2021	13.33 %	0.00 %	4			\$56,800
D2040	Rain Water Drainage	\$0.65	S.F.	21,515	30	1963	1993	2021	13.33 %	0.00 %	4			\$13,985
D3040	Distribution Systems	\$8.96	S.F.	21,515	30	2000	2030		43.33 %	0.00 %	13			\$192,774
D3050	Terminal & Package Units	\$19.55	S.F.	21,515	15	2000	2015		0.00 %	110.00 %	-2		\$462,680.00	\$420,618
D3060	Controls & Instrumentation	\$2.71	S.F.	21,515	20	2000	2020		15.00 %	0.00 %	3			\$58,306
D4010	Sprinklers	\$3.71	S.F.	21,515	30			2016	0.00 %	110.00 %	-1		\$87,803.00	\$79,821
D4020	Standpipes	\$0.57	S.F.	21,515	30			2016	0.00 %	110.00 %	-1		\$13,490.00	\$12,264
D5010	Electrical Service/Distribution	\$1.62	S.F.	21,515	40	2000	2040		57.50 %	0.00 %	23			\$34,854
D5020	Branch Wiring	\$4.65	S.F.	21,515	30	1963	1993		0.00 %	110.00 %	-24		\$110,049.00	\$100,045
D5020	Lighting	\$10.85	S.F.	21,515	30	1963	1993		0.00 %	110.00 %	-24		\$256,782.00	\$233,438
D5030910	Fire & Alarm Systems	\$3.64	S.F.	21,515	15	2000	2015		0.00 %	110.00 %	-2		\$86,146.00	\$78,315
D5030920	Data Communication	\$4.70	S.F.	21,515	15	2010	2025		53.33 %	0.00 %	8			\$101,121
D5090	Other Electrical Systems	\$0.12	S.F.	21,515	20	2010	2030		65.00 %	0.00 %	13			\$2,582
E1020	Institutional Equipment	\$13.31	S.F.	21,515	20	1963	1983		0.00 %	110.00 %	-34		\$315,001.00	\$286,365
E2010	Fixed Furnishings	\$5.08	S.F.	21,515	20	1963	1983		0.00 %	110.00 %	-34		\$120,226.00	\$109,296
Total									15.97 %	67.45 %			\$2,579,563.32	\$3,824,438

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



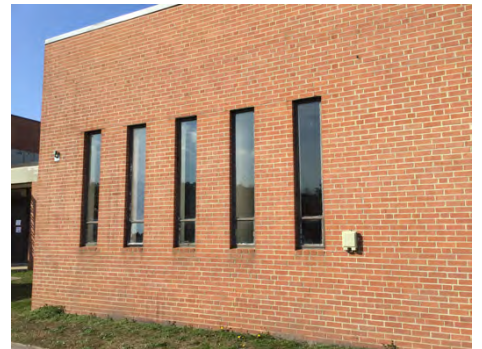
Note:

System: B2010 - Exterior Walls



Note:

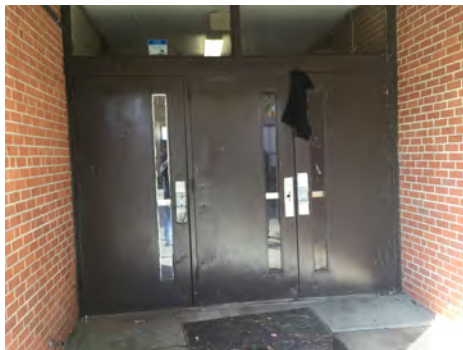
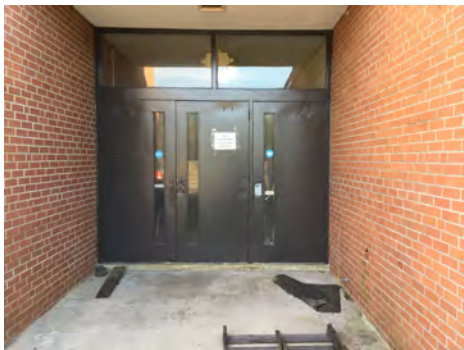
System: B2020 - Exterior Windows



Note: The exterior windows are beyond their service life and should be replaced.

Campus Assessment Report - 1963 Gymnasium

System: B2030 - Exterior Doors



Note: The exterior doors are beyond their service life and should be replaced.

System: B3010120 - Single Ply Membrane



Note: The older roof is beyond its service life and the newer roof is in poor condition and should be replaced.

System: B3010130 - Preformed Metal Roofing



Note:

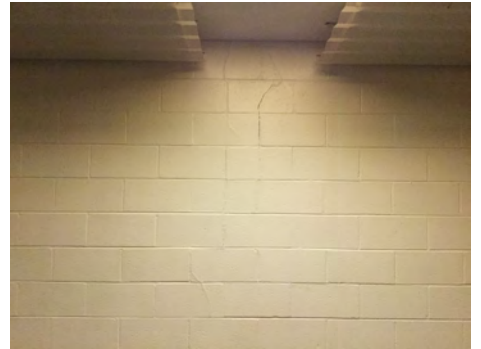
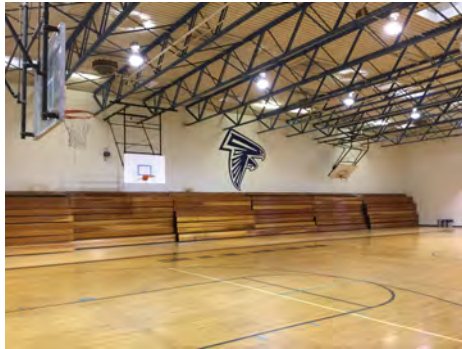
Campus Assessment Report - 1963 Gymnasium

System: B3020 - Roof Openings



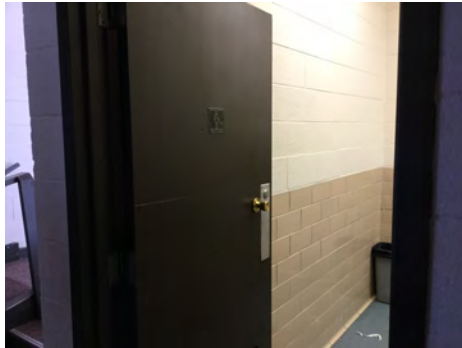
Note: The skylights are beyond their service life and have been covered by the foam roofing system, they should be replaced.

System: C1010 - Partitions



Note:

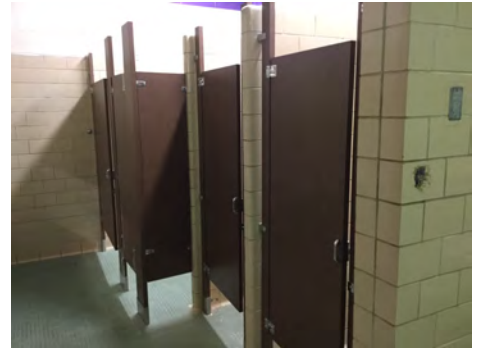
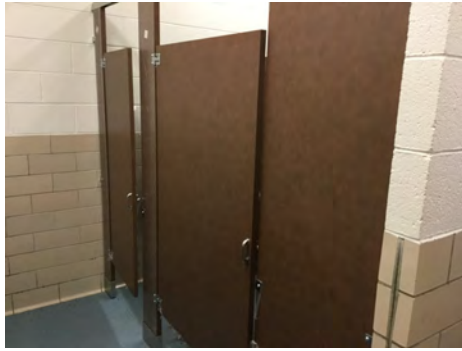
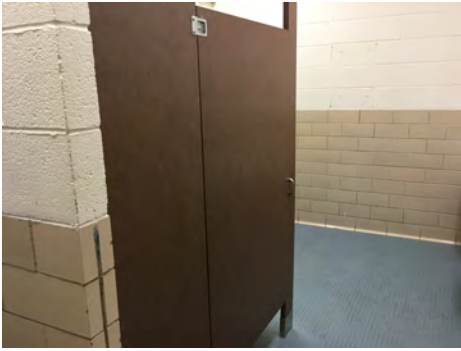
System: C1020 - Interior Doors



Note: The interior doors are beyond their service life and should be replaced.

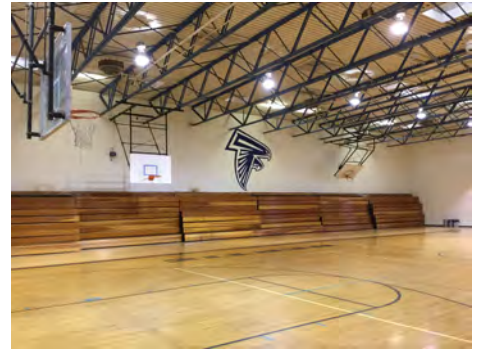
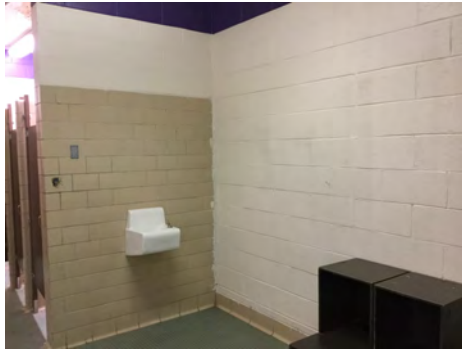
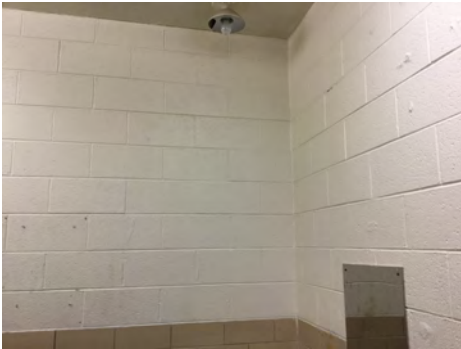
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System: C1030 - Fittings



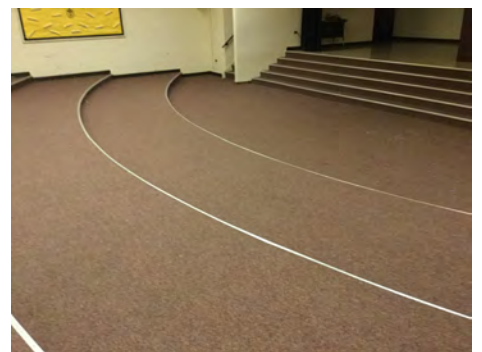
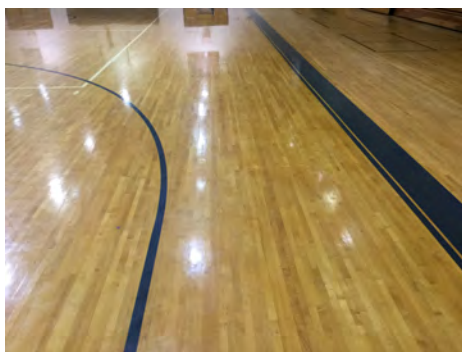
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

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System: C3030 - Ceiling Finishes



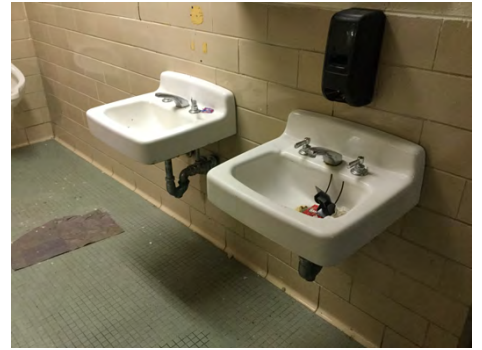
Note: The ceiling finishes are beyond their service life because of water damage and it should be replaced.

System: D2010 - Plumbing Fixtures



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

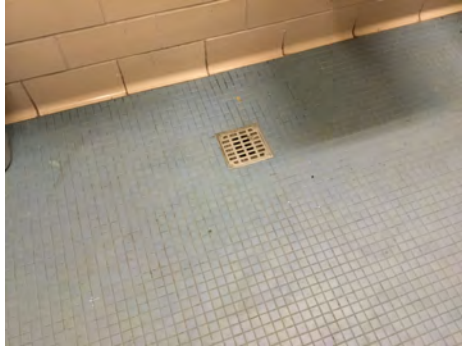
System: D2020 - Domestic Water Distribution



Note:

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System: D2030 - Sanitary Waste



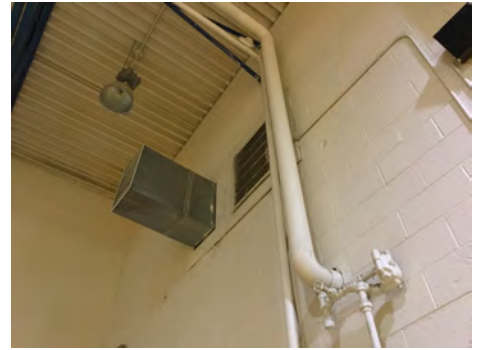
Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

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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:

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:

Campus Assessment Report - 1963 Gymnasium

System: D5020 - Branch Wiring



Note: The branch wiring system is beyond its service life and should be replaced.

System: D5020 - Lighting



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

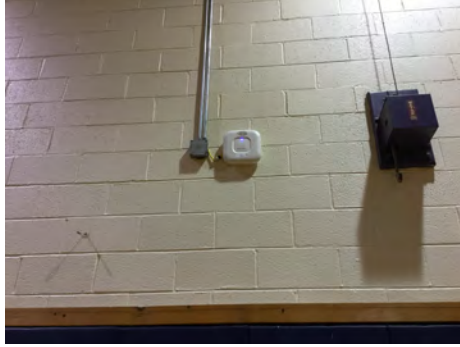
System: D5030910 - Fire & Alarm Systems



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

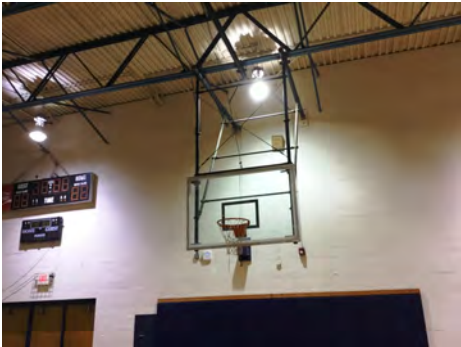
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System: D5030920 - Data Communication



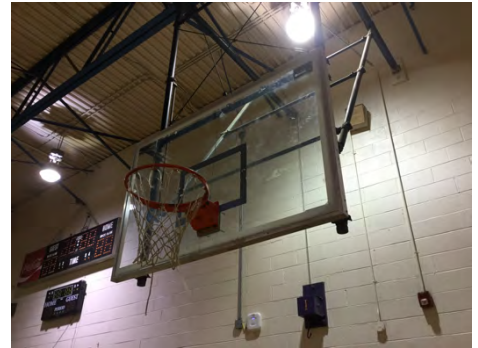
Note:

System: D5090 - Other Electrical Systems



Note:

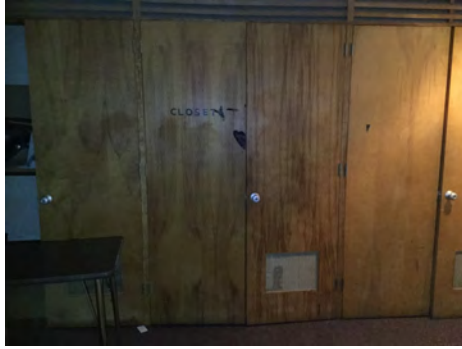
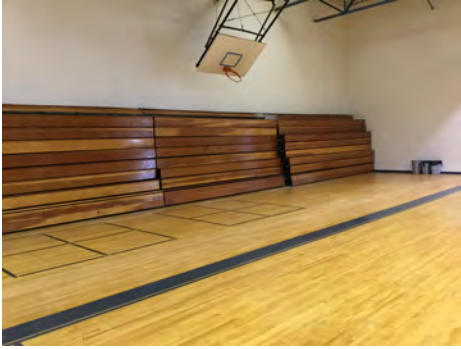
System: E1020 - Institutional Equipment



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

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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
Total:	\$2,579,563	\$0	\$0	\$70,083	\$499,442	\$0	\$0	\$0	\$140,907	\$0	\$0	\$3,289,995
* 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
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$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	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
B2020 - Exterior Windows	\$308,611	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$308,611
B2030 - Exterior Doors	\$19,407	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,407
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	\$221,336	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$221,336
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$4,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,970
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	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
C1020 - Interior Doors	\$58,930	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,930
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

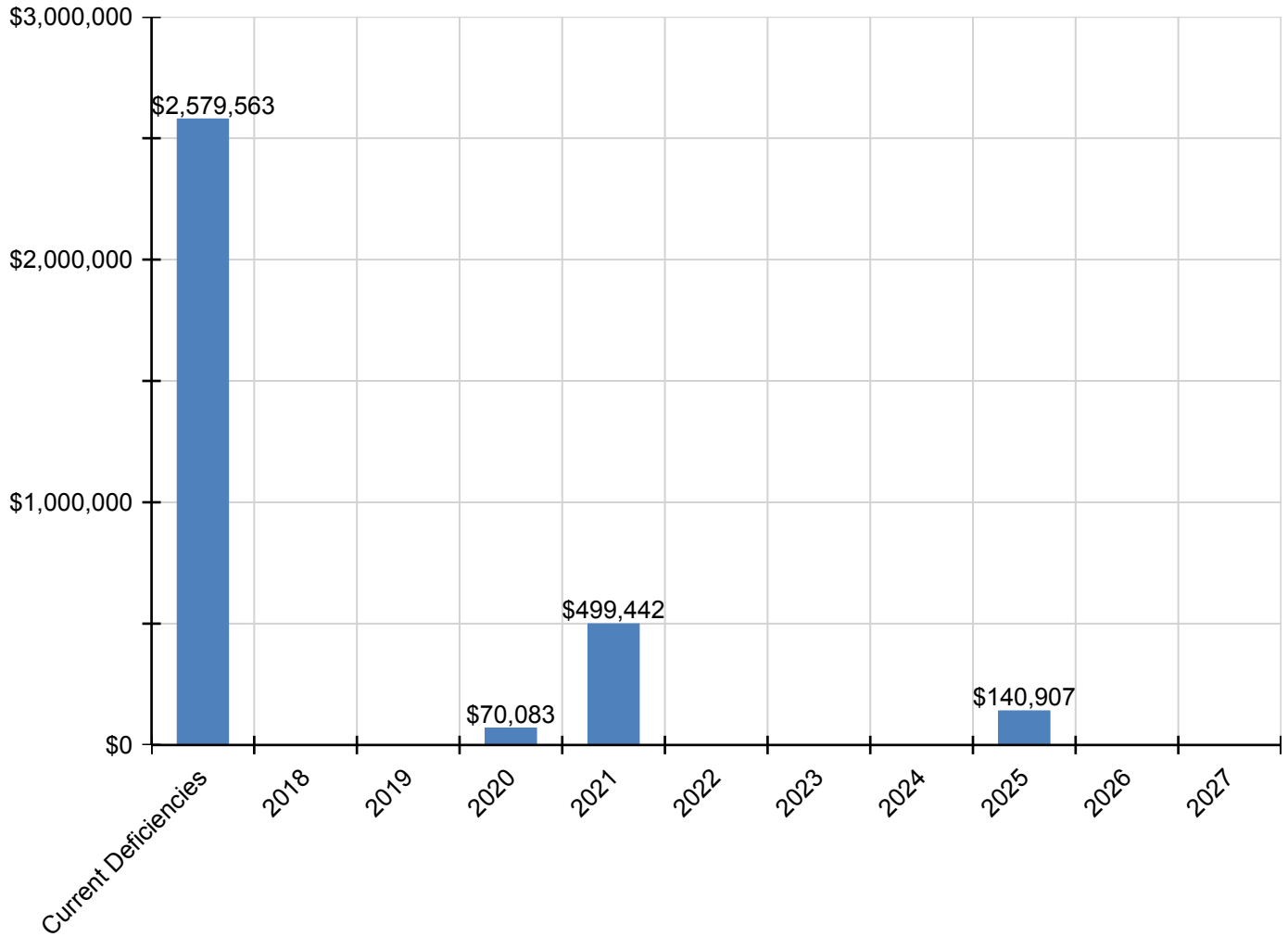
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C3010 - Wall Finishes	\$10,771	\$0	\$0	\$0	\$69,523	\$0	\$0	\$0	\$0	\$0	\$0	\$80,294
C3020 - Floor Finishes	\$8,601	\$0	\$0	\$0	\$297,534	\$0	\$0	\$0	\$0	\$0	\$0	\$306,135
C3030 - Ceiling Finishes	\$254,888	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$254,888
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$213,472	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$213,472
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$44,750	\$0	\$0	\$0	\$0	\$0	\$0	\$44,750
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$70,322	\$0	\$0	\$0	\$0	\$0	\$0	\$70,322
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$17,314	\$0	\$0	\$0	\$0	\$0	\$0	\$17,314
D30 - HVAC	\$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	\$462,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$462,680
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$70,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,083
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$87,803	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,803
D4020 - Standpipes	\$13,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,490
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	\$110,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,049
D5020 - Lighting	\$256,782	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$256,782
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire & Alarm Systems	\$86,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,146
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,907	\$0	\$0	\$140,907
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$315,001	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$315,001
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$120,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,226

* Indicates non-renewable system

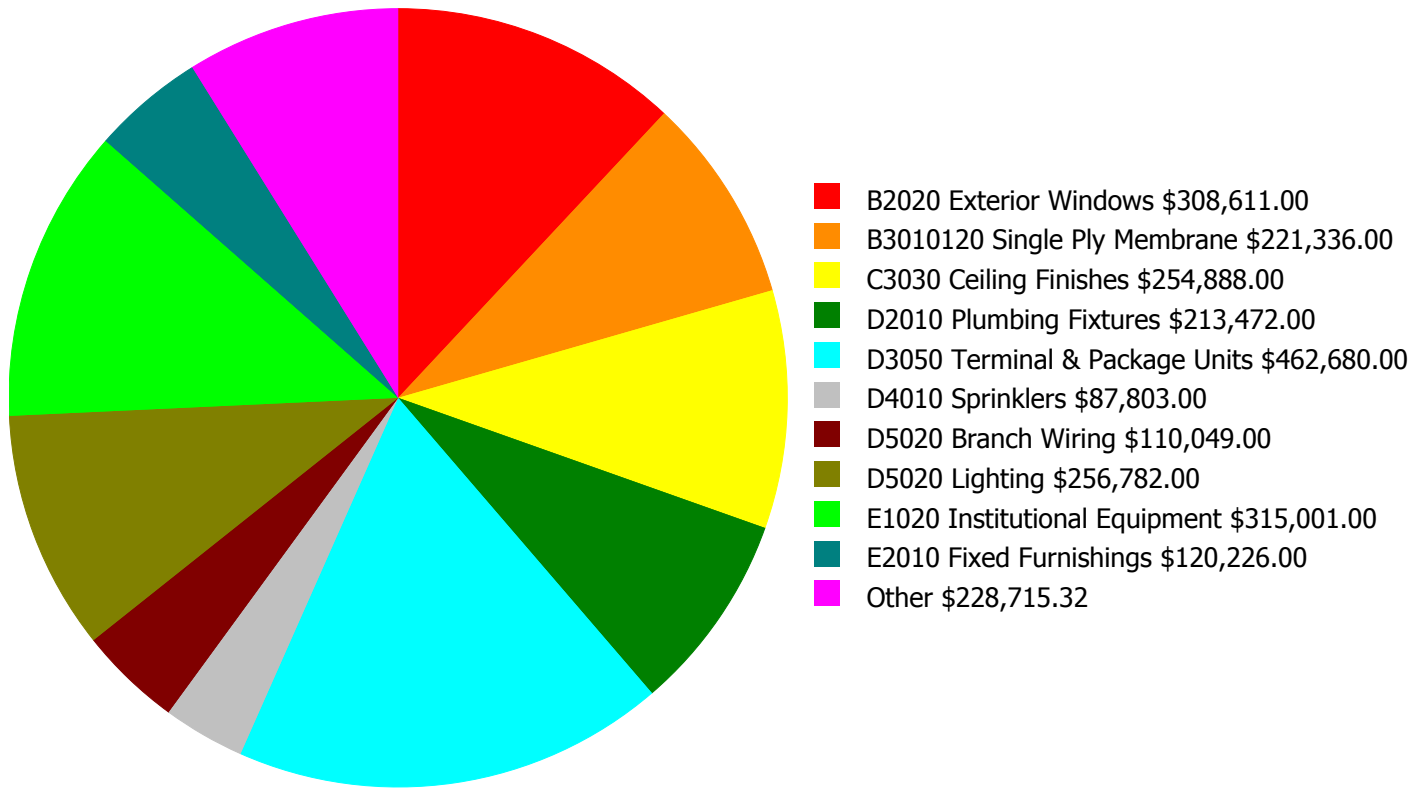
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

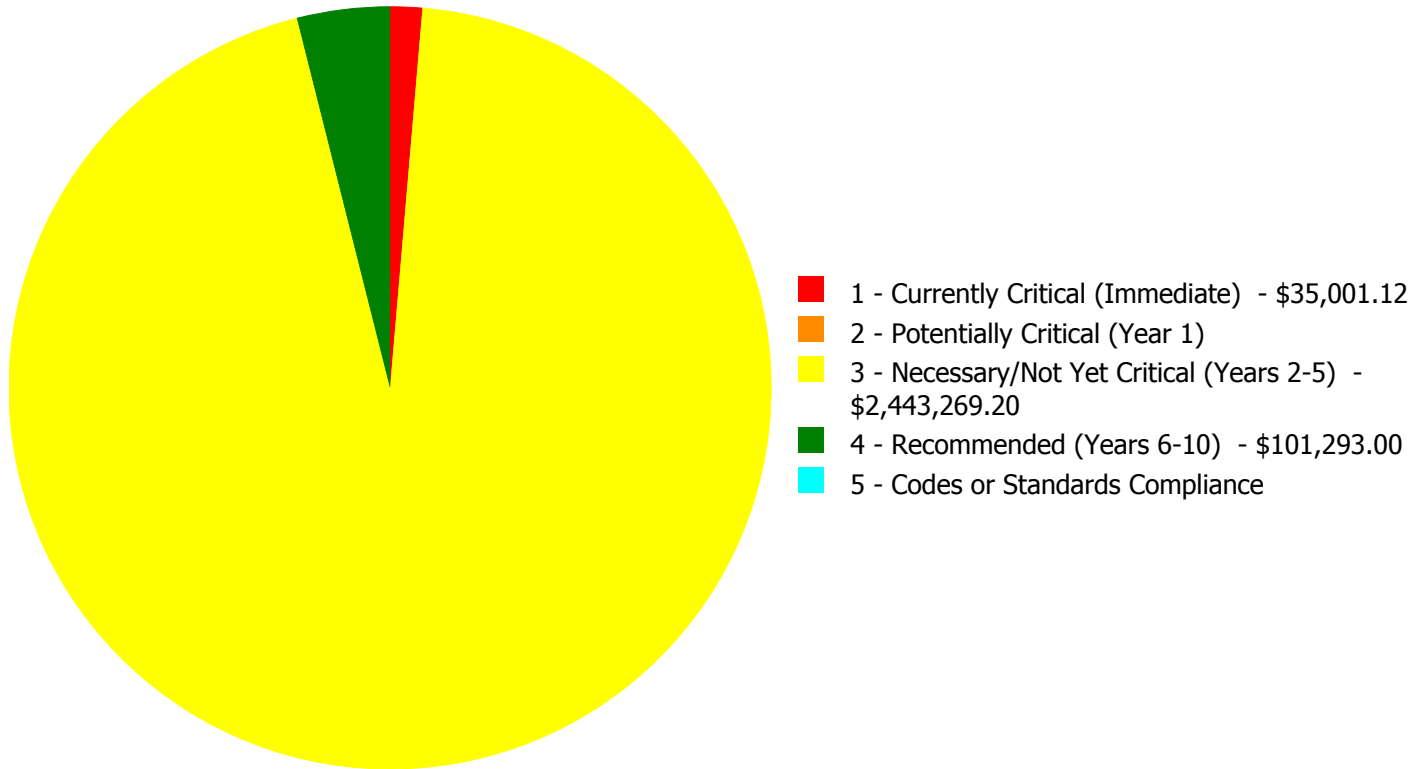
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$2,579,563.32

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: \$2,579,563.32

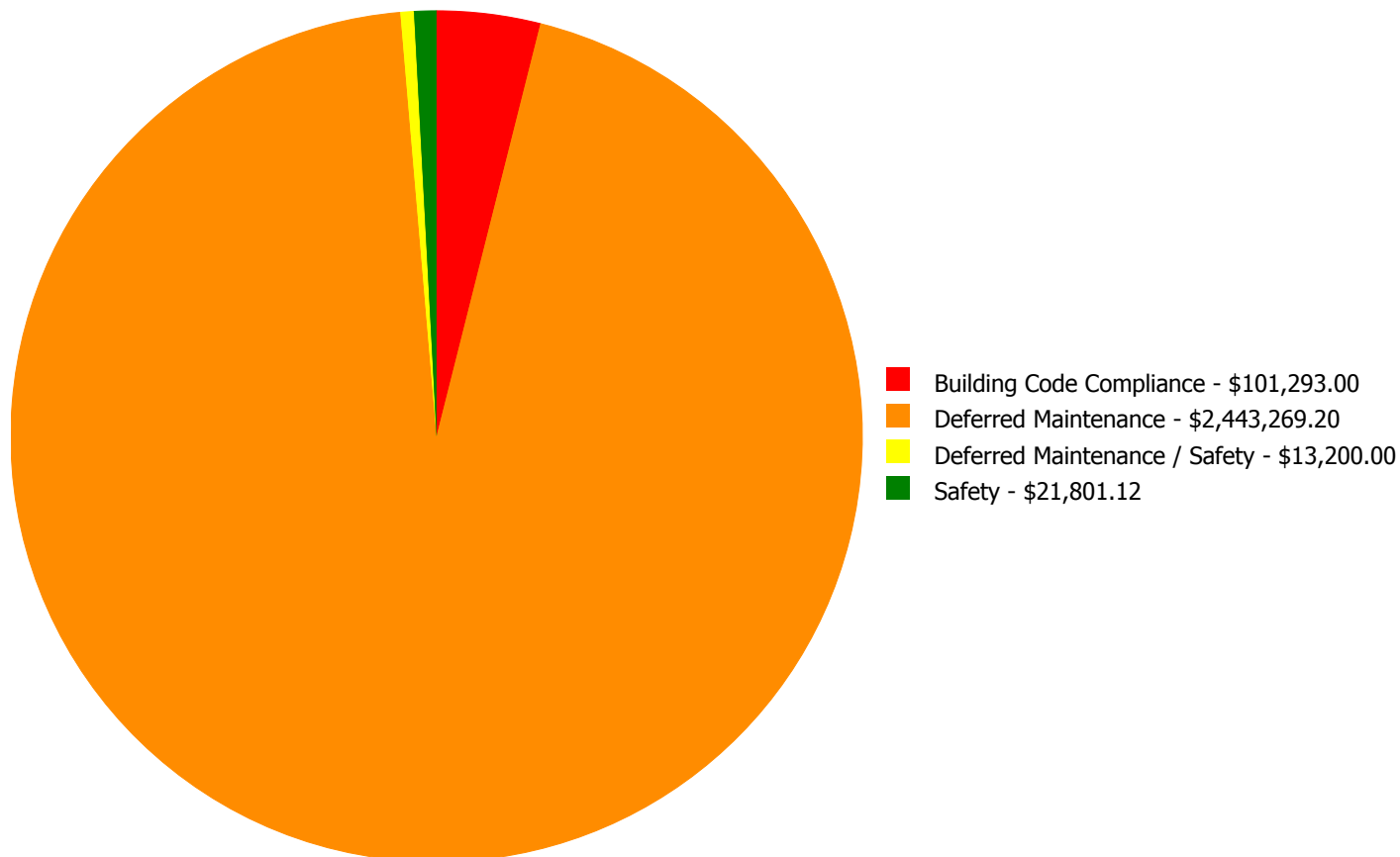
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	\$0.00	\$0.00	\$308,611.00	\$0.00	\$0.00	\$308,611.00
B2030	Exterior Doors	\$0.00	\$0.00	\$19,407.00	\$0.00	\$0.00	\$19,407.00
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$221,336.00	\$0.00	\$0.00	\$221,336.00
B3020	Roof Openings	\$0.00	\$0.00	\$4,970.00	\$0.00	\$0.00	\$4,970.00
C1010	Partitions	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00
C1020	Interior Doors	\$0.00	\$0.00	\$58,930.00	\$0.00	\$0.00	\$58,930.00
C3010	Wall Finishes	\$0.00	\$0.00	\$10,771.20	\$0.00	\$0.00	\$10,771.20
C3020	Floor Finishes	\$8,601.12	\$0.00	\$0.00	\$0.00	\$0.00	\$8,601.12
C3030	Ceiling Finishes	\$0.00	\$0.00	\$254,888.00	\$0.00	\$0.00	\$254,888.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$213,472.00	\$0.00	\$0.00	\$213,472.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$462,680.00	\$0.00	\$0.00	\$462,680.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$87,803.00	\$0.00	\$87,803.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$13,490.00	\$0.00	\$13,490.00
D5020	Branch Wiring	\$0.00	\$0.00	\$110,049.00	\$0.00	\$0.00	\$110,049.00
D5020	Lighting	\$0.00	\$0.00	\$256,782.00	\$0.00	\$0.00	\$256,782.00
D5030910	Fire & Alarm Systems	\$0.00	\$0.00	\$86,146.00	\$0.00	\$0.00	\$86,146.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$315,001.00	\$0.00	\$0.00	\$315,001.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$120,226.00	\$0.00	\$0.00	\$120,226.00
	Total:	\$35,001.12	\$0.00	\$2,443,269.20	\$101,293.00	\$0.00	\$2,579,563.32

Deficiency Summary by Category

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



Budget Estimate Total: \$2,579,563.32

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 walls
Distress: Failing
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: 02/03/2017

Notes: The exterior walls have visible cracks which should be studied by a professional engineer.

System: C1010 - Partitions



Location: Auditorium
Distress: Failing
Category: Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$13,200.00
Assessor Name: Somnath Das
Date Created: 02/03/2017

Notes: There are visible cracks on the partition wall which should be studied by a professional engineer.

System: C3020 - Floor Finishes



Location: Mechanical Room near auditorium
Distress: Beyond Service Life
Category: Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Replace vinyl tile flooring
Qty: 80.00
Unit of Measure: S.Y.
Estimate: \$8,601.12
Assessor Name: Somnath Das
Date Created: 02/03/2017

Notes: The vinyl flooring in the room has suspected material which should be abated and removed.

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: 21,515.00
Unit of Measure: S.F.
Estimate: \$308,611.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The exterior windows are beyond their service life 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: 21,515.00
Unit of Measure: S.F.
Estimate: \$19,407.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The exterior doors are beyond their service life and should be replaced.

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,140.00
Unit of Measure: S.F.
Estimate: \$221,336.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The older roof is beyond its service life and the newer roof is in poor condition 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: 21,515.00
Unit of Measure: S.F.
Estimate: \$4,970.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The skylights are beyond their service life and have been covered by the foam roofing system, they should be replaced.

System: C1020 - Interior Doors



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,515.00
Unit of Measure: S.F.
Estimate: \$58,930.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The interior doors are beyond their service life and should be replaced.

System: C3010 - Wall Finishes



Location: Auditorium storage and locker rooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Repaint the walls
Qty: 8,160.00
Unit of Measure: S.F.
Estimate: \$10,771.20
Assessor Name: Somnath Das
Date Created: 02/03/2017

Notes: The wall finishes are in poor condition and should be replaced.

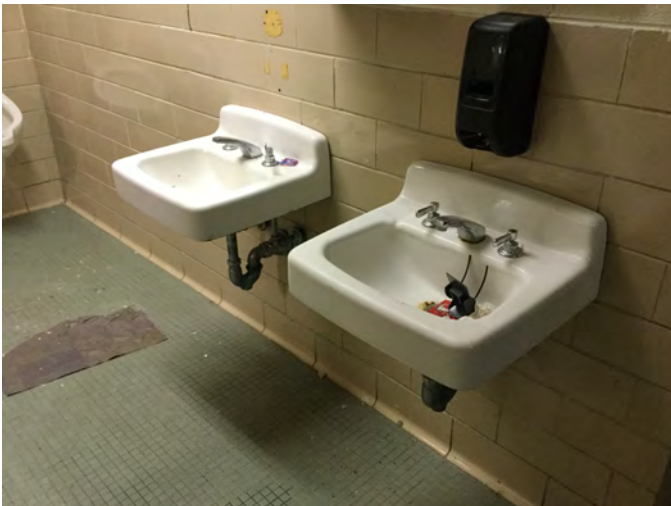
System: C3030 - Ceiling Finishes



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,515.00
Unit of Measure: S.F.
Estimate: \$254,888.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The ceiling finishes are beyond their service life because of water damage and it 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: 21,515.00
Unit of Measure: S.F.
Estimate: \$213,472.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The plumbing fixtures are beyond their 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: 21,515.00
Unit of Measure: S.F.
Estimate: \$462,680.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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

System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,515.00
Unit of Measure: S.F.
Estimate: \$110,049.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The branch wiring system is beyond its service life and should be replaced.

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,515.00
Unit of Measure: S.F.
Estimate: \$256,782.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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

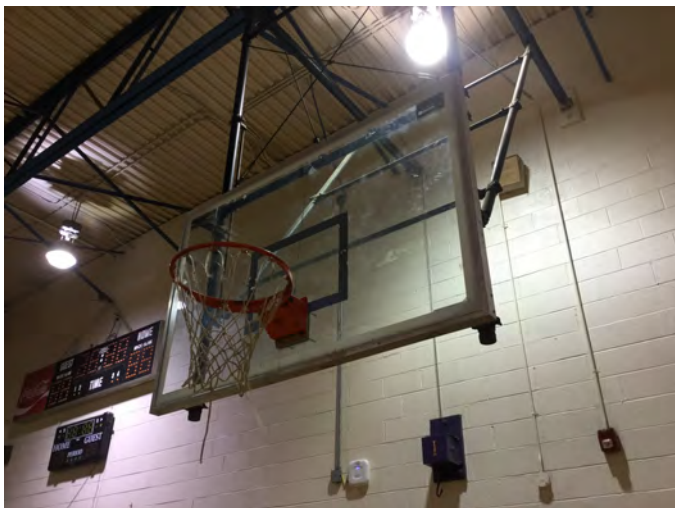
System: D5030910 - Fire & Alarm Systems



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,515.00
Unit of Measure: S.F.
Estimate: \$86,146.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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

System: E1020 - Institutional Equipment



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,515.00
Unit of Measure: S.F.
Estimate: \$315,001.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The institutional equipment system 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: 21,515.00
Unit of Measure: S.F.
Estimate: \$120,226.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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: 21,515.00
Unit of Measure: S.F.
Estimate: \$87,803.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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: 21,515.00
Unit of Measure: S.F.
Estimate: \$13,490.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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:	HS -High School
Gross Area (SF):	42,892
Year Built:	1964
Last Renovation:	
Replacement Value:	\$7,940,167
Repair Cost:	\$3,593,243.08
Total FCI:	45.25 %
Total RSLI:	35.33 %
FCA Score:	54.75



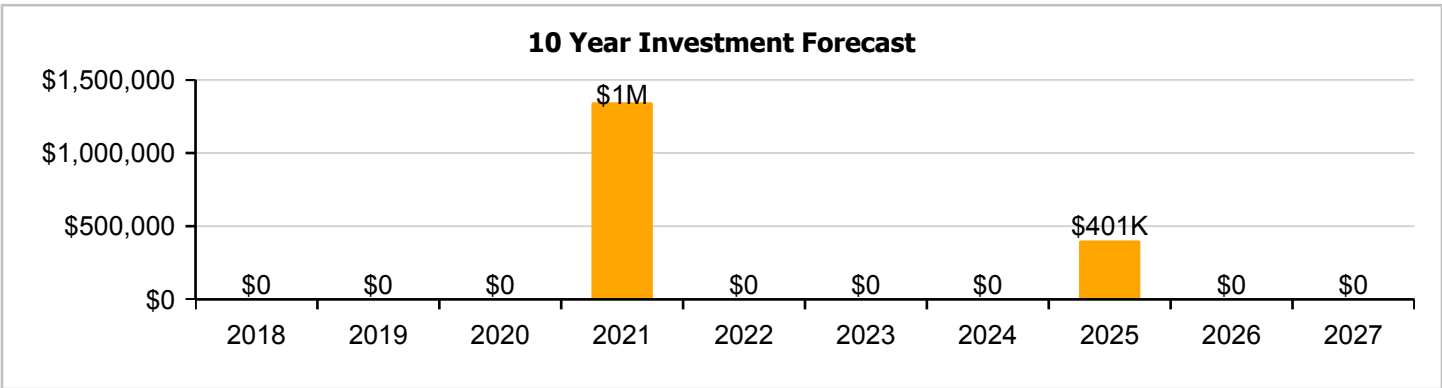
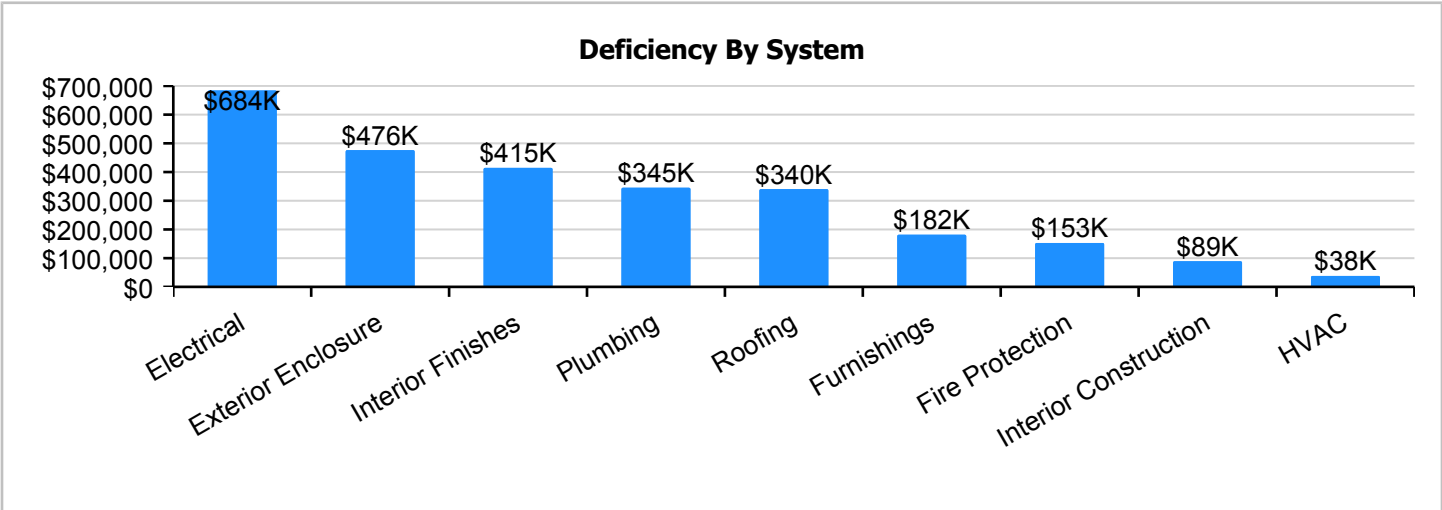
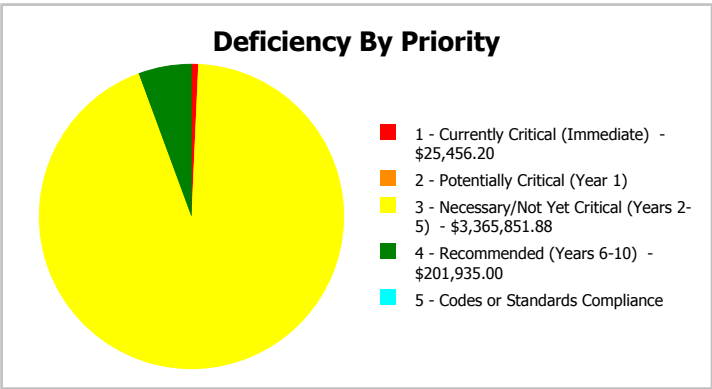
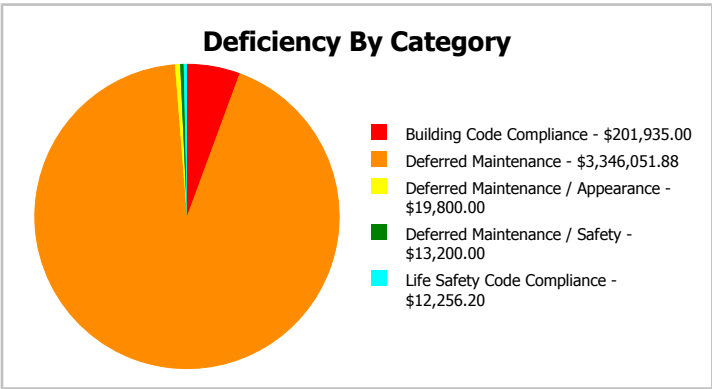
Description:

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:	HS -High School	Gross Area:	42,892
Year Built:	1964	Last Renovation:	
Repair Cost:	\$3,593,243	Replacement Value:	\$7,940,167
FCI:	45.25 %	RSLI%:	35.33 %



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	47.00 %	0.00 %	\$0.00
A20 - Basement Construction	47.00 %	0.00 %	\$0.00
B10 - Superstructure	47.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	20.09 %	64.01 %	\$628,443.00
B30 - Roofing	0.00 %	150.00 %	\$449,079.00
C10 - Interior Construction	31.38 %	31.20 %	\$117,481.00
C30 - Interior Finishes	13.35 %	51.96 %	\$547,096.52
D20 - Plumbing	4.18 %	75.23 %	\$456,242.00
D30 - HVAC	94.43 %	3.75 %	\$50,236.56
D40 - Fire Protection	0.00 %	110.00 %	\$201,935.00
D50 - Electrical	13.84 %	76.31 %	\$903,049.00
E10 - Equipment	59.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$239,681.00
Totals:	35.33 %	45.25 %	\$3,593,243.08

Photo Album

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

1). North Elevation - Feb 07, 2017



2). Northwest Elevation - Feb 07, 2017



3). South Elevation - Feb 07, 2017



4). East Elevation - Feb 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.

Campus Assessment Report - 1964 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	\$2.22	S.F.	42,892	100	1964	2064		47.00 %	0.00 %	47			\$95,220
A1030	Slab on Grade	\$4.16	S.F.	42,892	100	1964	2064		47.00 %	0.00 %	47			\$178,431
A2010	Basement Excavation	\$0.84	S.F.	42,892	100	1964	2064		47.00 %	0.00 %	47			\$36,029
A2020	Basement Walls	\$5.86	S.F.	42,892	100	1964	2064		47.00 %	0.00 %	47			\$251,347
B1020	Roof Construction	\$7.76	S.F.	42,892	100	1964	2064		47.00 %	0.00 %	47			\$332,842
B2010	Exterior Walls	\$9.03	S.F.	42,892	100	1964	2064		47.00 %	3.41 %	47		\$13,200.00	\$387,315
B2020	Exterior Windows	\$13.04	S.F.	42,892	30	1964	1994		0.00 %	110.00 %	-23		\$615,243.00	\$559,312
B2030	Exterior Doors	\$0.82	S.F.	42,892	30	2000	2030		43.33 %	0.00 %	13			\$35,171
B3010120	Single Ply Membrane	\$6.98	S.F.	42,892	20	2000	2020	2016	0.00 %	150.00 %	-1		\$449,079.00	\$299,386
C1010	Partitions	\$4.79	S.F.	42,892	75	1964	2039		29.33 %	0.00 %	22			\$205,453
C1020	Interior Doors	\$2.49	S.F.	42,892	30	1964	1994		0.00 %	110.00 %	-23		\$117,481.00	\$106,801
C1030	Fittings	\$1.50	S.F.	42,892	20	2015	2035		90.00 %	0.00 %	18			\$64,338
C3010	Wall Finishes	\$2.61	S.F.	42,892	10	1964	1974	2021	40.00 %	17.69 %	4		\$19,800.00	\$111,948
C3020	Floor Finishes	\$11.17	S.F.	42,892	20	1964	1984	2021	20.00 %	4.00 %	4		\$19,154.52	\$479,104
C3030	Ceiling Finishes	\$10.77	S.F.	42,892	25	1964	1989		0.00 %	110.00 %	-28		\$508,142.00	\$461,947
D2010	Plumbing Fixtures	\$9.02	S.F.	42,892	30	1964	1994		0.00 %	110.00 %	-23		\$425,574.00	\$386,886
D2020	Domestic Water Distribution	\$1.68	S.F.	42,892	30	1964	1994	2021	13.33 %	0.00 %	4			\$72,059
D2030	Sanitary Waste	\$2.64	S.F.	42,892	30	1964	1994	2021	13.33 %	0.00 %	4			\$113,235
D2040	Rain Water Drainage	\$0.65	S.F.	42,892	30	1964	1994		0.00 %	110.00 %	-23		\$30,668.00	\$27,880
D2090	Other Plumbing Systems	\$0.15	S.F.	42,892	40	1964	2004	2021	10.00 %	0.00 %	4			\$6,434
D3040	Distribution Systems	\$8.96	S.F.	42,892	30	2016	2046		96.67 %	1.54 %	29		\$5,924.16	\$384,312
D3050	Terminal & Package Units	\$19.55	S.F.	42,892	15	2016	2031		93.33 %	5.28 %	14		\$44,312.40	\$838,539
D3060	Controls & Instrumentation	\$2.71	S.F.	42,892	20	2016	2036		95.00 %	0.00 %	19			\$116,237
D4010	Sprinklers	\$3.71	S.F.	42,892	30			2016	0.00 %	110.00 %	-1		\$175,042.00	\$159,129
D4020	Standpipes	\$0.57	S.F.	42,892	30			2016	0.00 %	110.00 %	-1		\$26,893.00	\$24,448
D5010	Electrical Service/Distribution	\$1.62	S.F.	42,892	40	1964	2004	2021	10.00 %	0.00 %	4			\$69,485
D5020	Branch Wiring	\$4.65	S.F.	42,892	30	1964	1994		0.00 %	110.00 %	-23		\$219,393.00	\$199,448
D5020	Lighting	\$10.85	S.F.	42,892	30	1964	1994		0.00 %	110.00 %	-23		\$511,916.00	\$465,378
D5030810	Security & Detection Systems	\$2.01	S.F.	42,892	15	2010	2025		53.33 %	0.00 %	8			\$86,213
D5030910	Fire & Alarm Systems	\$3.64	S.F.	42,892	15	2000	2015		0.00 %	110.00 %	-2		\$171,740.00	\$156,127
D5030920	Data Communication	\$4.70	S.F.	42,892	15	2010	2025		53.33 %	0.00 %	8			\$201,592
D5090	Other Electrical Systems	\$0.12	S.F.	42,892	20	2010	2030		65.00 %	0.00 %	13			\$5,147
E1020	Institutional Equipment	\$13.31	S.F.	42,892	20	2012	2032		75.00 %	0.00 %	15			\$570,893
E1090	Other Equipment	\$5.46	S.F.	42,892	20	1995	2015	2021	20.00 %	0.00 %	4			\$234,190
E2010	Fixed Furnishings	\$5.08	S.F.	42,892	20	1964	1984		0.00 %	110.00 %	-33		\$239,681.00	\$217,891
Total									35.33 %	45.25 %			\$3,593,243.08	\$7,940,167

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



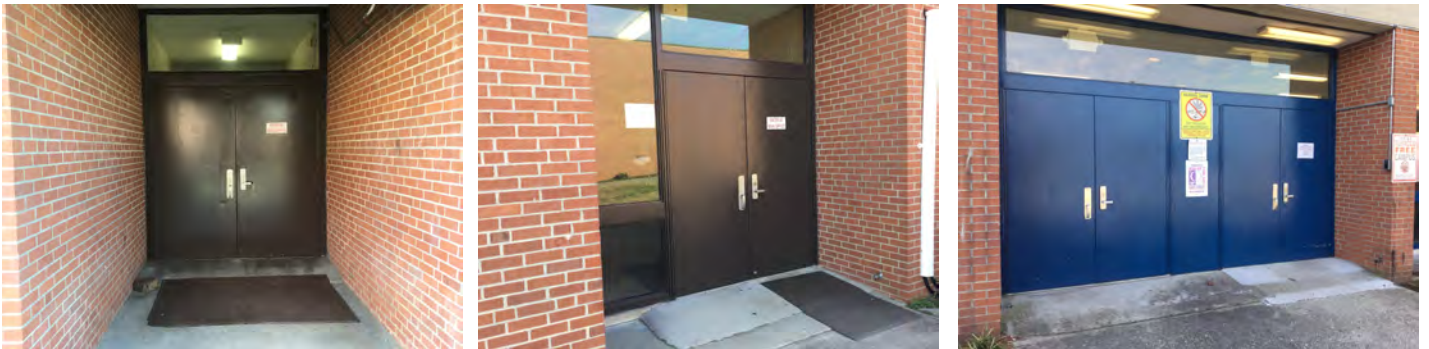
Note:

System: B2020 - Exterior Windows



Note: The exterior windows are beyond their service life and should be replaced.

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1964 Main Building

System: B3010120 - Single Ply Membrane



Note: The roof covering is in poor condition and has reported leaks, the roof covering should be replaced.

System: C1010 - Partitions



Note:

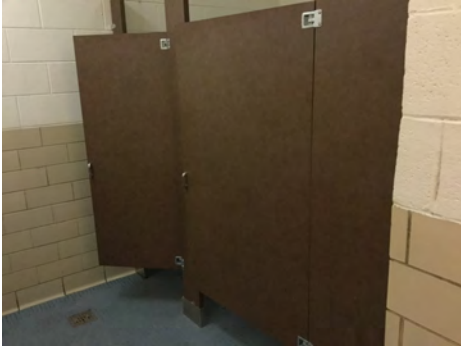
System: C1020 - Interior Doors



Note: The interior doors are beyond their service life and should be replaced.

Campus Assessment Report - 1964 Main Building

System: C1030 - Fittings



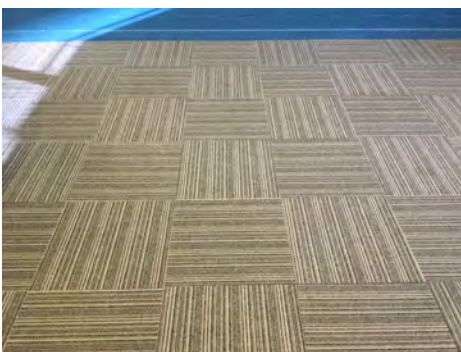
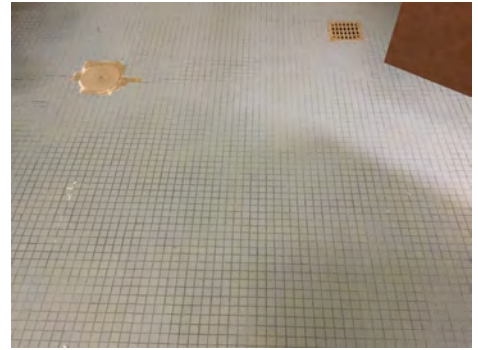
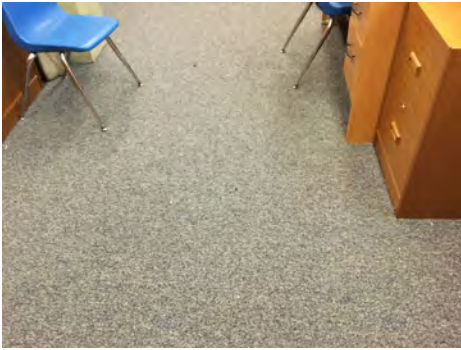
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note: Carpet needs to be replaced.

Campus Assessment Report - 1964 Main Building

System: C3030 - Ceiling Finishes



Note: The ceiling finishes 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:

Campus Assessment Report - 1964 Main Building

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note: The roof drainage system is beyond its service life and should be replaced.

System: D2090 - Other Plumbing Systems



Note:

Campus Assessment Report - 1964 Main Building

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

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.

Campus Assessment Report - 1964 Main Building

System: D5010 - Electrical Service/Distribution



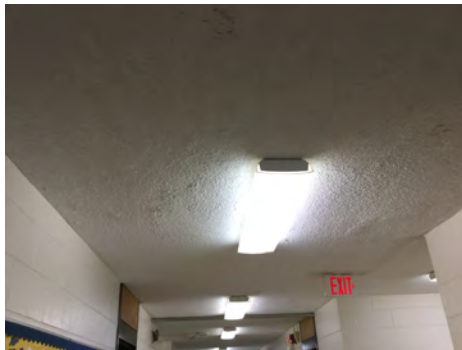
Note:

System: D5020 - Branch Wiring



Note: The branch wiring system is beyond its service life and should be replaced.

System: D5020 - Lighting



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

Campus Assessment Report - 1964 Main Building

System: D5030810 - Security & Detection Systems



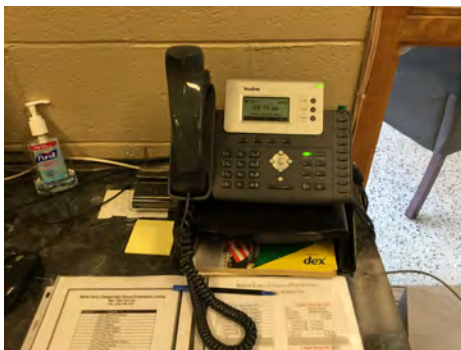
Note:

System: D5030910 - Fire & Alarm Systems



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

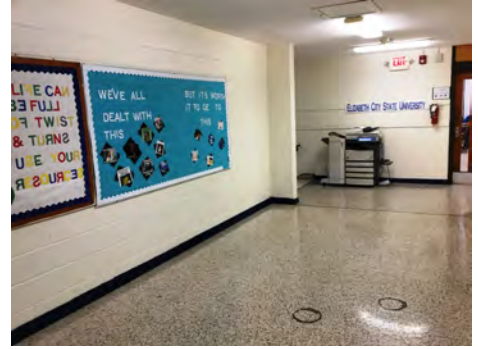
System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1964 Main Building

System: D5090 - Other Electrical Systems



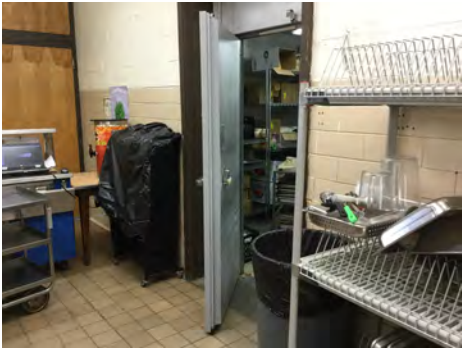
Note:

System: E1020 - Institutional Equipment



Note:

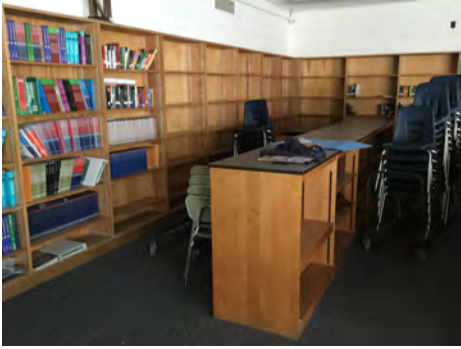
System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1964 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
Total:	\$3,593,243	\$0	\$0	\$0	\$1,345,094	\$0	\$0	\$0	\$401,042	\$0	\$0	\$5,339,379
* 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
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$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	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
B2020 - Exterior Windows	\$615,243	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$615,243
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	\$449,079	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,079
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	\$117,481	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,481
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	\$19,800	\$0	\$0	\$0	\$138,599	\$0	\$0	\$0	\$0	\$0	\$0	\$158,399
C3020 - Floor Finishes	\$19,155	\$0	\$0	\$0	\$593,159	\$0	\$0	\$0	\$0	\$0	\$0	\$612,313

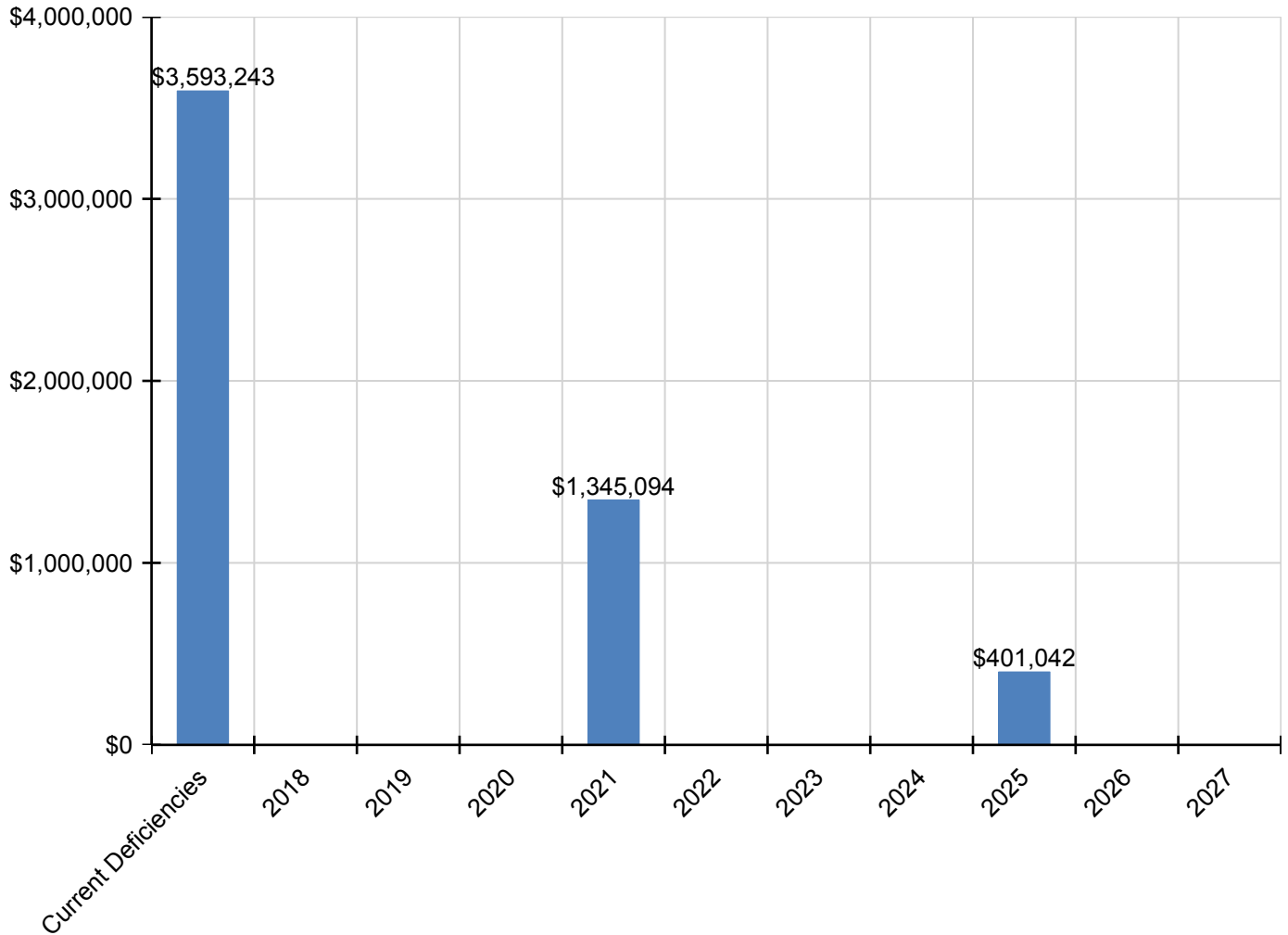
Campus Assessment Report - 1964 Main Building

C3030 - Ceiling Finishes	\$508,142	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$508,142
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	\$425,574	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$425,574
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$89,212	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,212
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$140,191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,191
D2040 - Rain Water Drainage	\$30,668	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,668
D2090 - Other Plumbing Systems	\$0	\$0	\$0	\$0	\$7,965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,965
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$5,924	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,924
D3050 - Terminal & Package Units	\$44,312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,312
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	\$175,042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175,042
D4020 - Standpipes	\$26,893	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,893
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$86,027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,027
D5020 - Branch Wiring	\$219,393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$219,393
D5020 - Lighting	\$511,916	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$511,916
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	\$120,133	\$0	\$0	\$120,133
D5030910 - Fire & Alarm Systems	\$171,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,740
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$280,909	\$0	\$0	\$280,909
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
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$289,941	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$289,941
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$239,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$239,681

* Indicates non-renewable system

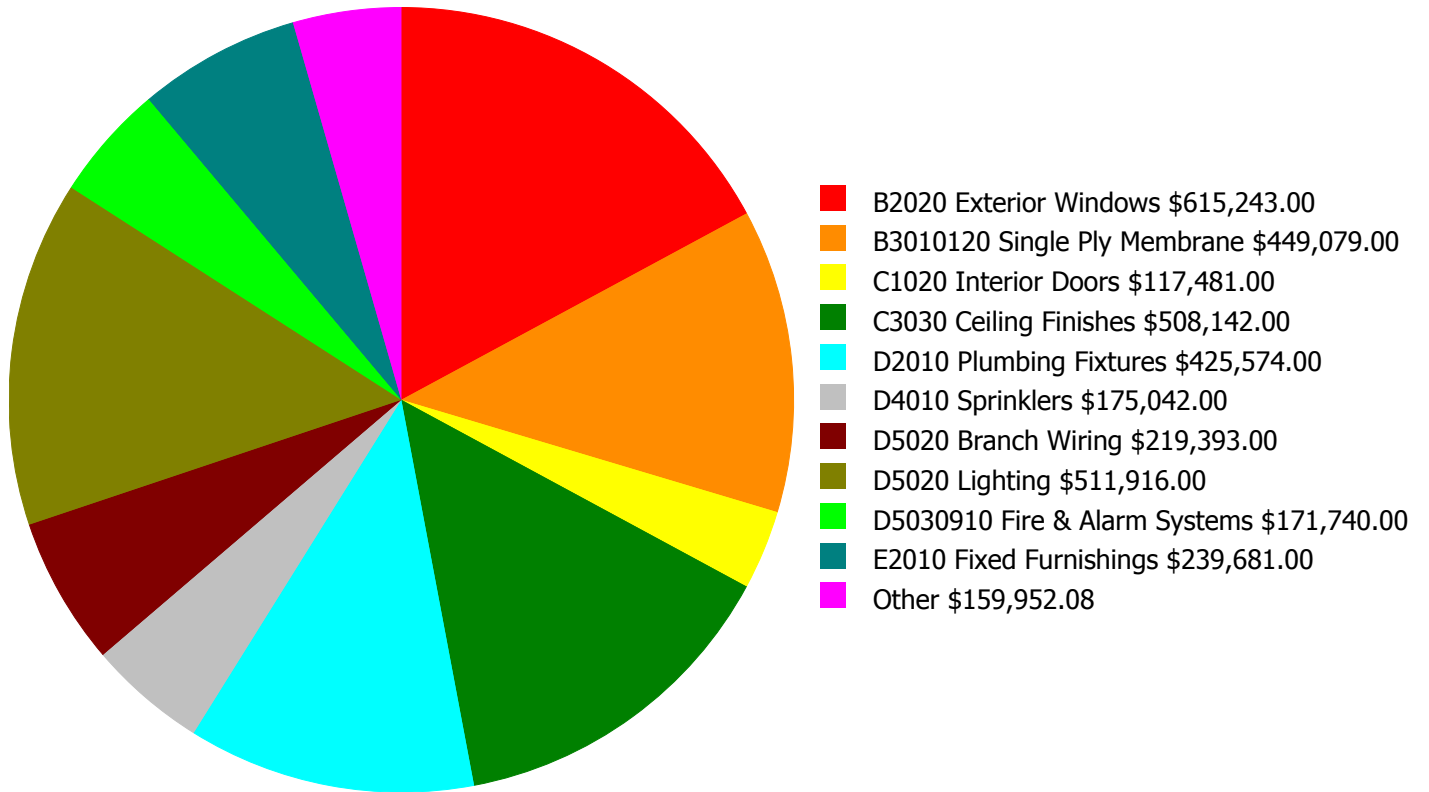
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

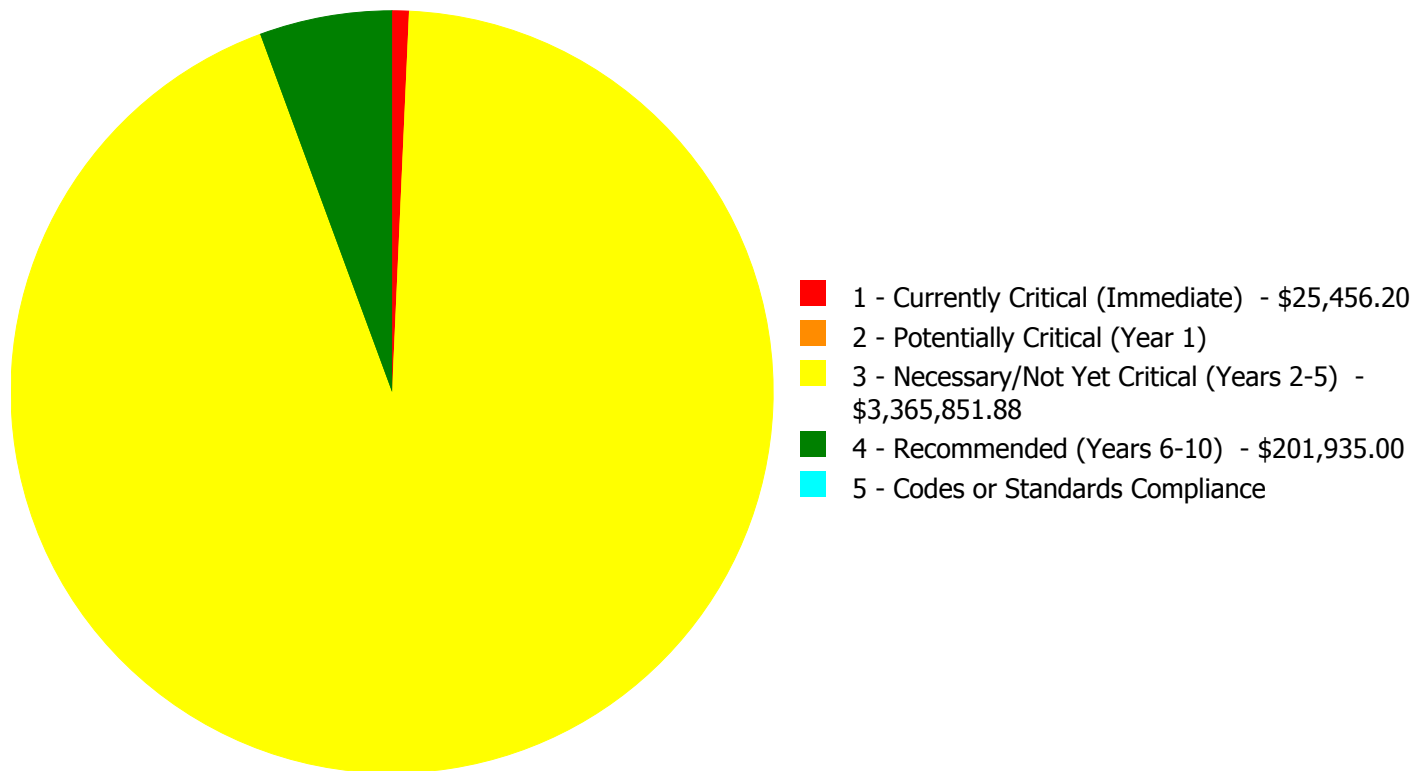
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$3,593,243.08

Deficiency Summary by Priority

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



Budget Estimate Total: \$3,593,243.08

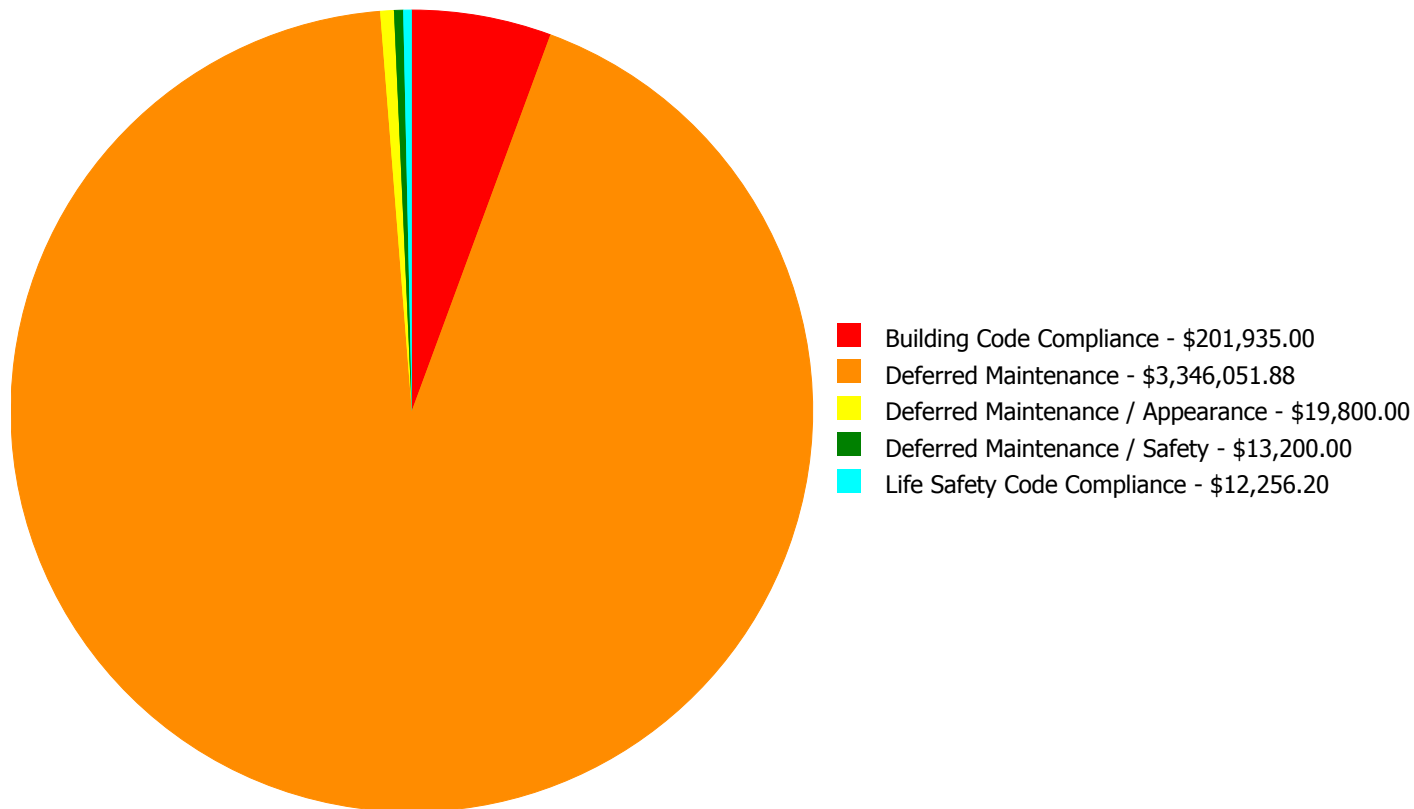
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	\$0.00	\$0.00	\$615,243.00	\$0.00	\$0.00	\$615,243.00
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$449,079.00	\$0.00	\$0.00	\$449,079.00
C1020	Interior Doors	\$0.00	\$0.00	\$117,481.00	\$0.00	\$0.00	\$117,481.00
C3010	Wall Finishes	\$0.00	\$0.00	\$19,800.00	\$0.00	\$0.00	\$19,800.00
C3020	Floor Finishes	\$6,332.04	\$0.00	\$12,822.48	\$0.00	\$0.00	\$19,154.52
C3030	Ceiling Finishes	\$0.00	\$0.00	\$508,142.00	\$0.00	\$0.00	\$508,142.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$425,574.00	\$0.00	\$0.00	\$425,574.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$30,668.00	\$0.00	\$0.00	\$30,668.00
D3040	Distribution Systems	\$5,924.16	\$0.00	\$0.00	\$0.00	\$0.00	\$5,924.16
D3050	Terminal & Package Units	\$0.00	\$0.00	\$44,312.40	\$0.00	\$0.00	\$44,312.40
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$175,042.00	\$0.00	\$175,042.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$26,893.00	\$0.00	\$26,893.00
D5020	Branch Wiring	\$0.00	\$0.00	\$219,393.00	\$0.00	\$0.00	\$219,393.00
D5020	Lighting	\$0.00	\$0.00	\$511,916.00	\$0.00	\$0.00	\$511,916.00
D5030910	Fire & Alarm Systems	\$0.00	\$0.00	\$171,740.00	\$0.00	\$0.00	\$171,740.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$239,681.00	\$0.00	\$0.00	\$239,681.00
	Total:	\$25,456.20	\$0.00	\$3,365,851.88	\$201,935.00	\$0.00	\$3,593,243.08

Deficiency Summary by Category

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



Budget Estimate Total: \$3,593,243.08

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 walls
Distress: Failing
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: 02/03/2017

Notes: The exterior wall has visible cracks on it which should be studied by a professional engineer.

System: C3020 - Floor Finishes



Location: Office Area
Distress: Beyond Service Life
Category: Life Safety Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Replace vinyl tile flooring
Qty: 50.00
Unit of Measure: S.Y.
Estimate: \$6,332.04
Assessor Name: Somnath Das
Date Created: 02/03/2017

Notes: The vinyl tiles in the office area contains suspected material and it should be abated and removed.

System: D3040 - Distribution Systems



Location: Office area
Distress: Beyond Service Life
Category: Life Safety Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Replace duct insulation
Qty: 150.00
Unit of Measure: S.F.
Estimate: \$5,924.16
Assessor Name: Somnath Das
Date Created: 02/03/2017

Notes: The insulation around the distribution system contains suspected material which should be abated and removed.

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: 42,892.00
Unit of Measure: S.F.
Estimate: \$615,243.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The exterior windows are beyond their service life and should be replaced.

System: B3010120 - Single Ply Membrane



Location: Throughout Building
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,892.00
Unit of Measure: S.F.
Estimate: \$449,079.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The roof covering is in poor condition and has reported leaks, the roof covering should be replaced.

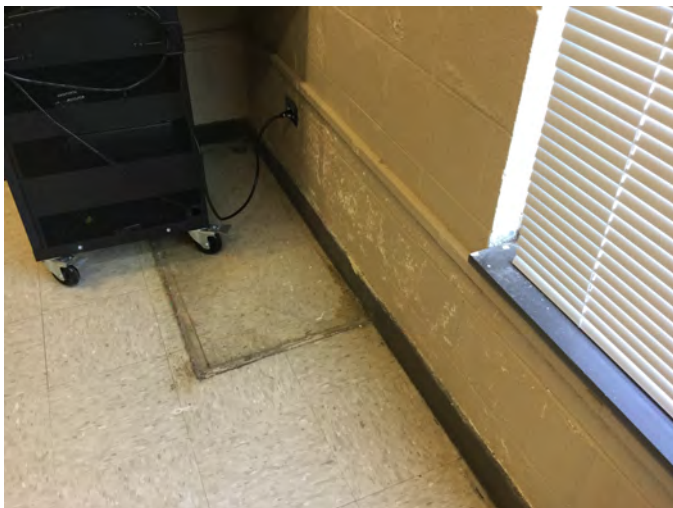
System: C1020 - Interior Doors



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,892.00
Unit of Measure: S.F.
Estimate: \$117,481.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The interior doors are beyond their service life and should be replaced.

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: Repaint the walls
Qty: 15,000.00
Unit of Measure: S.F.
Estimate: \$19,800.00
Assessor Name: Somnath Das
Date Created: 02/03/2017

Notes: The classrooms wall finishes are beyond their service life and should be replaced.

System: C3020 - Floor Finishes



Location: Classroom, Media Center, and Office
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet
Qty: 150.00
Unit of Measure: S.Y.
Estimate: \$12,822.48
Assessor Name: Somnath Das
Date Created: 02/03/2017

Notes: The carpet 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: 42,892.00
Unit of Measure: S.F.
Estimate: \$508,142.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The ceiling finishes 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: 42,892.00
Unit of Measure: S.F.
Estimate: \$425,574.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The plumbing fixtures are beyond their 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: 42,892.00
Unit of Measure: S.F.
Estimate: \$30,668.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The roof drainage system is beyond its service life and should be replaced.

System: D3050 - Terminal & Package Units



Location: Exterior walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace heat pump, thru-wall unit, 1.5 ton
Qty: 6.00
Unit of Measure: Ea.
Estimate: \$44,312.40
Assessor Name: Somnath Das
Date Created: 02/03/2017

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

System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,892.00
Unit of Measure: S.F.
Estimate: \$219,393.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The branch wiring system is beyond its service life and should be replaced.

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,892.00
Unit of Measure: S.F.
Estimate: \$511,916.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The lighting fixtures are beyond their 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: 42,892.00
Unit of Measure: S.F.
Estimate: \$171,740.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The fire alarm system 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: 42,892.00
Unit of Measure: S.F.
Estimate: \$239,681.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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: 42,892.00
Unit of Measure: S.F.
Estimate: \$175,042.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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: 42,892.00
Unit of Measure: S.F.
Estimate: \$26,893.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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:	HS -High School
Gross Area (SF):	64,407
Year Built:	1964
Last Renovation:	
Replacement Value:	\$1,661,700
Repair Cost:	\$1,105,224.00
Total FCI:	66.51 %
Total RSLI:	7.08 %
FCA Score:	33.49



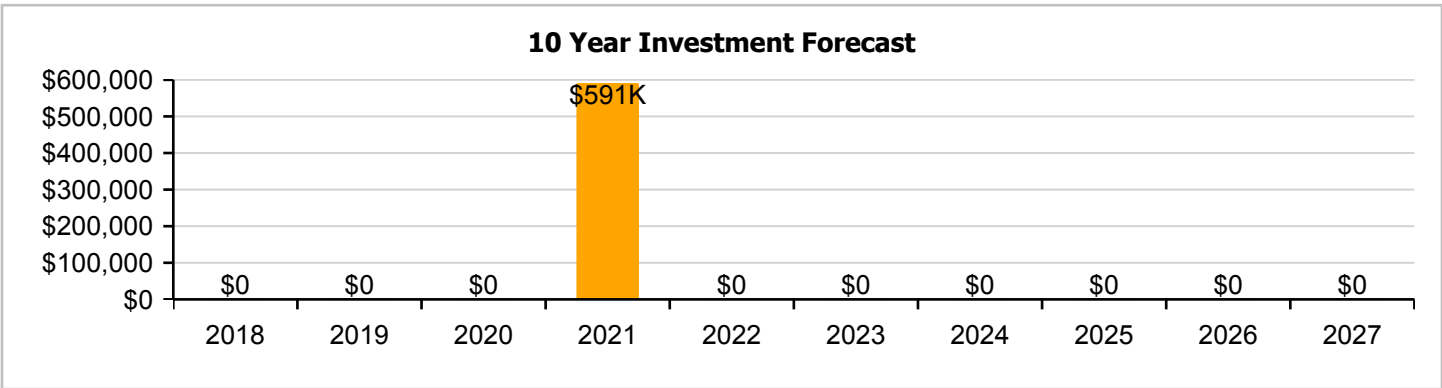
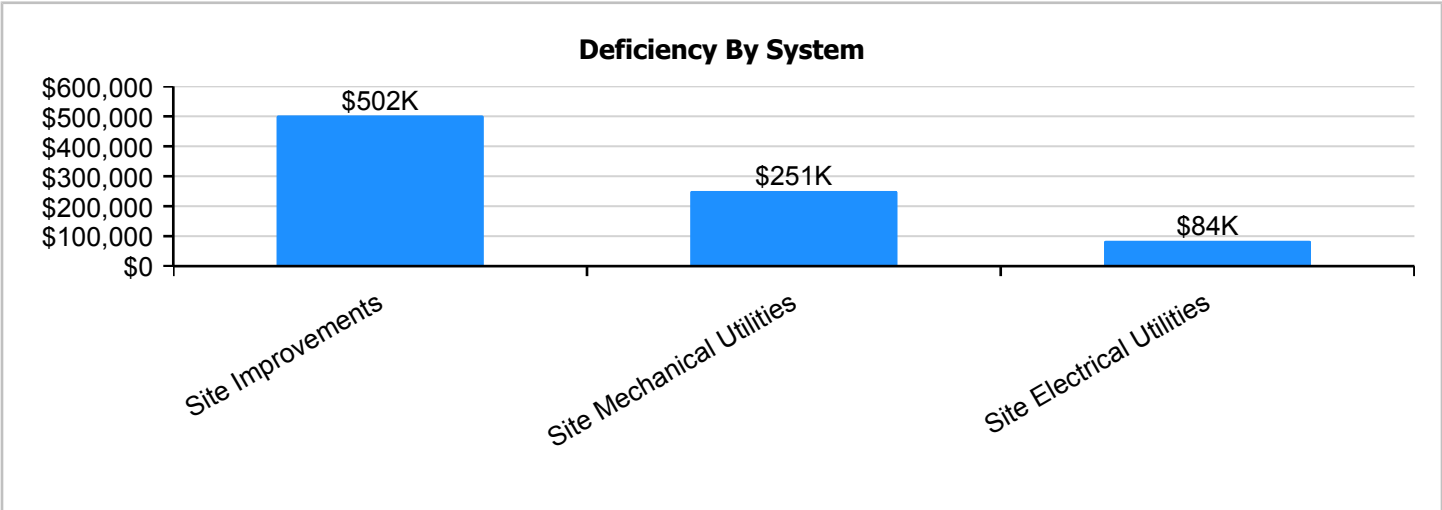
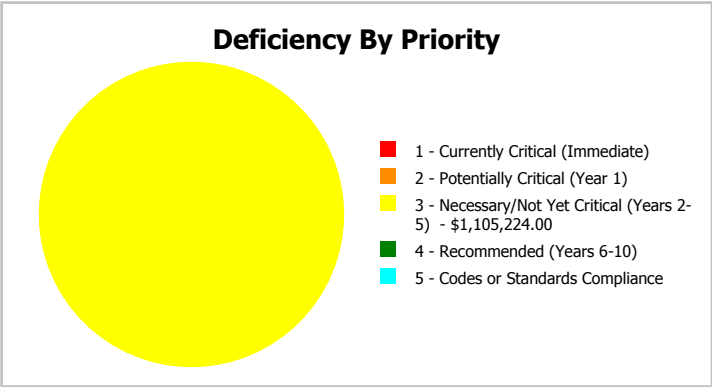
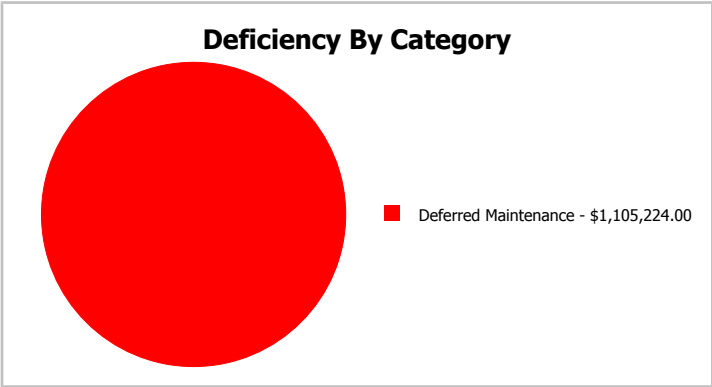
Description:

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:	64,407
Year Built:	1964	Last Renovation:	
Repair Cost:	\$1,105,224	Replacement Value:	\$1,661,700
FCI:	66.51 %	RSLI%:	7.08 %



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	4.52 %	91.36 %	\$663,134.00
G30 - Site Mechanical Utilities	4.34 %	53.29 %	\$330,859.00
G40 - Site Electrical Utilities	18.39 %	35.32 %	\$111,231.00
Totals:	7.08 %	66.51 %	\$1,105,224.00

Photo Album

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

- 1). Aerial Image of Bertie Early College High School - Feb 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 \$
G2010	Roadways	\$3.76	S.F.	64,407	25	1964	1989		0.00 %	110.00 %	-28		\$266,387.00	\$242,170
G2020	Parking Lots	\$1.61	S.F.	64,407	25	1964	1989		0.00 %	110.00 %	-28		\$114,065.00	\$103,695
G2030	Pedestrian Paving	\$1.98	S.F.	64,407	30	1964	1994		0.00 %	110.00 %	-23		\$140,278.00	\$127,526
G2040105	Fence & Guardrails	\$1.20	S.F.	64,407	30	1964	1994		0.00 %	110.00 %	-23		\$85,017.00	\$77,288
G2040950	Covered Walkways	\$0.81	S.F.	64,407	25	1964	1989		0.00 %	110.00 %	-28		\$57,387.00	\$52,170
G2050	Landscaping	\$1.91	S.F.	64,407	15	1964	1979	2021	26.67 %	0.00 %	4			\$123,017
G3010	Water Supply	\$2.42	S.F.	64,407	50	1964	2014	2021	8.00 %	0.00 %	4			\$155,865
G3020	Sanitary Sewer	\$1.52	S.F.	64,407	50	1964	2014	2021	8.00 %	0.00 %	4			\$97,899
G3030	Storm Sewer	\$4.67	S.F.	64,407	50	1964	2014		0.00 %	110.00 %	-3		\$330,859.00	\$300,781
G3060	Fuel Distribution	\$1.03	S.F.	64,407	40	1964	2004	2021	10.00 %	0.00 %	4			\$66,339
G4010	Electrical Distribution	\$2.44	S.F.	64,407	50	1964	2014	2021	8.00 %	0.00 %	4			\$157,153
G4020	Site Lighting	\$1.57	S.F.	64,407	30	1964	1994		0.00 %	110.00 %	-23		\$111,231.00	\$101,119
G4030	Site Communications & Security	\$0.88	S.F.	64,407	15	2014	2029		80.00 %	0.00 %	12			\$56,678
Total									7.08 %	66.51 %			\$1,105,224.00	\$1,661,700

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 loose gravel and they should be replaced.

System: G2020 - Parking Lots

This system contains no images

Note: The parking lots are inadequate and not properly designated and they should be replaced.

System: G2030 - Pedestrian Paving



Note: The pedestrian paving is cracked and beyond its service life and should be replaced.

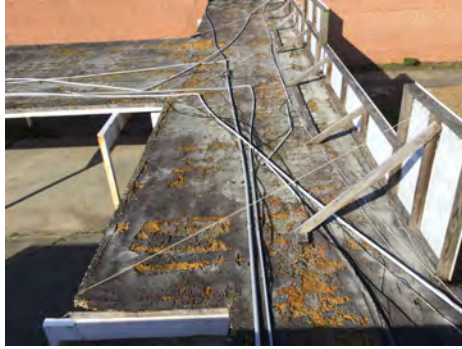
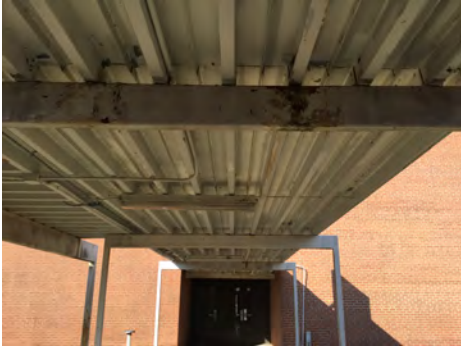
System: G2040105 - Fence & Guardrails



Note: The fences and guardrails are beyond their service life and should be replaced.

Campus Assessment Report - Site

System: G2040950 - Covered Walkways



Note: The covered walkways are beyond their service life and should be replaced.

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note: The storm sewer system is inadequate and should be replaced.

System: G3060 - Fuel Distribution



Note:

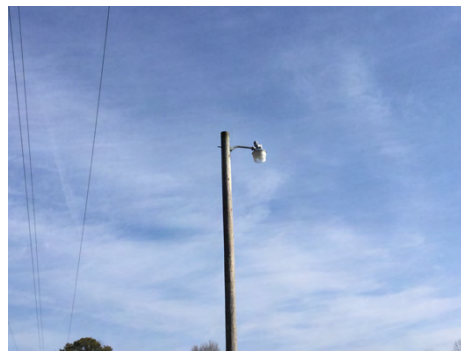
Campus Assessment Report - Site

System: G4010 - Electrical Distribution



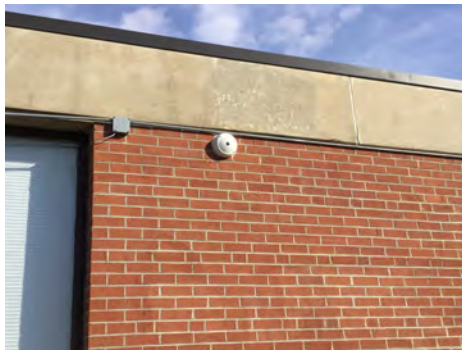
Note:

System: G4020 - Site Lighting



Note: The site lighting is beyond its service life and should be replaced.

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.

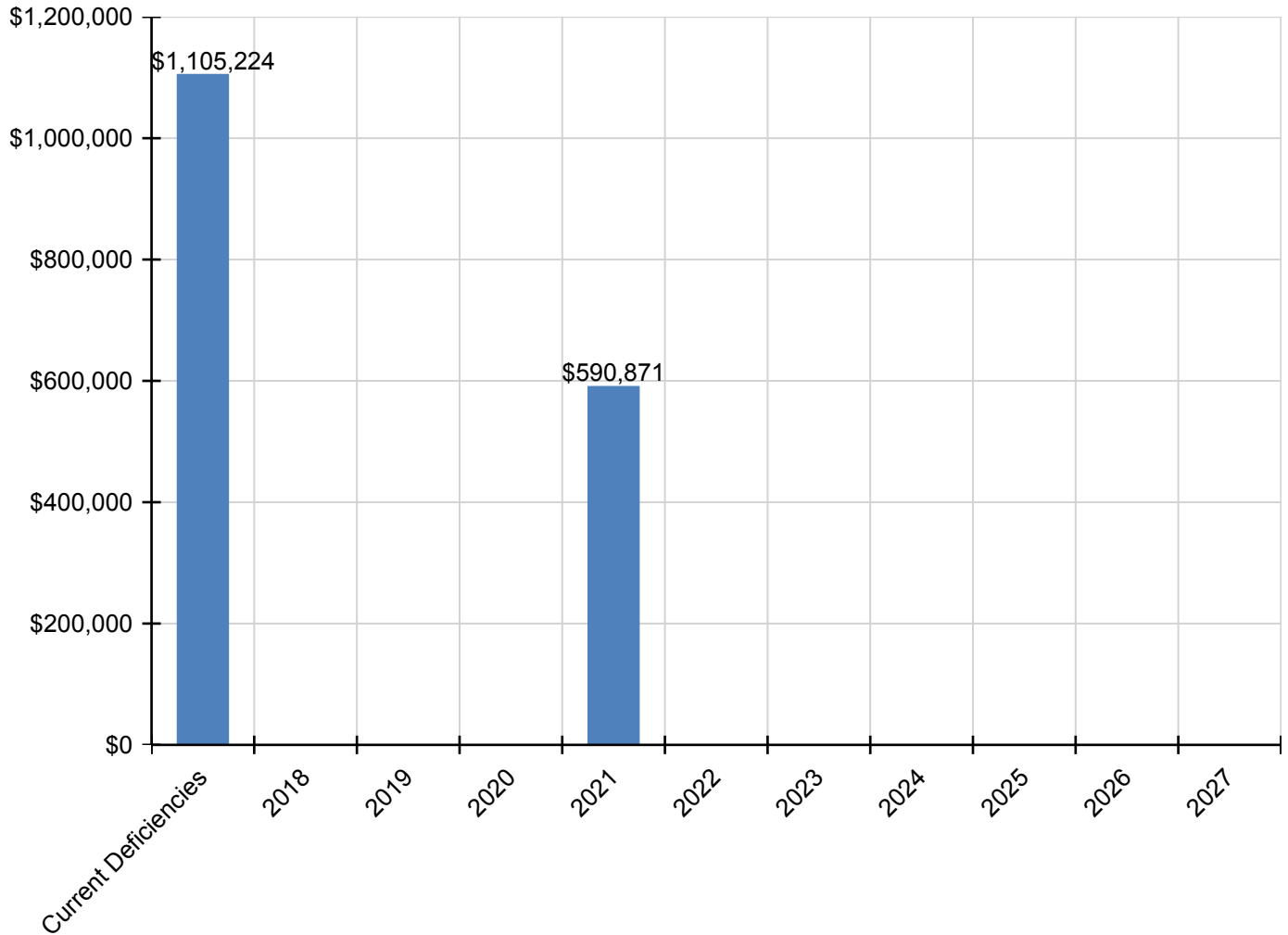
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,105,224	\$0	\$0	\$0	\$590,871	\$0	\$0	\$0	\$0	\$0	\$0	\$1,696,095
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$266,387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$266,387
G2020 - Parking Lots	\$114,065	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114,065
G2030 - Pedestrian Paving	\$140,278	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,278
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$85,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,017
G2040950 - Covered Walkways	\$57,387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,387
* 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	\$192,970	\$0	\$0	\$0	\$0	\$0	\$0	\$192,970
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$121,205	\$0	\$0	\$0	\$0	\$0	\$0	\$121,205
G3030 - Storm Sewer	\$330,859	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$330,859
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$82,132	\$0	\$0	\$0	\$0	\$0	\$0	\$82,132
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$194,564	\$0	\$0	\$0	\$0	\$0	\$0	\$194,564
G4020 - Site Lighting	\$111,231	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,231
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

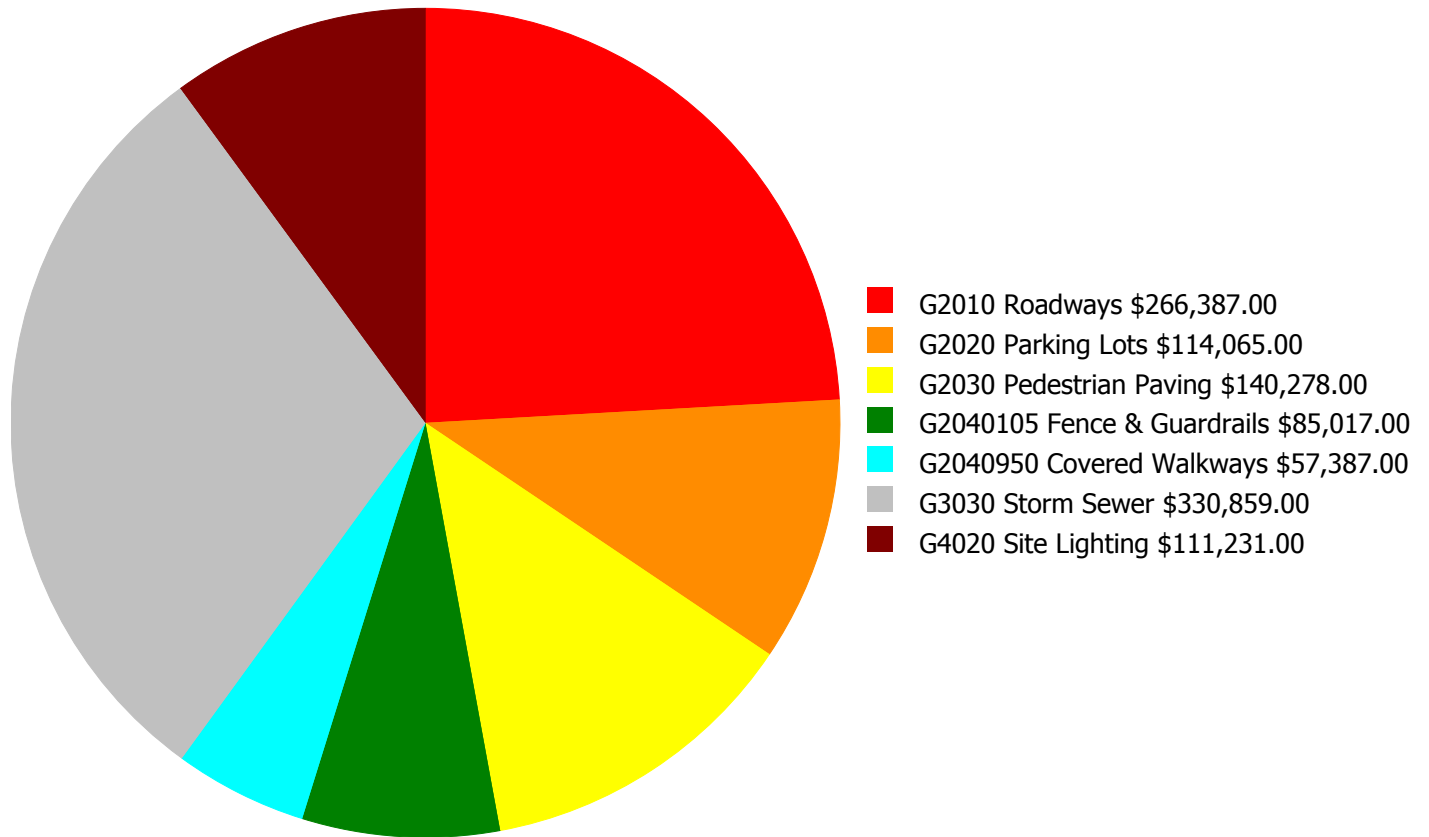
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

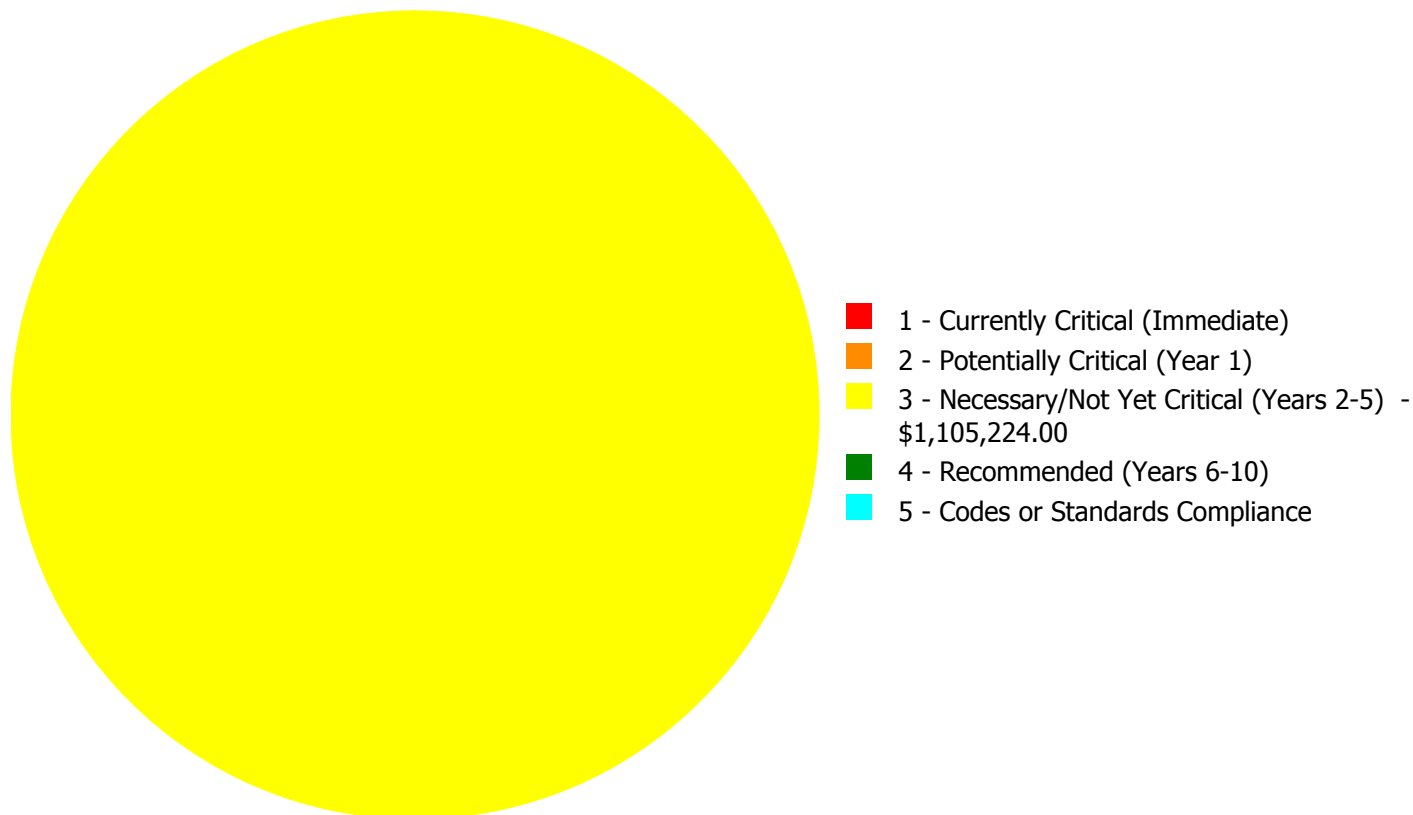
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,105,224.00

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: \$1,105,224.00

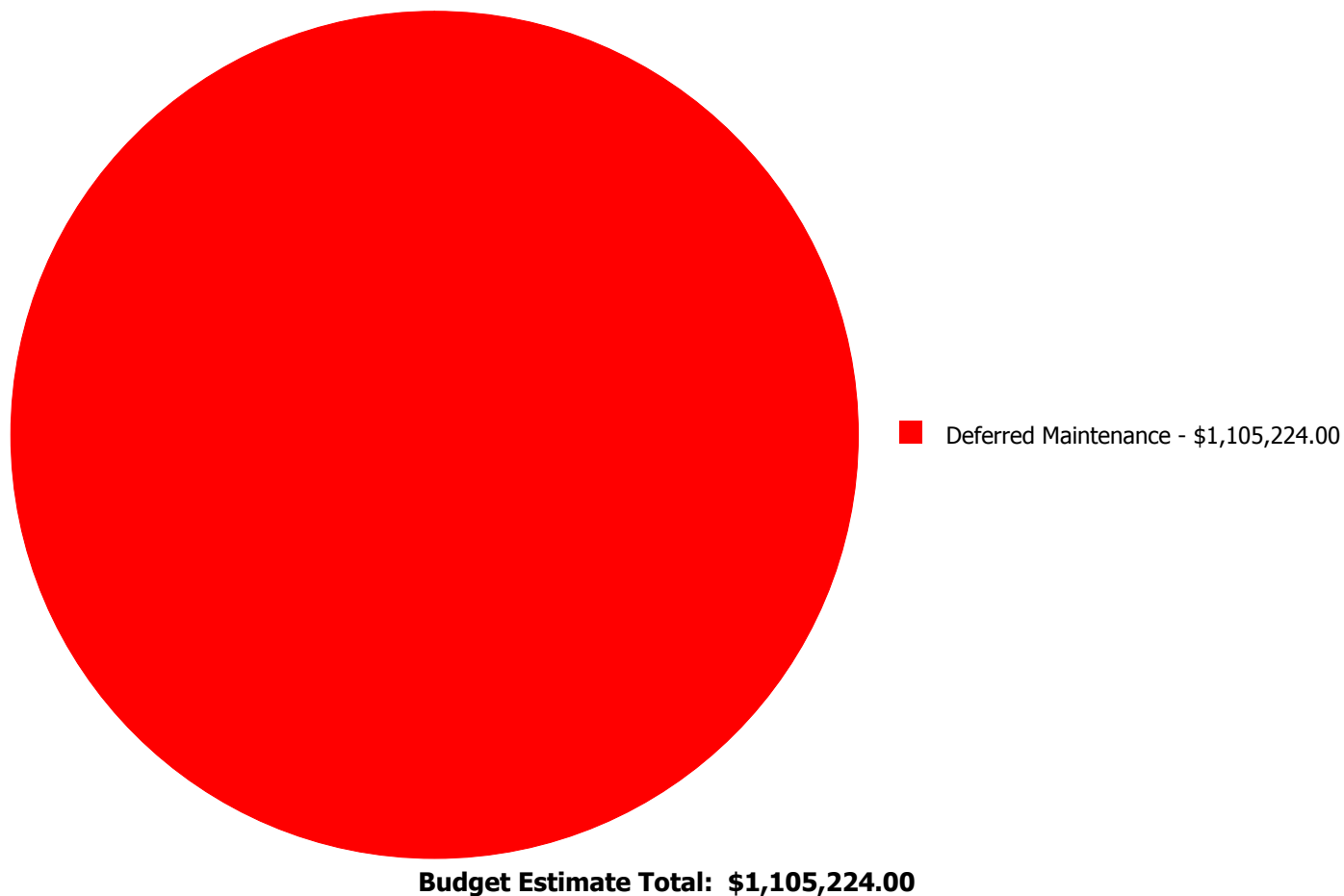
Deficiency By Priority Investment Table

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	\$266,387.00	\$0.00	\$0.00	\$266,387.00
G2020	Parking Lots	\$0.00	\$0.00	\$114,065.00	\$0.00	\$0.00	\$114,065.00
G2030	Pedestrian Paving	\$0.00	\$0.00	\$140,278.00	\$0.00	\$0.00	\$140,278.00
G2040105	Fence & Guardrails	\$0.00	\$0.00	\$85,017.00	\$0.00	\$0.00	\$85,017.00
G2040950	Covered Walkways	\$0.00	\$0.00	\$57,387.00	\$0.00	\$0.00	\$57,387.00
G3030	Storm Sewer	\$0.00	\$0.00	\$330,859.00	\$0.00	\$0.00	\$330,859.00
G4020	Site Lighting	\$0.00	\$0.00	\$111,231.00	\$0.00	\$0.00	\$111,231.00
	Total:	\$0.00	\$0.00	\$1,105,224.00	\$0.00	\$0.00	\$1,105,224.00

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: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 64,407.00
Unit of Measure: S.F.
Estimate: \$266,387.00
Assessor Name: Eduardo Lopez
Date Created: 02/07/2017

Notes: The roadways are loose gravel and they should be replaced.

System: G2020 - Parking Lots



Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 64,407.00
Unit of Measure: S.F.
Estimate: \$114,065.00
Assessor Name: Eduardo Lopez
Date Created: 02/07/2017

Notes: The parking lots are inadequate and not properly designated and they should be replaced.

System: G2030 - Pedestrian Paving



Location: Site
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 64,407.00
Unit of Measure: S.F.
Estimate: \$140,278.00
Assessor Name: Eduardo Lopez
Date Created: 02/07/2017

Notes: The pedestrian paving is cracked and beyond its service life 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: 64,407.00
Unit of Measure: S.F.
Estimate: \$85,017.00
Assessor Name: Eduardo Lopez
Date Created: 02/07/2017

Notes: The fences and guardrails are beyond their service life and should be replaced.

Campus Assessment Report - Site

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: 64,407.00
Unit of Measure: S.F.
Estimate: \$57,387.00
Assessor Name: Eduardo Lopez
Date Created: 02/07/2017

Notes: The covered walkways are beyond their service life and should be replaced.

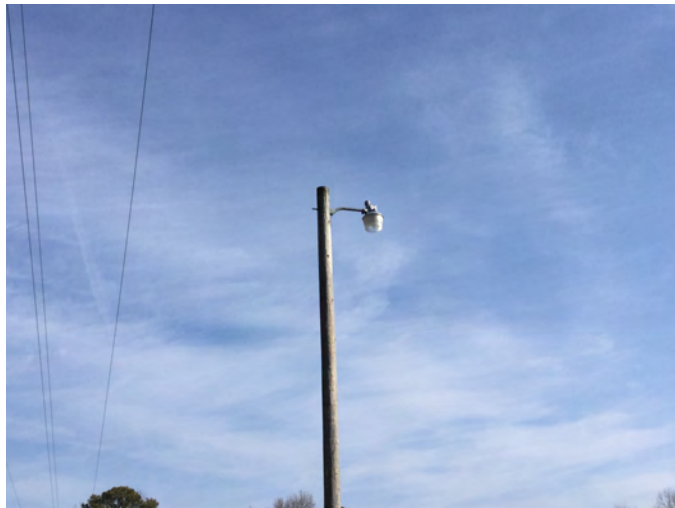
System: G3030 - Storm Sewer



Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 64,407.00
Unit of Measure: S.F.
Estimate: \$330,859.00
Assessor Name: Eduardo Lopez
Date Created: 02/07/2017

Notes: The storm sewer system is inadequate and should be replaced.

System: G4020 - Site Lighting



Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 64,407.00
Unit of Measure: S.F.
Estimate: \$111,231.00
Assessor Name: Eduardo Lopez
Date Created: 02/07/2017

Notes: The site lighting is beyond its service life and should be replaced.

NC School District/080 Bertie County/High School

Bertie High

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):	192,796
Year Built:	2014
Last Renovation:	
Replacement Value:	\$43,820,956
Repair Cost:	\$3,753,356.01
Total FCI:	8.57 %
Total RSLI:	77.47 %
FCA Score:	91.43



Description:

GENERAL:

Bertie High School and STEM School is located at 716 US Highway 13 North in Windsor, North Carolina. The 1 story, 146,994 square foot building was originally constructed in 2014. There have been no additions or no renovations to the main building, but on the west side of the main road two buildings (1972 Carpentry/Auto and 1982 900 Building) exist from previous constructions in 1972 and 1982. In addition to the main building, the campus contains ancillary buildings; pressbox, concession/restrooms, and fieldhouse.

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

Campus Assessment Report - Bertie High

does not have a basement.

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 on the main building, the other buildings have low pitched thermoplastic polyolefin roof covering. The main building does not have any roof openings, but the 900 building has a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically CMU and drywall. 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, handrails, and fabricated toilet partitions. Stair construction includes steel risers and concrete treads with concrete finishes. 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 carpet, quarry tiles, wood, and epoxy. Ceiling finishes in all areas are typically suspended acoustical tile.

CONVEYING:

The building does not include conveying equipment.

D. SERVICES

PLUMBING: Plumbing fixtures are typically low-flow water fixtures with automatic control valves. In the main building, in the other buildings the plumbing fixtures are not low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with gas and electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is internal with both roof drains and scuppers. Other plumbing systems is supplied by above ground fuel tanks.

HVAC:

Heating is provided by 3 gas fired boilers. Cooling is supplied by 2 water cooled chillers. Additional heating and cooling is provided by heat pumps. 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 main building does have a fire sprinkler system. The other buildings does not have a fire sprinkler system. The building does not have additional fire suppression systems. Standpipes are included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in 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: 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. 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, laboratory, vehicle equipment, fixed casework, window treatment, and multiple seating furnishings.

G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing.

Campus Assessment Report - Bertie High

Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

Attributes:

General Attributes:

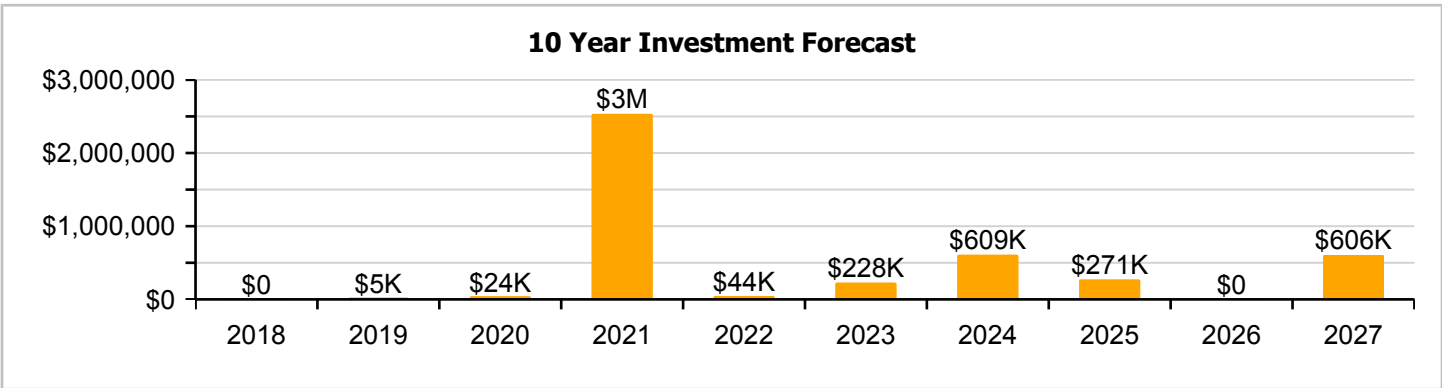
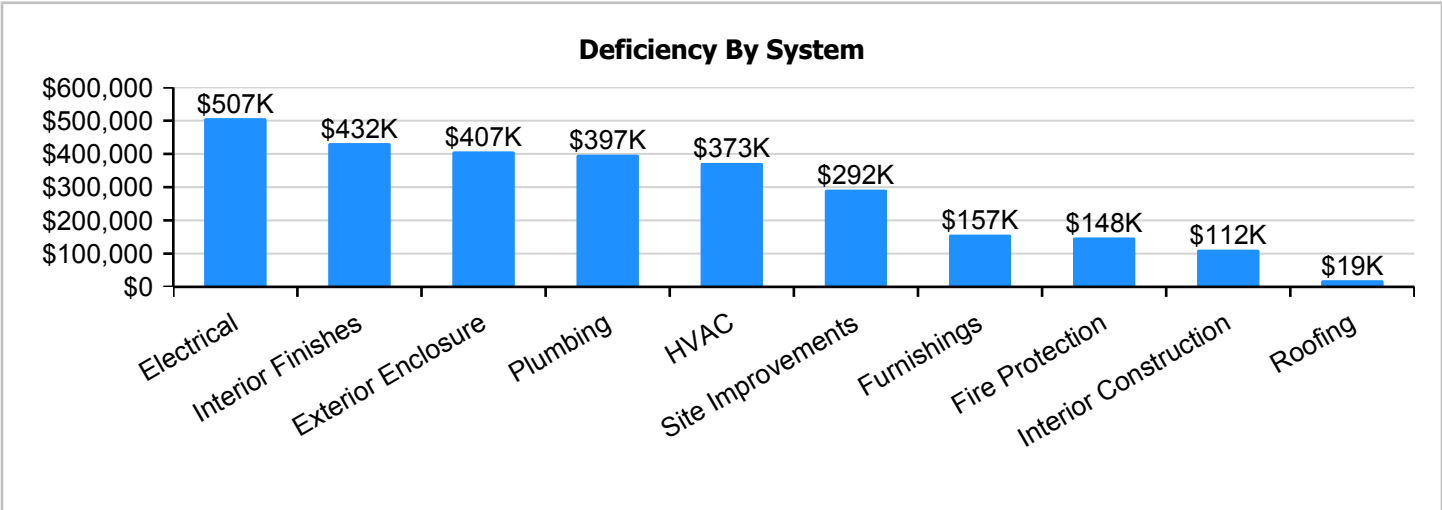
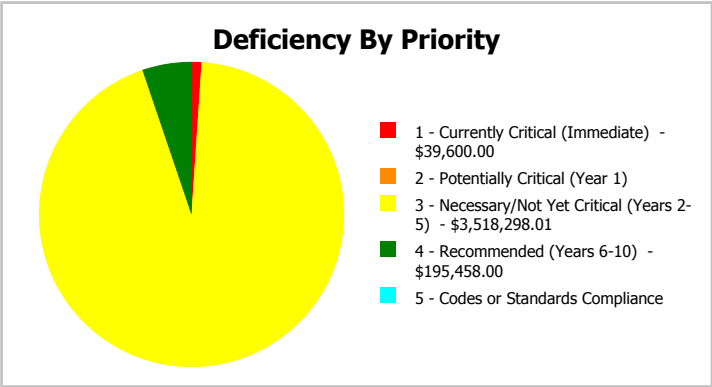
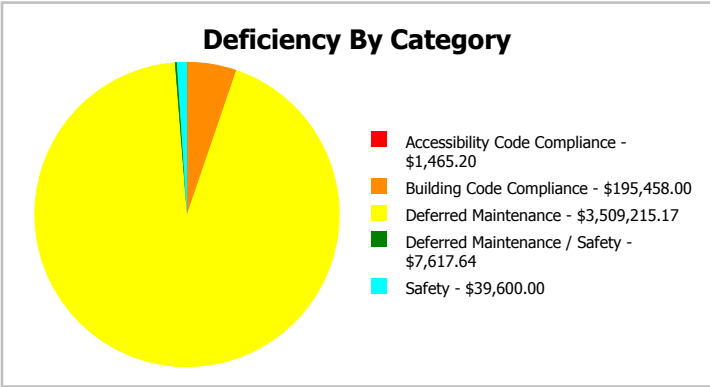
Condition Assessor:	Somnath Das	Assessment Date:	2/8/2017
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	46.5	Site Acreage:	46.5

Campus Dashboard Summary

Gross Area:	192,796	Last Renovation:	
Year Built:	2014	Replacement Value:	\$43,820,956
Repair Cost:	\$3,753,356	RSLI%:	77.47 %
FCI:	8.57 %		



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.

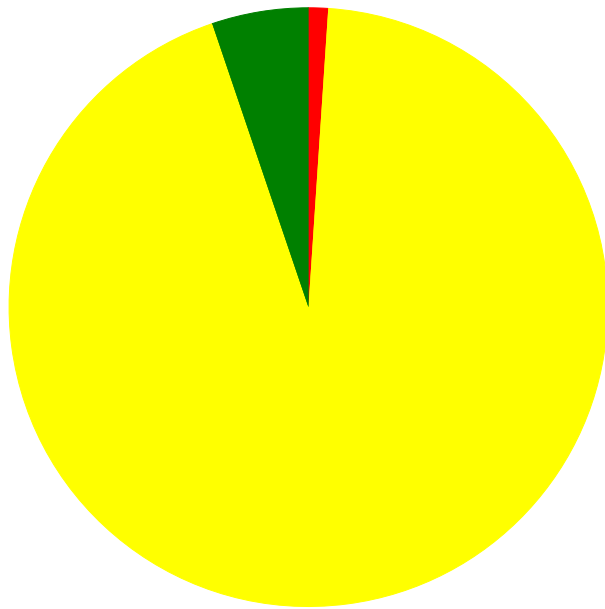
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	88.08 %	0.00 %	\$0.00
A20 - Basement Construction	89.62 %	0.00 %	\$0.00
B10 - Superstructure	93.23 %	0.00 %	\$0.00
B20 - Exterior Enclosure	78.35 %	12.50 %	\$537,093.48
B30 - Roofing	82.38 %	1.48 %	\$25,633.00
C10 - Interior Construction	77.38 %	8.67 %	\$147,060.20
C20 - Stairs	96.91 %	0.00 %	\$0.00
C30 - Interior Finishes	67.40 %	12.16 %	\$570,152.69
D20 - Plumbing	68.54 %	20.24 %	\$524,645.00
D30 - HVAC	71.20 %	8.60 %	\$492,245.00
D40 - Fire Protection	69.81 %	24.68 %	\$195,458.00
D50 - Electrical	70.00 %	12.87 %	\$669,125.00
E10 - Equipment	82.37 %	0.00 %	\$0.00
E20 - Furnishings	66.76 %	22.07 %	\$206,831.00
G20 - Site Improvements	79.78 %	8.25 %	\$385,112.64
G30 - Site Mechanical Utilities	93.84 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	90.20 %	0.00 %	\$0.00
Totals:	77.47 %	8.57 %	\$3,753,356.01

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
1965 Football Pressbox	378	12.00	\$0.00	\$0.00	\$8,695.00	\$0.00	\$0.00
1972 Carpentry/Auto Building	7,822	52.90	\$0.00	\$0.00	\$649,875.00	\$36,826.00	\$0.00
1982 900 Building	21,307	50.36	\$13,200.00	\$0.00	\$1,650,645.89	\$100,313.00	\$0.00
1984 Field House	2,564	26.09	\$0.00	\$0.00	\$97,315.00	\$0.00	\$0.00
1984 Football Concession	1,500	30.94	\$0.00	\$0.00	\$69,918.00	\$0.00	\$0.00
1985 600 Building	6,018	37.17	\$0.00	\$0.00	\$323,576.00	\$28,332.00	\$0.00
1985 Auxiliary Gymnasium	6,085	32.91	\$13,200.00	\$0.00	\$331,664.00	\$29,987.00	\$0.00
2004 Baseball Pressbox	128	5.45	\$0.00	\$0.00	\$1,496.48	\$0.00	\$0.00
2014 Main Building	146,994	0.05	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	192,796	5.15	\$0.00	\$0.00	\$385,112.64	\$0.00	\$0.00
Total:		8.57	\$39,600.00	\$0.00	\$3,518,298.01	\$195,458.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate) - \$39,600.00
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$3,518,298.01
- 4 - Recommended (Years 6-10) - \$195,458.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$3,753,356.01

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-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	378
Year Built:	1965
Last Renovation:	
Replacement Value:	\$72,474
Repair Cost:	\$8,695.00
Total FCI:	12.00 %
Total RSLI:	44.63 %
FCA Score:	88.00



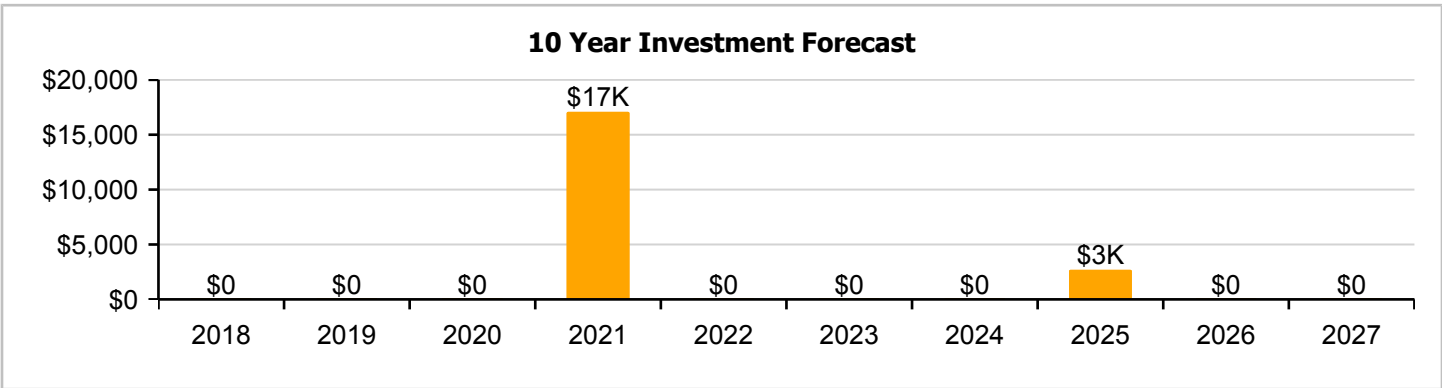
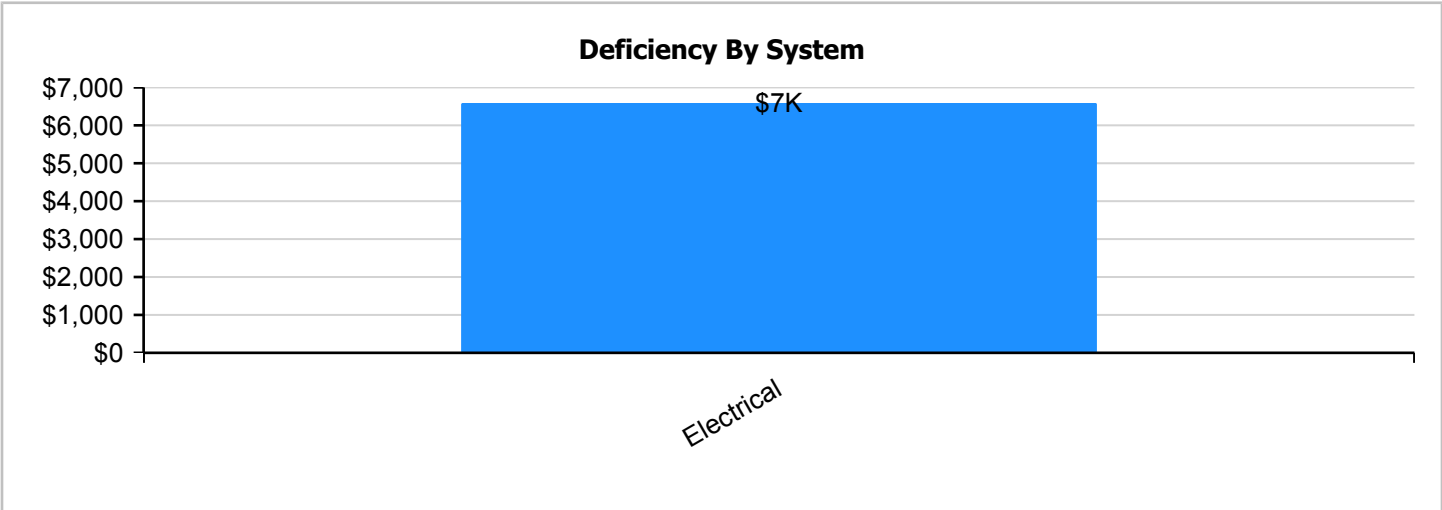
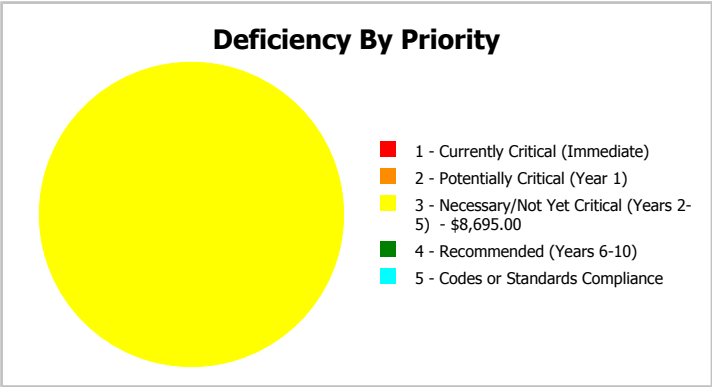
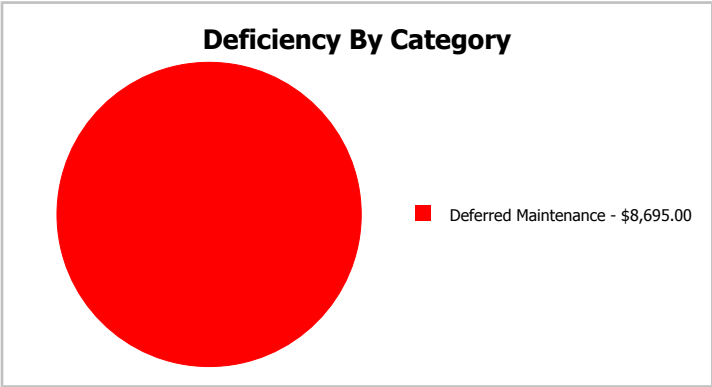
Description:

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:	378
Year Built:	1965	Last Renovation:	
Repair Cost:	\$8,695	Replacement Value:	\$72,474
FCI:	12.00 %	RSLI%:	44.63 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	48.00 %	0.00 %	\$0.00
B10 - Superstructure	48.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	31.90 %	0.00 %	\$0.00
B30 - Roofing	93.29 %	0.00 %	\$0.00
C30 - Interior Finishes	88.81 %	0.00 %	\$0.00
D50 - Electrical	0.00 %	110.01 %	\$8,695.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	44.64 %	12.00 %	\$8,695.00

Photo Album

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

1). Southeast Elevation - Feb 07, 2017



2). East Elevation - Feb 07, 2017



3). North Elevation - Feb 07, 2017



4). Southwest Elevation - Feb 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.	378	100	1965	2065		48.00 %	0.00 %	48			\$7,609
A1030	Slab on Grade	\$19.75	S.F.	378	100	1965	2065		48.00 %	0.00 %	48			\$7,466
B1010	Floor Construction	\$11.44	S.F.	378	100	1965	2065		48.00 %	0.00 %	48			\$4,324
B1020	Roof Construction	\$16.26	S.F.	378	100	1965	2065		48.00 %	0.00 %	48			\$6,146
B2010	Exterior Walls	\$29.79	S.F.	378	100	1965	2065		48.00 %	0.00 %	48			\$11,261
B2020	Exterior Windows	\$17.17	S.F.	378	30	1965	1995	2021	13.33 %	0.00 %	4			\$6,490
B2030	Exterior Doors	\$8.66	S.F.	378	30	1965	1995	2021	13.33 %	0.00 %	4			\$3,273
B3010130	Preformed Metal Roofing	\$9.66	S.F.	378	30	2015	2045		93.33 %	0.00 %	28			\$3,651
B3020	Roof Openings	\$0.29	S.F.	378	25	2015	2040		92.00 %	0.00 %	23			\$110
C3010	Wall Finishes	\$5.11	S.F.	378	10	2015	2025		80.00 %	0.00 %	8			\$1,932
C3020	Floor Finishes	\$12.37	S.F.	378	20	2015	2035		90.00 %	0.00 %	18			\$4,676
C3030	Ceiling Finishes	\$9.52	S.F.	378	25	2015	2040		92.00 %	0.00 %	23			\$3,599
D5010	Electrical Service/Distribution	\$3.09	S.F.	378	40	1965	2005		0.00 %	110.02 %	-12		\$1,285.00	\$1,168
D5020	Branch Wiring	\$9.24	S.F.	378	30	1965	1995		0.00 %	109.99 %	-22		\$3,842.00	\$3,493
D5020	Lighting	\$8.58	S.F.	378	30	1965	1995		0.00 %	110.02 %	-22		\$3,568.00	\$3,243
E2010	Fixed Furnishings	\$10.67	S.F.	378	20	1965	1985	2021	20.00 %	0.00 %	4			\$4,033
Total									44.64 %	12.00 %			\$8,695.00	\$72,474

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



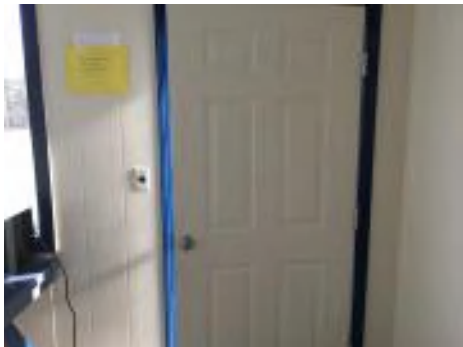
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1965 Football Pressbox

System: B3010130 - Preformed Metal Roofing



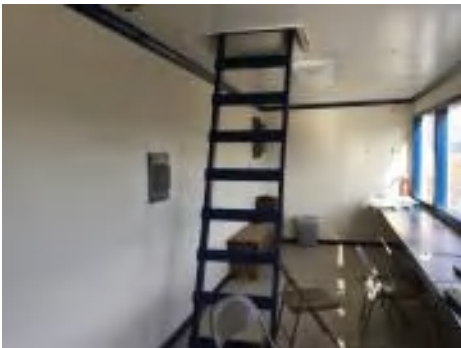
Note:

System: B3020 - Roof Openings



Note:

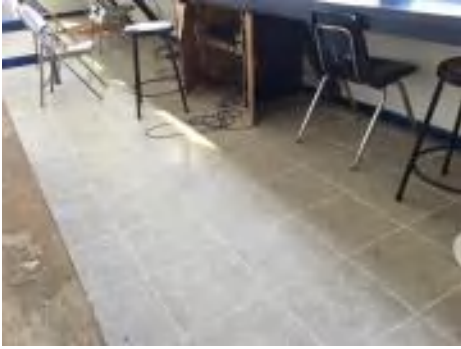
System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1965 Football Pressbox

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D5010 - Electrical Service/Distribution



Note: The electrical distribution system is beyond its service life and should be replaced.

Campus Assessment Report - 1965 Football Pressbox

System: D5020 - Branch Wiring



Note: The branch wiring system is beyond its service life and should be replaced.

System: D5020 - Lighting



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

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%

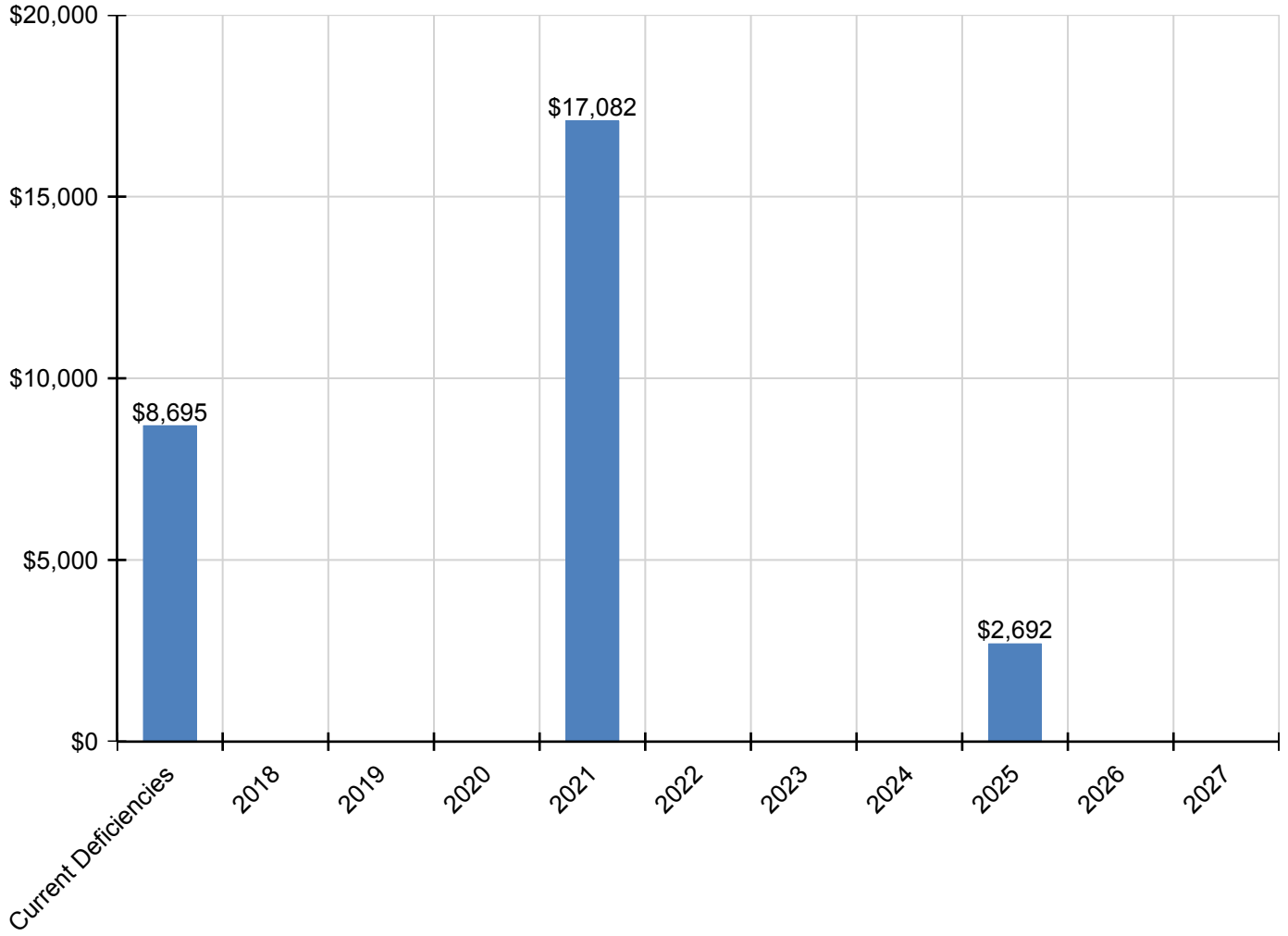
Campus Assessment Report - 1965 Football Pressbox

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$8,695	\$0	\$0	\$0	\$17,082	\$0	\$0	\$0	\$2,692	\$0	\$0	\$28,469
* 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	\$0	\$0	\$0	\$0	\$8,035	\$0	\$0	\$0	\$0	\$0	\$0	\$8,035
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$4,053	\$0	\$0	\$0	\$0	\$0	\$0	\$4,053
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
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,692	\$0	\$0	\$2,692
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$1,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,285
D5020 - Branch Wiring	\$3,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,842
D5020 - Lighting	\$3,568	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,568
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	\$0	\$0	\$0	\$0	\$4,994	\$0	\$0	\$0	\$0	\$0	\$0	\$4,994

* Indicates non-renewable system

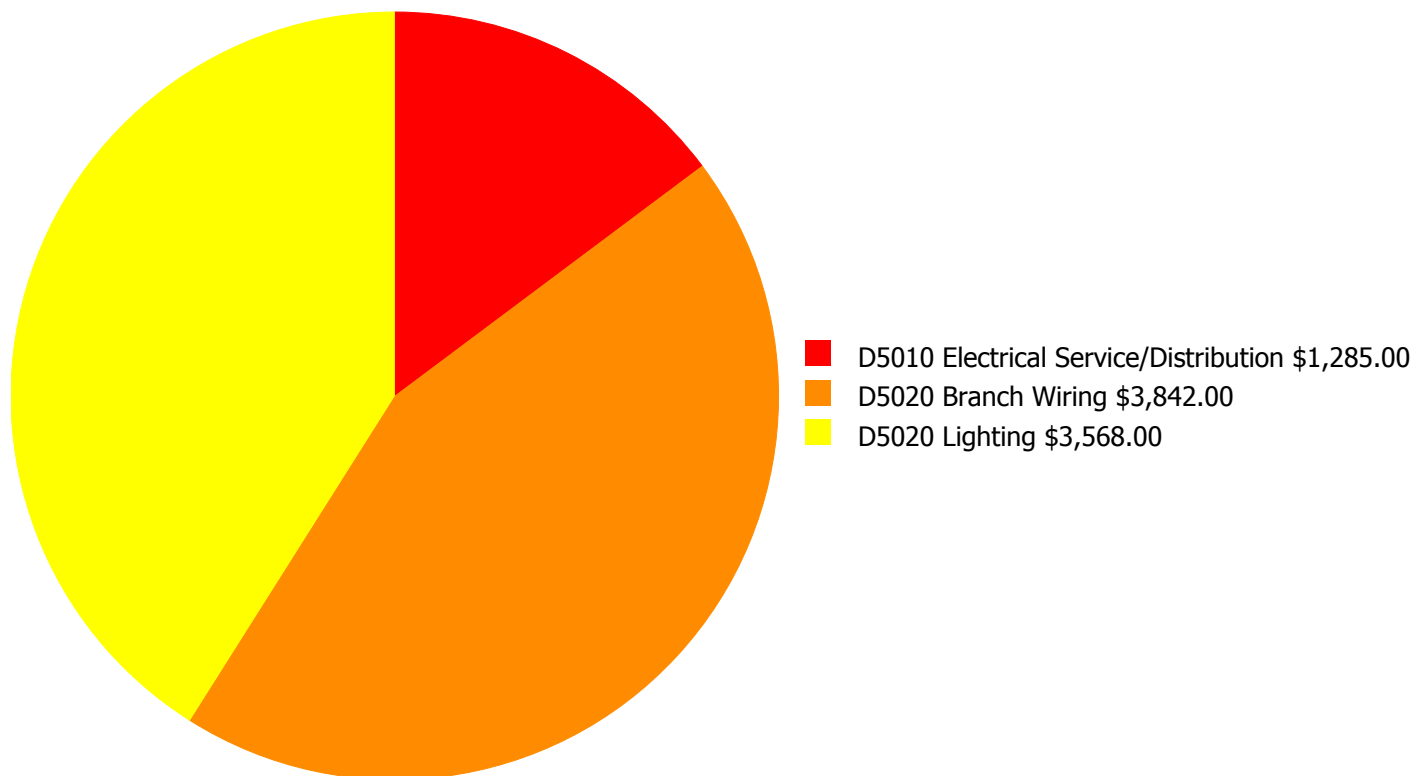
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

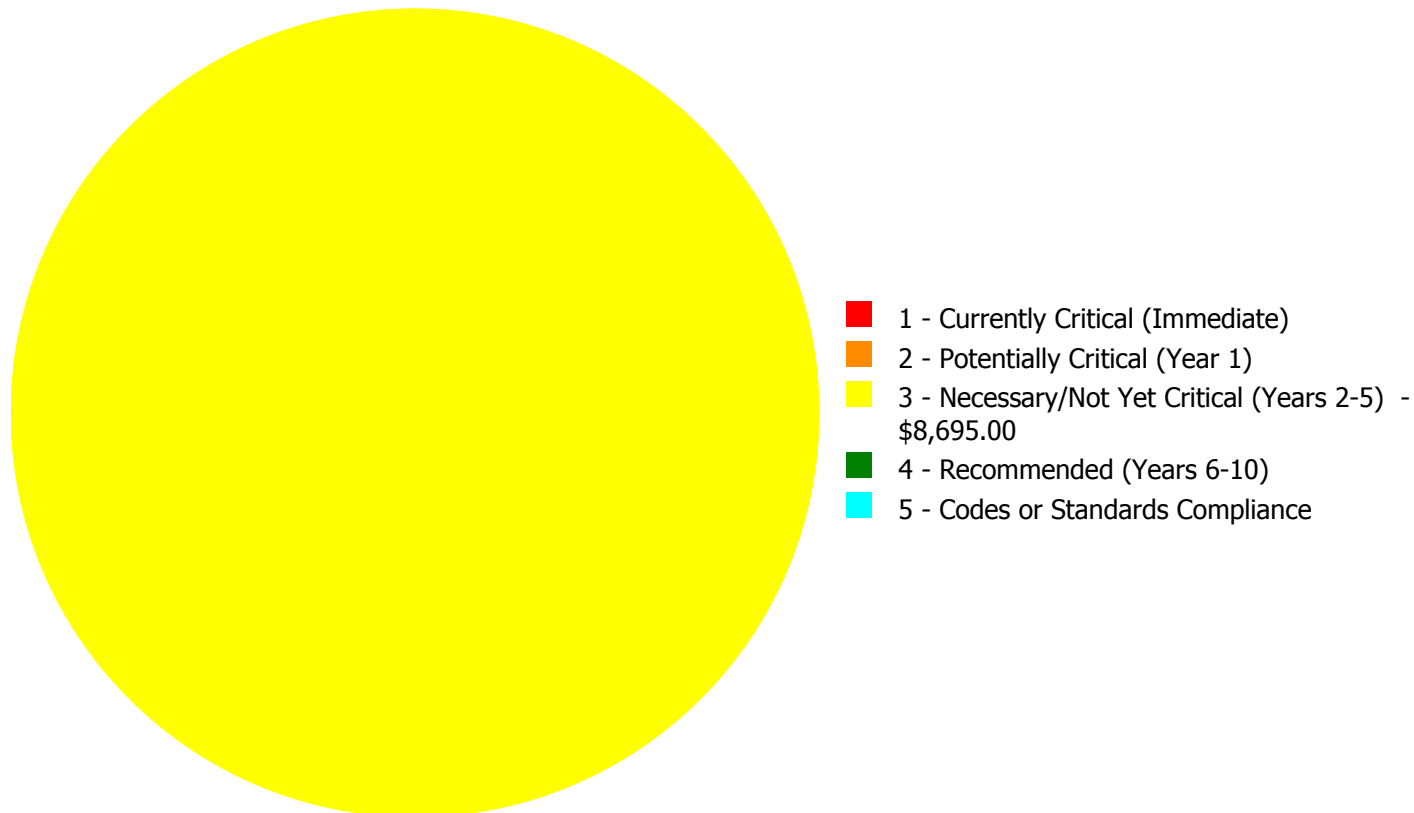
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$8,695.00

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: \$8,695.00

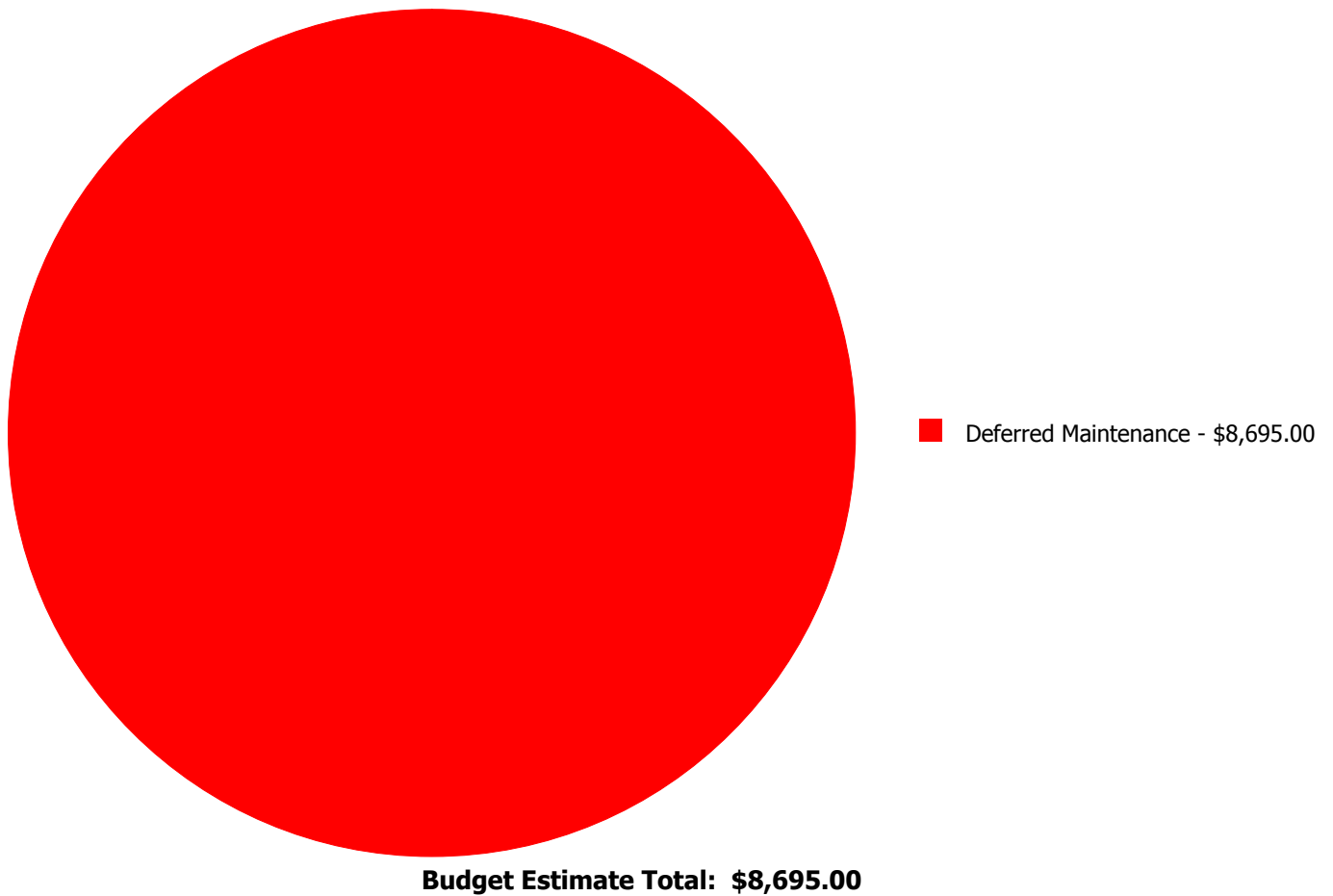
Deficiency By Priority Investment Table

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
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$1,285.00	\$0.00	\$0.00	\$1,285.00
D5020	Branch Wiring	\$0.00	\$0.00	\$3,842.00	\$0.00	\$0.00	\$3,842.00
D5020	Lighting	\$0.00	\$0.00	\$3,568.00	\$0.00	\$0.00	\$3,568.00
	Total:	\$0.00	\$0.00	\$8,695.00	\$0.00	\$0.00	\$8,695.00

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: D5010 - Electrical Service/Distribution



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 378.00
Unit of Measure: S.F.
Estimate: \$1,285.00
Assessor Name: Eduardo Lopez
Date Created: 02/07/2017

Notes: The electrical distribution system is beyond its service life and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 378.00
Unit of Measure: S.F.
Estimate: \$3,842.00
Assessor Name: Eduardo Lopez
Date Created: 02/07/2017

Notes: The branch wiring system is beyond its service life and should be replaced.

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 378.00
Unit of Measure: S.F.
Estimate: \$3,568.00
Assessor Name: Eduardo Lopez
Date Created: 02/07/2017

Notes: The lighting system is beyond its service life 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):	7,822
Year Built:	1972
Last Renovation:	
Replacement Value:	\$1,298,233
Repair Cost:	\$686,701.00
Total FCI:	52.90 %
Total RSLI:	18.81 %
FCA Score:	47.10



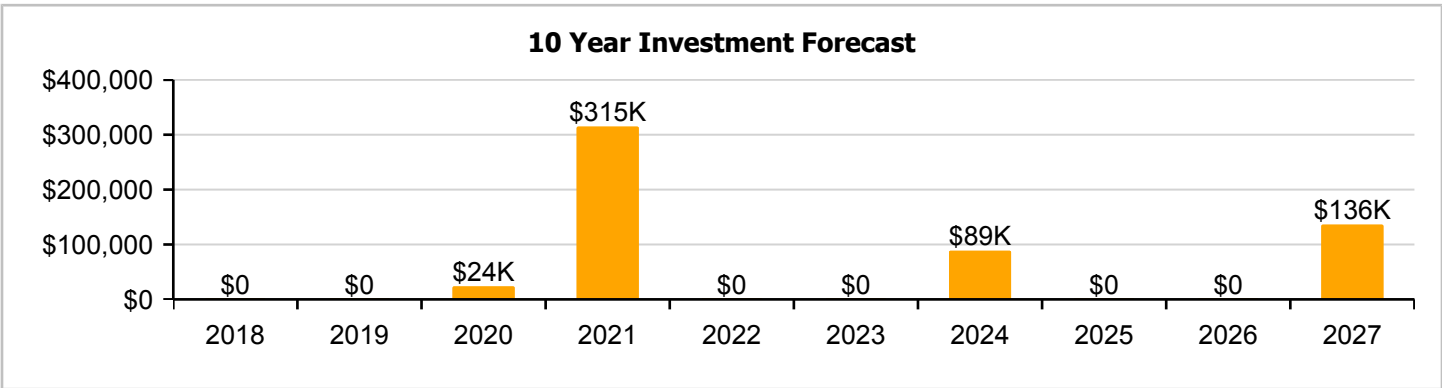
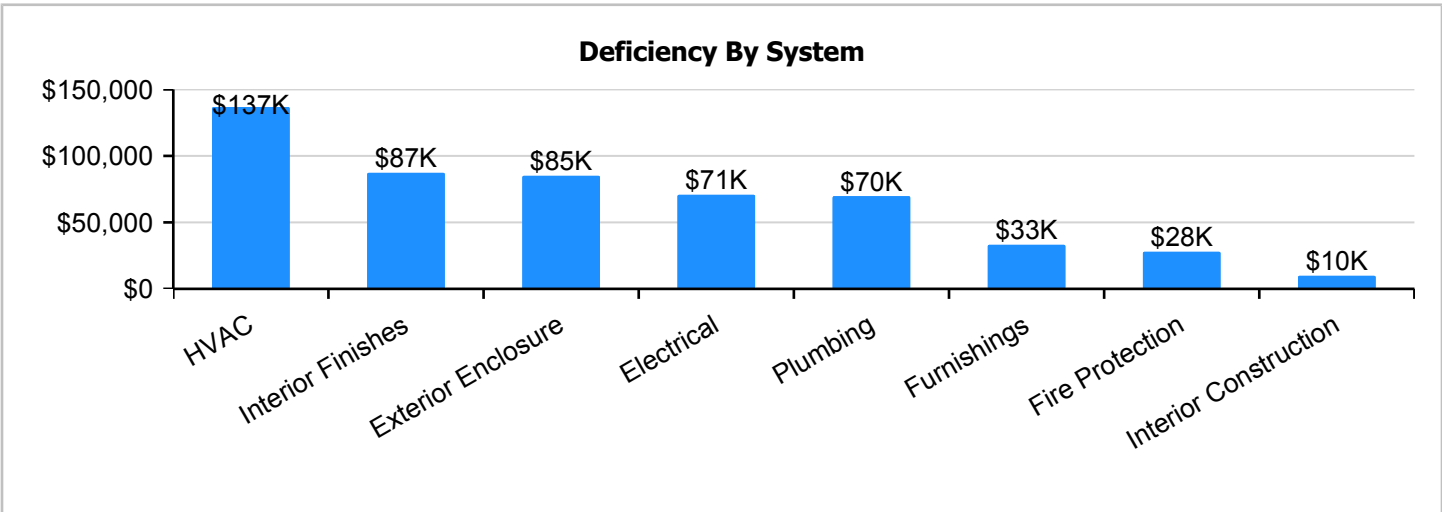
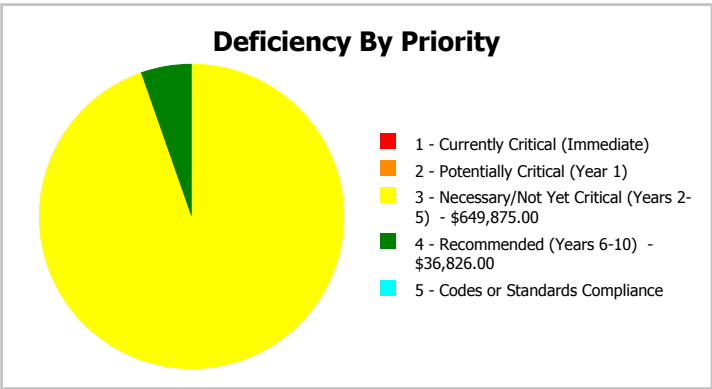
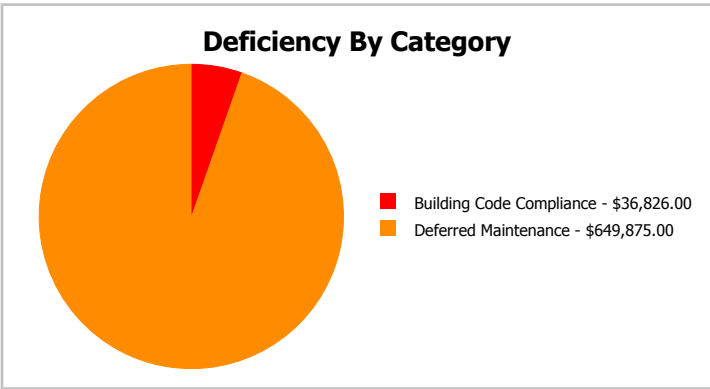
Description:

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:	7,822
Year Built:	1972	Last Renovation:	
Repair Cost:	\$686,701	Replacement Value:	\$1,298,233
FCI:	52.90 %	RSLI%:	18.81 %



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	55.00 %	0.00 %	\$0.00
A20 - Basement Construction	55.00 %	0.00 %	\$0.00
B10 - Superstructure	55.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	22.17 %	62.66 %	\$112,199.00
B30 - Roofing	50.00 %	0.00 %	\$0.00
C10 - Interior Construction	25.60 %	18.79 %	\$12,906.00
C30 - Interior Finishes	9.10 %	59.95 %	\$115,124.00
D20 - Plumbing	3.14 %	84.13 %	\$92,065.00
D30 - HVAC	9.74 %	75.07 %	\$180,516.00
D40 - Fire Protection	0.00 %	110.00 %	\$36,826.00
D50 - Electrical	11.85 %	46.66 %	\$93,356.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$43,709.00
Totals:	18.81 %	52.90 %	\$686,701.00

Photo Album

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

1). North Elevation - Feb 07, 2017



2). Northwest Elevation - Feb 07, 2017



3). West Elevation - Feb 07, 2017



4). South Elevation - Feb 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

Campus Assessment Report - 1972 Carpentry/Auto 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	\$2.22	S.F.	7,822	100	1972	2072		55.00 %	0.00 %	55			\$17,365
A1030	Slab on Grade	\$4.16	S.F.	7,822	100	1972	2072		55.00 %	0.00 %	55			\$32,540
A2010	Basement Excavation	\$0.84	S.F.	7,822	100	1972	2072		55.00 %	0.00 %	55			\$6,570
A2020	Basement Walls	\$5.86	S.F.	7,822	100	1972	2072		55.00 %	0.00 %	55			\$45,837
B1020	Roof Construction	\$7.76	S.F.	7,822	100	1972	2072		55.00 %	0.00 %	55			\$60,699
B2010	Exterior Walls	\$9.03	S.F.	7,822	100	1972	2072		55.00 %	0.00 %	55			\$70,633
B2020	Exterior Windows	\$13.04	S.F.	7,822	30	1972	2002		0.00 %	110.00 %	-15		\$112,199.00	\$101,999
B2030	Exterior Doors	\$0.82	S.F.	7,822	30	1972	2002	2021	13.33 %	0.00 %	4			\$6,414
B3010120	Single Ply Membrane	\$6.98	S.F.	7,092	20	2007	2027		50.00 %	0.00 %	10			\$49,502
B3010140	Asphalt Shingles	\$4.32	S.F.	730	20	2007	2027		50.00 %	0.00 %	10			\$3,154
C1010	Partitions	\$4.79	S.F.	7,822	75	1972	2047		40.00 %	0.00 %	30			\$37,467
C1020	Interior Doors	\$2.49	S.F.	7,822	30	1972	2002	2021	13.33 %	0.00 %	4			\$19,477
C1030	Fittings	\$1.50	S.F.	7,822	20	1972	1992		0.00 %	110.00 %	-25		\$12,906.00	\$11,733
C3010	Wall Finishes	\$2.61	S.F.	7,822	10	1972	1982		0.00 %	110.00 %	-35		\$22,457.00	\$20,415
C3020	Floor Finishes	\$11.17	S.F.	7,822	20	1972	1992	2021	20.00 %	0.00 %	4			\$87,372
C3030	Ceiling Finishes	\$10.77	S.F.	7,822	25	1972	1997		0.00 %	110.00 %	-20		\$92,667.00	\$84,243
D2010	Plumbing Fixtures	\$9.02	S.F.	7,822	30	1972	2002		0.00 %	110.00 %	-15		\$77,610.00	\$70,554
D2020	Domestic Water Distribution	\$1.68	S.F.	7,822	30	1972	2002		0.00 %	110.00 %	-15		\$14,455.00	\$13,141
D2030	Sanitary Waste	\$2.64	S.F.	7,822	30	1972	2002	2021	13.33 %	0.00 %	4			\$20,650
D2040	Rain Water Drainage	\$0.65	S.F.	7,822	30	1972	2002	2021	13.33 %	0.00 %	4			\$5,084
D3040	Distribution Systems	\$8.37	S.F.	7,822	30	1994	2024		23.33 %	0.00 %	7			\$65,470
D3050	Terminal & Package Units	\$18.27	S.F.	7,822	15	1993	2008		0.00 %	110.00 %	-9		\$157,199.00	\$142,908
D3060	Controls & Instrumentation	\$2.71	S.F.	7,822	20	1994	2014		0.00 %	110.00 %	-3		\$23,317.00	\$21,198
D3090	Other HVAC Systems/Equip	\$1.39	S.F.	7,822	20	2012	2032		75.00 %	0.00 %	15			\$10,873
D4010	Sprinklers	\$3.71	S.F.	7,822	30			2016	0.00 %	110.00 %	-1		\$31,922.00	\$29,020
D4020	Standpipes	\$0.57	S.F.	7,822	30			2016	0.00 %	109.98 %	-1		\$4,904.00	\$4,459
D5010	Electrical Service/Distribution	\$1.62	S.F.	7,822	40	1972	2012	2021	10.00 %	0.00 %	4			\$12,672
D5020	Branch Wiring	\$4.65	S.F.	7,822	30	1972	2002	2021	13.33 %	0.00 %	4			\$36,372
D5020	Lighting	\$10.85	S.F.	7,822	30	1972	2002		0.00 %	110.00 %	-15		\$93,356.00	\$84,869
D5030910	Fire & Alarm Systems	\$3.64	S.F.	7,822	15	1972	1987	2021	26.67 %	0.00 %	4			\$28,472
D5030920	Data Communication	\$4.70	S.F.	7,822	15	1972	1987	2021	26.67 %	0.00 %	4			\$36,763
D5090	Other Electrical Systems	\$0.12	S.F.	7,822	20	1972	1992	2021	20.00 %	0.00 %	4			\$939
E1030	Vehicular Equipment	\$2.51	S.F.	7,822	20	2000	2020		15.00 %	0.00 %	3			\$19,633
E2010	Fixed Furnishings	\$5.08	S.F.	7,822	20	1972	1992		0.00 %	110.00 %	-25		\$43,709.00	\$39,736
Total									18.81 %	52.90 %			\$686,701.00	\$1,298,233

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: The exterior windows are beyond their service life and should be replaced.

Campus Assessment Report - 1972 Carpentry/Auto Building

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note:

System: B3010140 - Asphalt Shingles



Note:

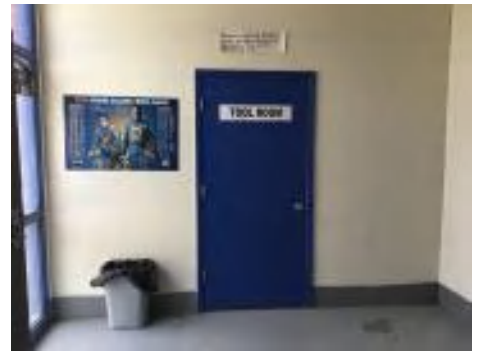
Campus Assessment Report - 1972 Carpentry/Auto Building

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note: The fittings are beyond their service life and should be replaced.

Campus Assessment Report - 1972 Carpentry/Auto Building

System: C3010 - Wall Finishes



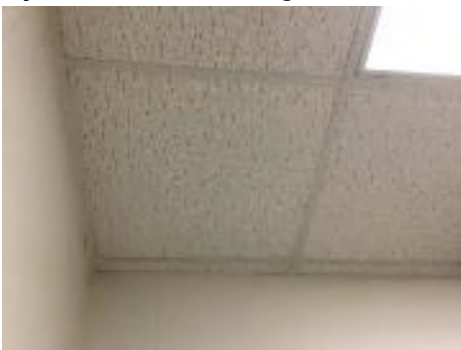
Note: The wall finishes are beyond their service life and should be replaced.

System: C3020 - Floor Finishes



Note:

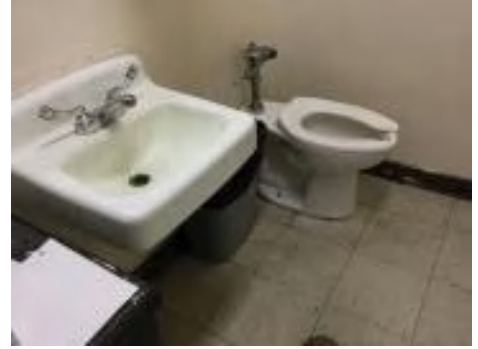
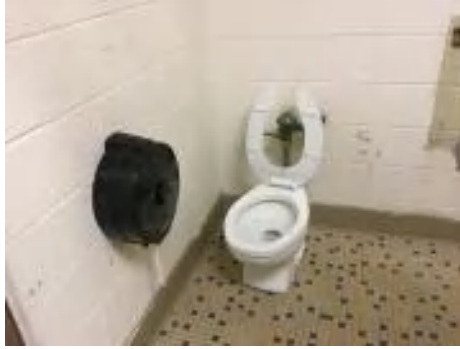
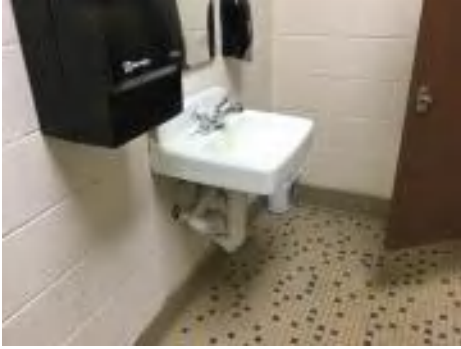
System: C3030 - Ceiling Finishes



Note: The ceiling finishes are beyond their service life and should be replaced.

Campus Assessment Report - 1972 Carpentry/Auto Building

System: D2010 - Plumbing Fixtures



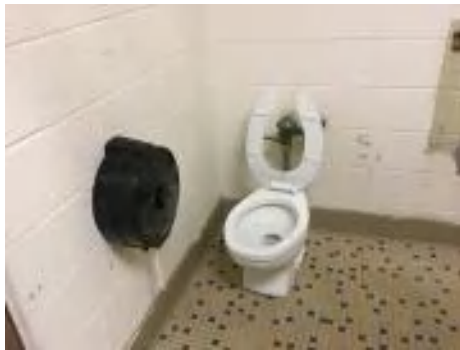
Note: The plumbing fixtures are beyond their service life and should be replaced.

System: D2020 - Domestic Water Distribution



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

System: D2030 - Sanitary Waste



Note:

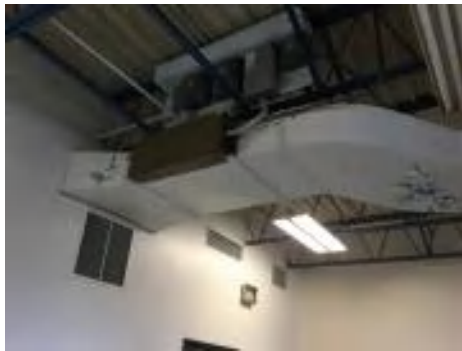
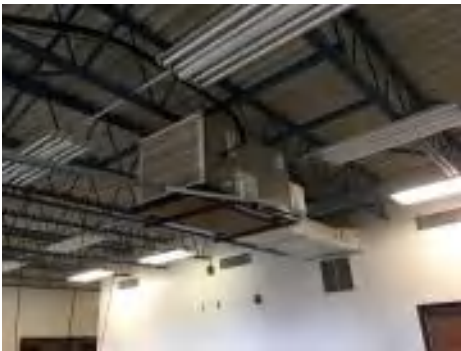
Campus Assessment Report - 1972 Carpentry/Auto Building

System: D2040 - Rain Water Drainage



Note:

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.

Campus Assessment Report - 1972 Carpentry/Auto Building

System: D3060 - Controls & Instrumentation



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

System: D3090 - Other HVAC Systems/Equip



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:

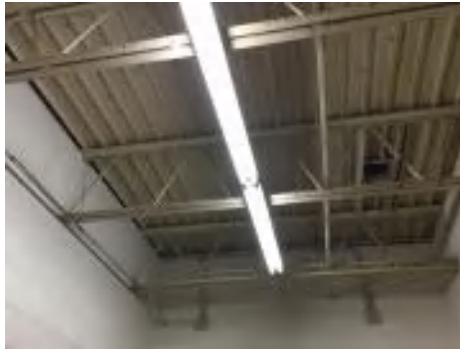
Campus Assessment Report - 1972 Carpentry/Auto Building

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



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

System: D5030910 - Fire & Alarm Systems



Note:

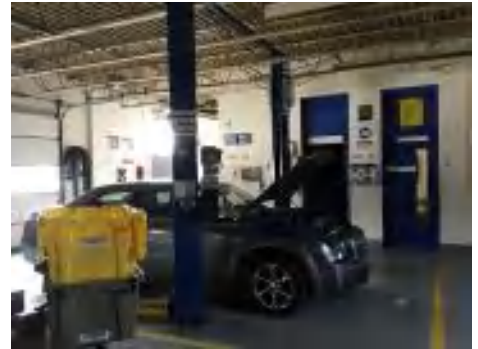
Campus Assessment Report - 1972 Carpentry/Auto Building

System: D5030920 - Data Communication



Note:

System: E1030 - Vehicular Equipment



Note:

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
Total:	\$686,701	\$0	\$0	\$23,600	\$314,734	\$0	\$0	\$88,572	\$0	\$0	\$136,158	\$1,249,764
* 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
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$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	\$112,199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,199
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$7,940	\$0	\$0	\$0	\$0	\$0	\$0	\$7,940
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	\$99,790	\$99,790
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,187	\$6,187
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	\$24,113	\$0	\$0	\$0	\$0	\$0	\$0	\$24,113
C1030 - Fittings	\$12,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,906
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$22,457	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,180	\$52,637

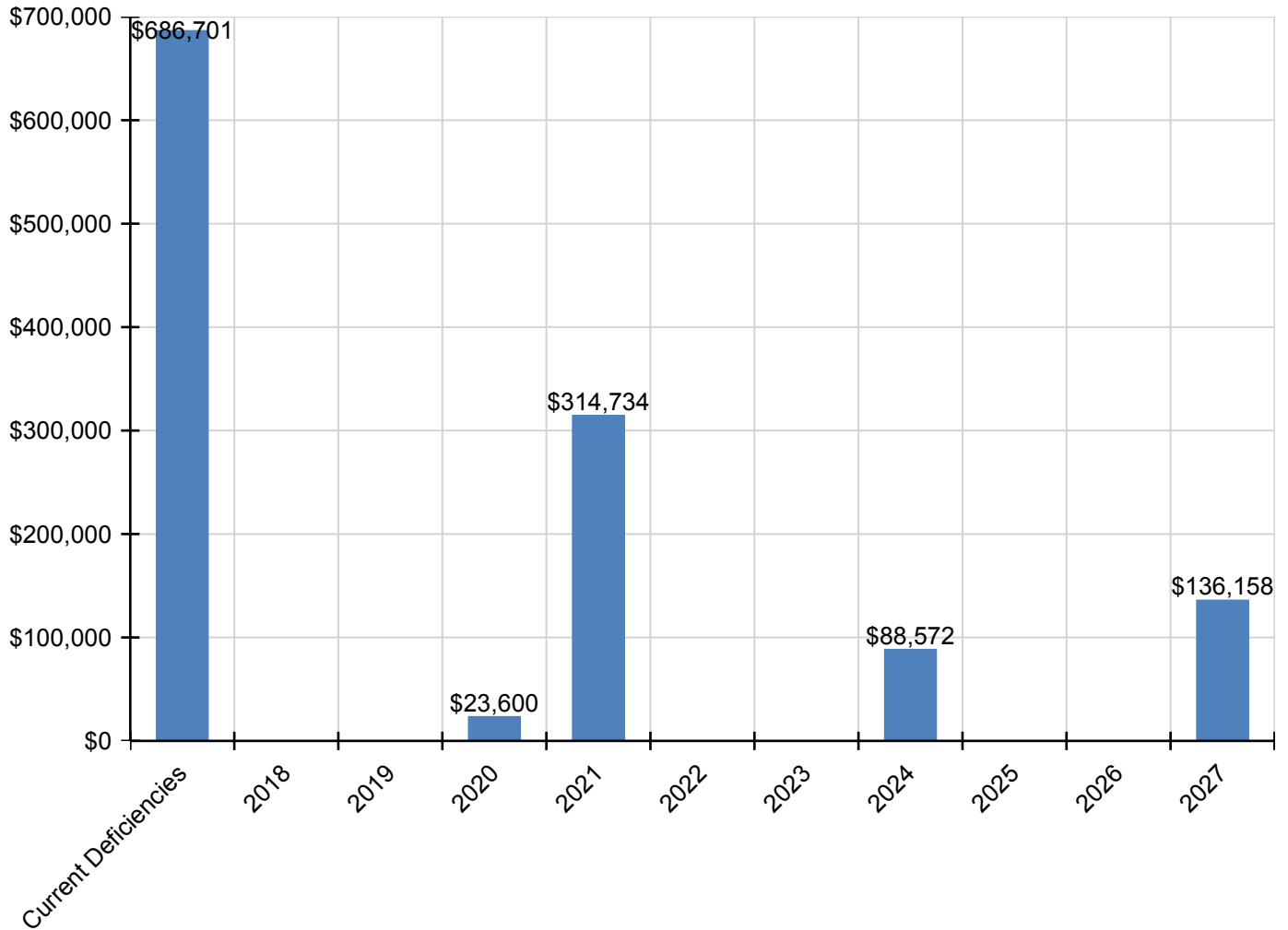
Campus Assessment Report - 1972 Carpentry/Auto Building

C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$108,172	\$0	\$0	\$0	\$0	\$0	\$0	\$108,172
C3030 - Ceiling Finishes	\$92,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,667
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$77,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,610
D2020 - Domestic Water Distribution	\$14,455	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,455
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$25,566	\$0	\$0	\$0	\$0	\$0	\$0	\$25,566
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$6,295	\$0	\$0	\$0	\$0	\$0	\$0	\$6,295
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,572	\$0	\$0	\$0	\$88,572
D3050 - Terminal & Package Units	\$157,199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,199
D3060 - Controls & Instrumentation	\$23,317	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,317
D3090 - Other HVAC Systems/Equip	\$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	\$31,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,922
D4020 - Standpipes	\$4,904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,904
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$15,688	\$0	\$0	\$0	\$0	\$0	\$0	\$15,688
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$45,032	\$0	\$0	\$0	\$0	\$0	\$0	\$45,032
D5020 - Lighting	\$93,356	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,356
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire & Alarm Systems	\$0	\$0	\$0	\$0	\$35,250	\$0	\$0	\$0	\$0	\$0	\$0	\$35,250
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$45,516	\$0	\$0	\$0	\$0	\$0	\$0	\$45,516
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$1,163	\$0	\$0	\$0	\$0	\$0	\$0	\$1,163
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
E1030 - Vehicular Equipment	\$0	\$0	\$0	\$23,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,600
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$43,709	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,709

* Indicates non-renewable system

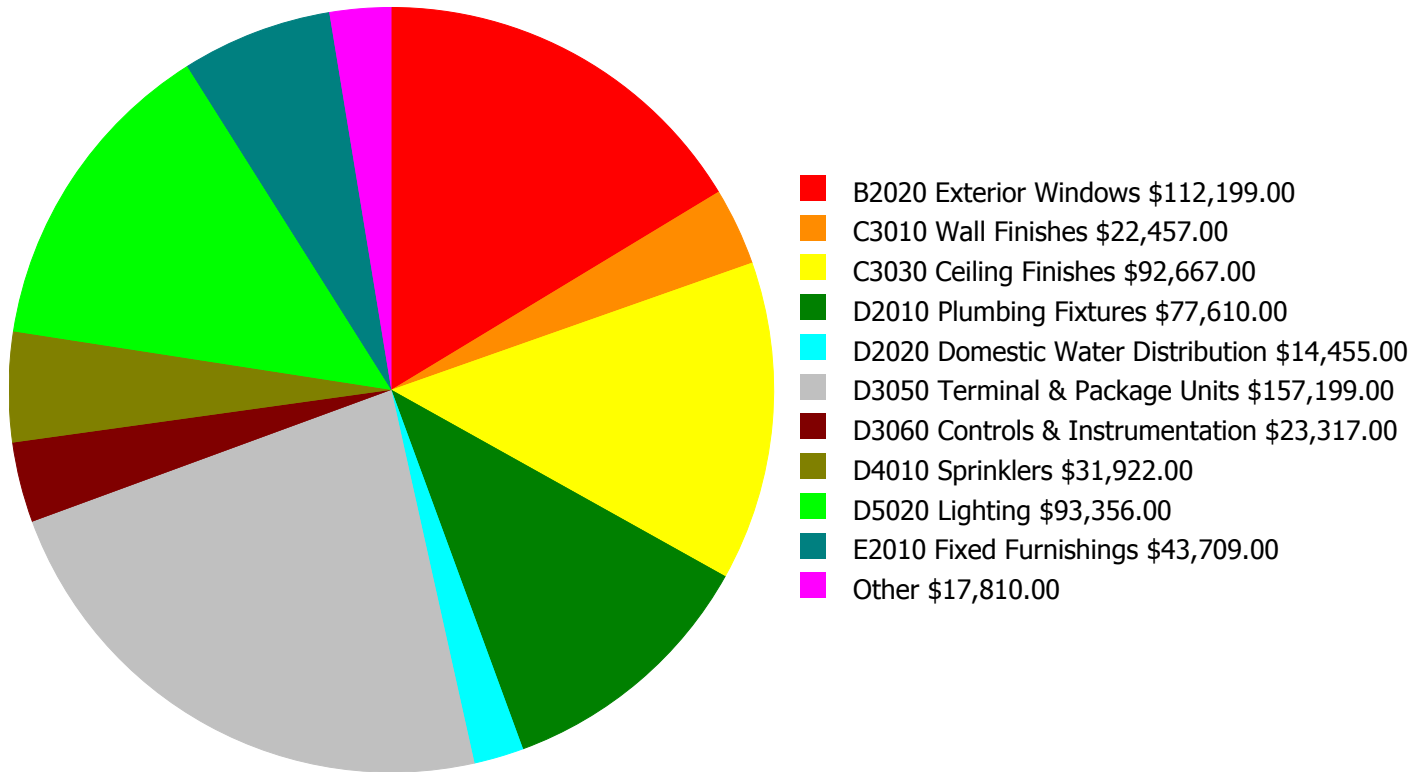
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

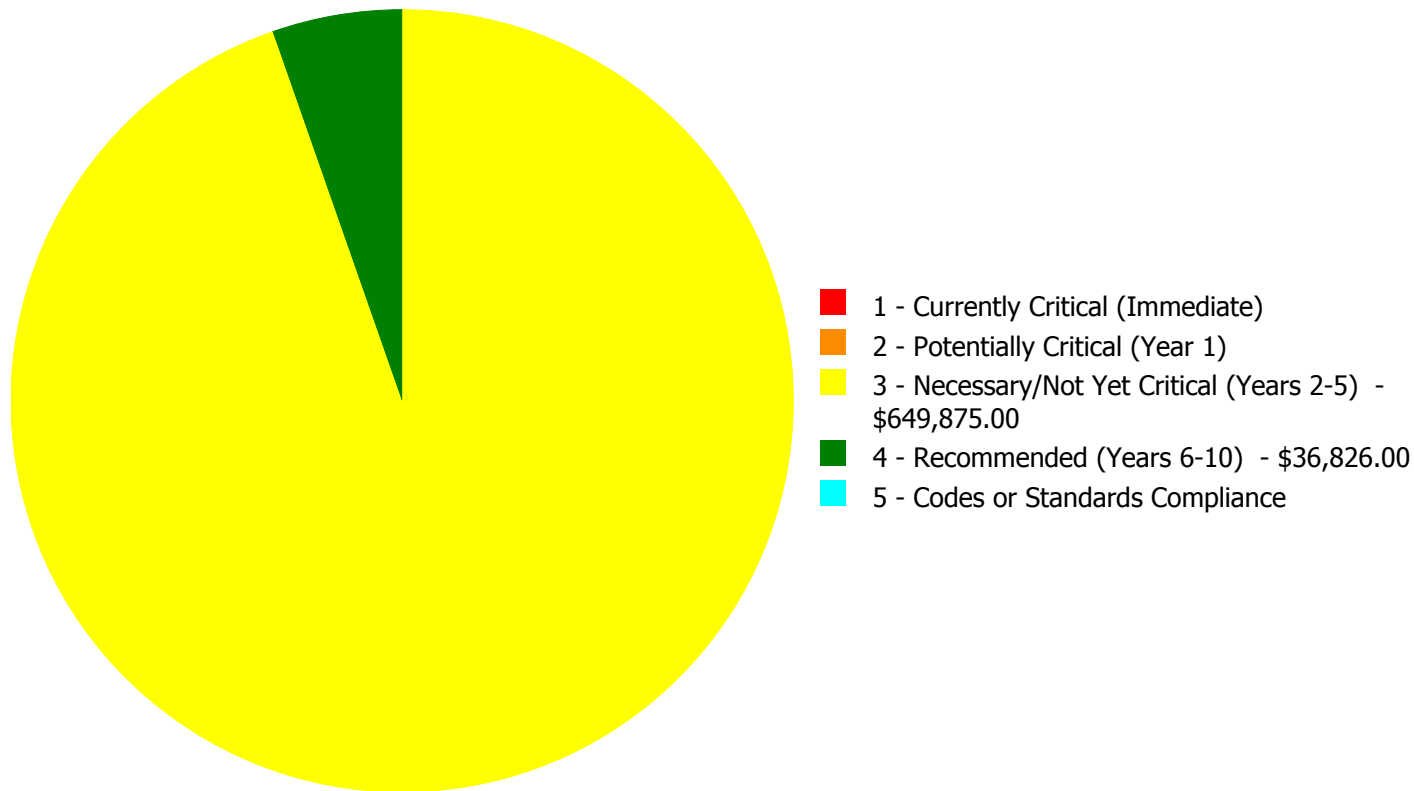
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$686,701.00

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: \$686,701.00

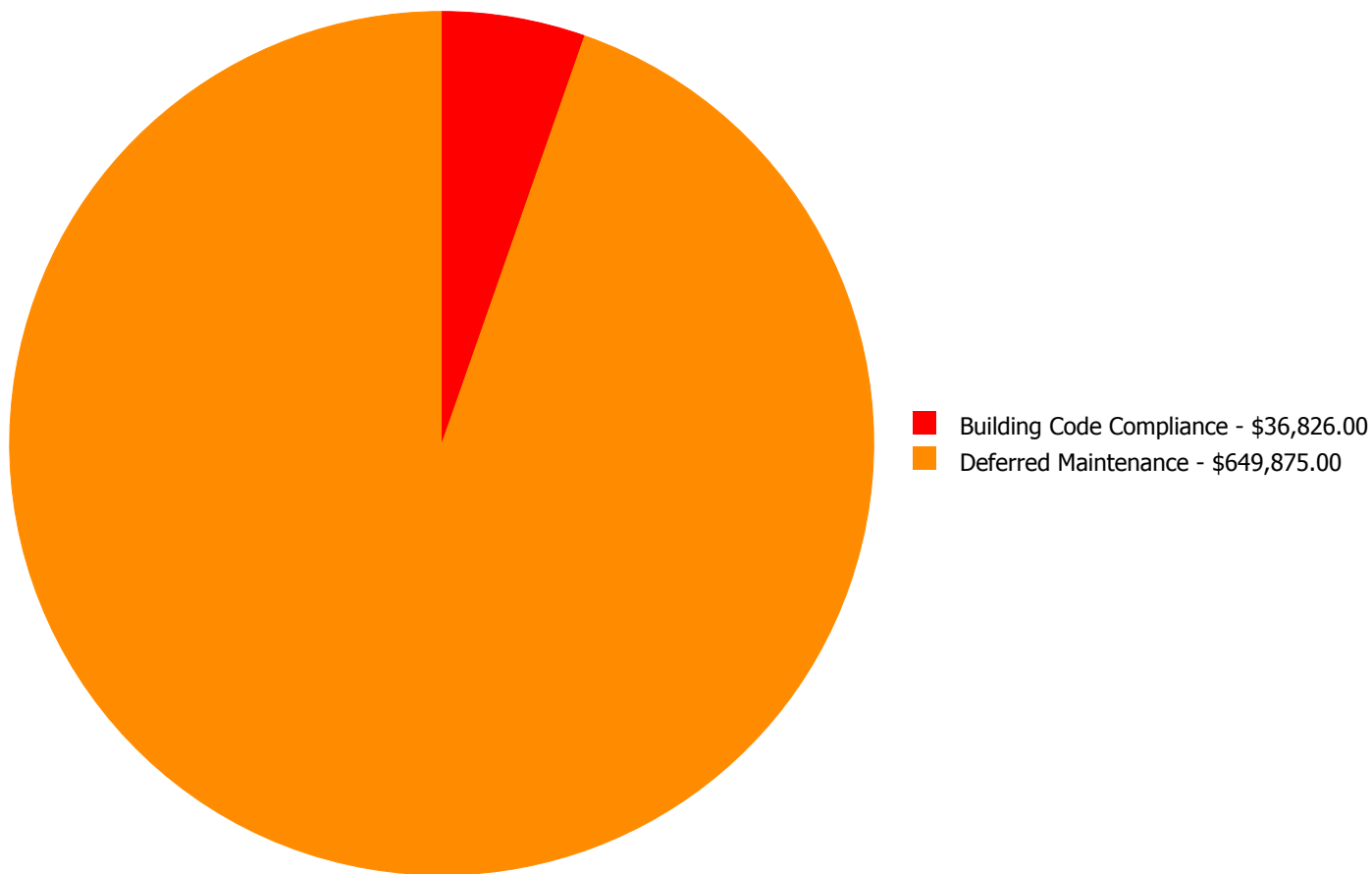
Deficiency By Priority Investment Table

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	\$112,199.00	\$0.00	\$0.00	\$112,199.00
C1030	Fittings	\$0.00	\$0.00	\$12,906.00	\$0.00	\$0.00	\$12,906.00
C3010	Wall Finishes	\$0.00	\$0.00	\$22,457.00	\$0.00	\$0.00	\$22,457.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$92,667.00	\$0.00	\$0.00	\$92,667.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$77,610.00	\$0.00	\$0.00	\$77,610.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$14,455.00	\$0.00	\$0.00	\$14,455.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$157,199.00	\$0.00	\$0.00	\$157,199.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$23,317.00	\$0.00	\$0.00	\$23,317.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$31,922.00	\$0.00	\$31,922.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$4,904.00	\$0.00	\$4,904.00
D5020	Lighting	\$0.00	\$0.00	\$93,356.00	\$0.00	\$0.00	\$93,356.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$43,709.00	\$0.00	\$0.00	\$43,709.00
	Total:	\$0.00	\$0.00	\$649,875.00	\$36,826.00	\$0.00	\$686,701.00

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: \$686,701.00

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: 7,822.00
Unit of Measure: S.F.
Estimate: \$112,199.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The exterior windows are beyond their service life and should be replaced.

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: 7,822.00
Unit of Measure: S.F.
Estimate: \$12,906.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The fittings are beyond their service life and should 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: 7,822.00
Unit of Measure: S.F.
Estimate: \$22,457.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The wall finishes are beyond their 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: 7,822.00
Unit of Measure: S.F.
Estimate: \$92,667.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The ceiling finishes 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: 7,822.00
Unit of Measure: S.F.
Estimate: \$77,610.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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: 7,822.00
Unit of Measure: S.F.
Estimate: \$14,455.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The domestic water distribution 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: 7,822.00
Unit of Measure: S.F.
Estimate: \$157,199.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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: 7,822.00
Unit of Measure: S.F.
Estimate: \$23,317.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,822.00
Unit of Measure: S.F.
Estimate: \$93,356.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The lighting system 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: 7,822.00
Unit of Measure: S.F.
Estimate: \$43,709.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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: 7,822.00
Unit of Measure: S.F.
Estimate: \$31,922.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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: 7,822.00
Unit of Measure: S.F.
Estimate: \$4,904.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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:	HS -High School
Gross Area (SF):	21,307
Year Built:	1982
Last Renovation:	
Replacement Value:	\$3,503,297
Repair Cost:	\$1,764,158.89
Total FCI:	50.36 %
Total RSLI:	23.16 %
FCA Score:	49.64



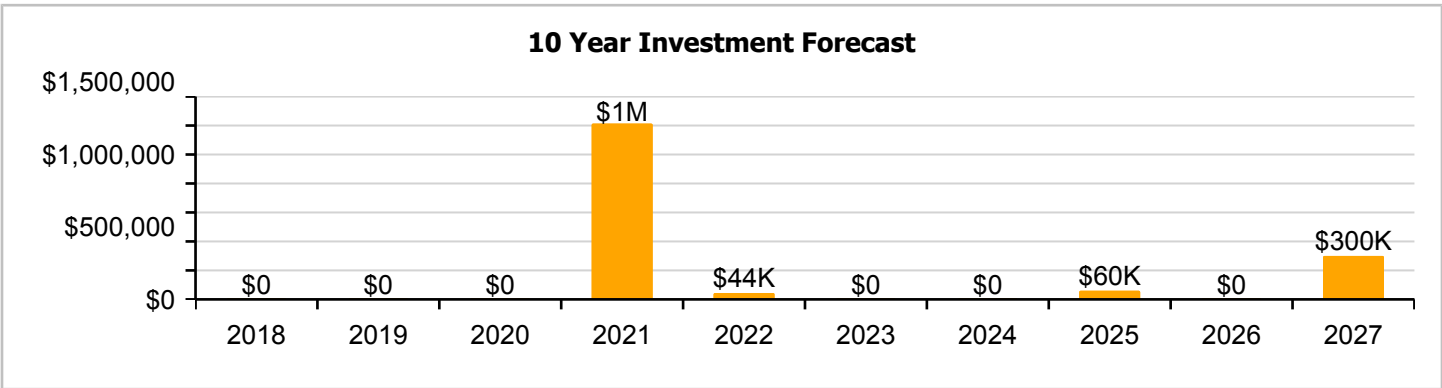
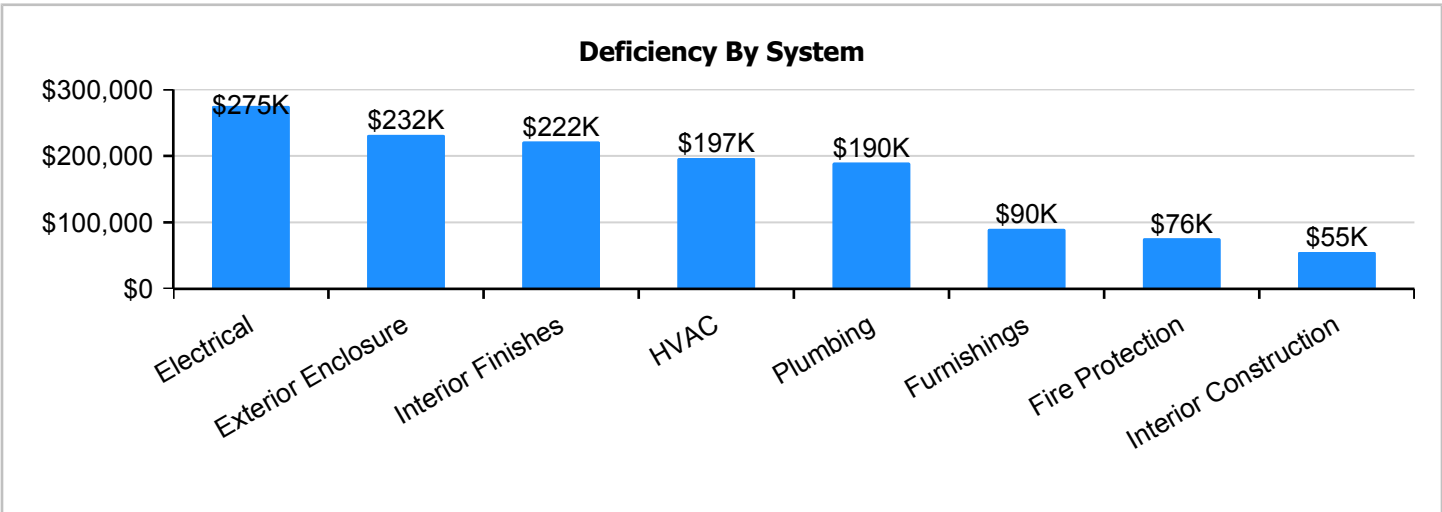
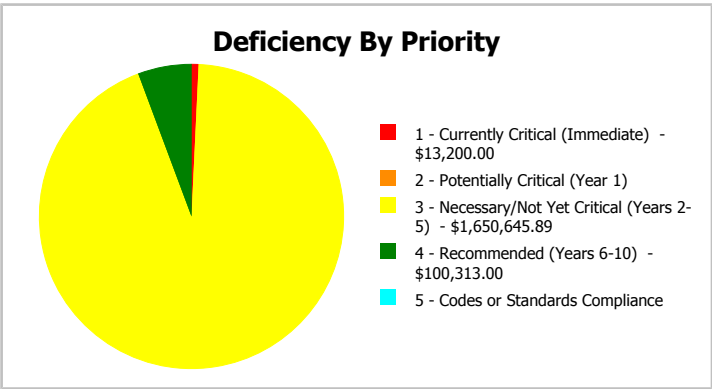
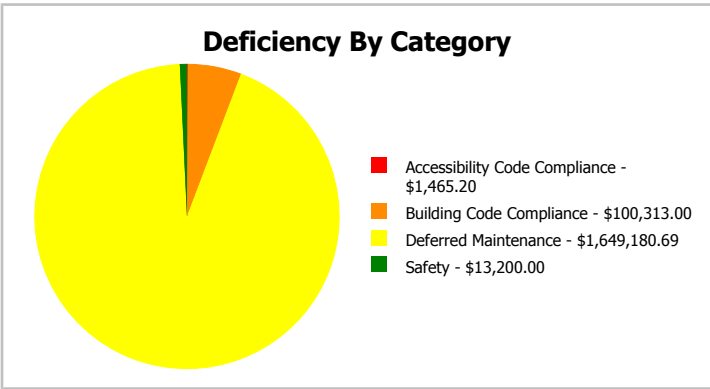
Description:

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:	21,307
Year Built:	1982	Last Renovation:	
Repair Cost:	\$1,764,159	Replacement Value:	\$3,503,297
FCI:	50.36 %	RSLI%:	23.16 %



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	65.00 %	0.00 %	\$0.00
A20 - Basement Construction	65.00 %	0.00 %	\$0.00
B10 - Superstructure	65.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	26.12 %	62.67 %	\$305,628.00
B30 - Roofing	50.29 %	0.00 %	\$0.00
C10 - Interior Construction	32.51 %	39.04 %	\$73,025.20
C30 - Interior Finishes	13.35 %	55.89 %	\$292,371.69
D20 - Plumbing	3.14 %	84.13 %	\$250,783.00
D30 - HVAC	16.60 %	41.53 %	\$259,690.00
D40 - Fire Protection	0.00 %	110.00 %	\$100,313.00
D50 - Electrical	12.74 %	62.07 %	\$363,284.00
E20 - Furnishings	0.00 %	110.00 %	\$119,064.00
Totals:	23.16 %	50.36 %	\$1,764,158.89

Photo Album

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

1). Southeast Elevation - Feb 07, 2017



2). South Elevation - Feb 07, 2017



3). Northwest Elevation - Feb 07, 2017



4). East Elevation - Feb 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	\$2.22	S.F.	21,307	100	1982	2082		65.00 %	0.00 %	65			\$47,302
A1030	Slab on Grade	\$4.16	S.F.	21,307	100	1982	2082		65.00 %	0.00 %	65			\$88,637
A2010	Basement Excavation	\$0.84	S.F.	21,307	100	1982	2082		65.00 %	0.00 %	65			\$17,898
A2020	Basement Walls	\$5.86	S.F.	21,307	100	1982	2082		65.00 %	0.00 %	65			\$124,859
B1020	Roof Construction	\$7.76	S.F.	21,307	100	1982	2082		65.00 %	0.00 %	65			\$165,342
B2010	Exterior Walls	\$9.03	S.F.	21,307	100	1982	2082		65.00 %	0.00 %	65			\$192,402
B2020	Exterior Windows	\$13.04	S.F.	21,307	30	1982	2012		0.00 %	110.00 %	-5		\$305,628.00	\$277,843
B2030	Exterior Doors	\$0.82	S.F.	21,307	30	1982	2012	2021	13.33 %	0.00 %	4			\$17,472
B3010120	Single Ply Membrane	\$6.98	S.F.	21,307	20	2007	2027		50.00 %	0.00 %	10			\$148,723
B3020	Roof Openings	\$0.21	S.F.	21,307	25	2007	2032		60.00 %	0.00 %	15			\$4,474
C1010	Partitions	\$4.79	S.F.	21,307	75	1982	2057		53.33 %	12.93 %	40		\$13,200.00	\$102,061
C1020	Interior Doors	\$2.49	S.F.	21,307	30	1982	2012		0.00 %	110.00 %	-5		\$58,360.00	\$53,054
C1030	Fittings	\$1.50	S.F.	21,307	20	1982	2002	2021	20.00 %	4.58 %	4		\$1,465.20	\$31,961
C3010	Wall Finishes	\$2.61	S.F.	21,307	10	1982	1992	2021	40.00 %	0.00 %	4			\$55,611
C3020	Floor Finishes	\$11.17	S.F.	21,307	20	1982	2002	2021	20.00 %	16.78 %	4		\$39,947.69	\$237,999
C3030	Ceiling Finishes	\$10.77	S.F.	21,307	25	1982	2007		0.00 %	110.00 %	-10		\$252,424.00	\$229,476
D2010	Plumbing Fixtures	\$9.02	S.F.	21,307	30	1982	2012		0.00 %	110.00 %	-5		\$211,408.00	\$192,189
D2020	Domestic Water Distribution	\$1.68	S.F.	21,307	30	1982	2012		0.00 %	110.00 %	-5		\$39,375.00	\$35,796
D2030	Sanitary Waste	\$2.64	S.F.	21,307	30	1982	2012	2021	13.33 %	0.00 %	4			\$56,250
D2040	Rain Water Drainage	\$0.65	S.F.	21,307	30	1982	2012	2021	13.33 %	0.00 %	4			\$13,850
D3040	Distribution Systems	\$8.37	S.F.	21,307	30	1982	2012		0.00 %	110.00 %	-5		\$196,174.00	\$178,340
D3050	Terminal & Package Units	\$18.27	S.F.	21,307	15	1992	2007	2021	26.67 %	0.00 %	4			\$389,279
D3060	Controls & Instrumentation	\$2.71	S.F.	21,307	20	1982	2002		0.00 %	110.00 %	-15		\$63,516.00	\$57,742
D4010	Sprinklers	\$3.71	S.F.	21,307	30	1982	2012		0.00 %	110.00 %	-5		\$86,954.00	\$79,049
D4020	Standpipes	\$0.57	S.F.	21,307	30	1982	2012		0.00 %	110.00 %	-5		\$13,359.00	\$12,145
D5010	Electrical Service/Distribution	\$1.62	S.F.	21,307	40	1982	2022		12.50 %	0.00 %	5			\$34,517
D5020	Branch Wiring	\$4.65	S.F.	21,307	30	1982	2012		0.00 %	110.00 %	-5		\$108,985.00	\$99,078
D5020	Lighting	\$10.85	S.F.	21,307	30	1982	2012		0.00 %	110.00 %	-5		\$254,299.00	\$231,181
D5030810	Security & Detection Systems	\$2.01	S.F.	21,307	15	2010	2025		53.33 %	0.00 %	8			\$42,827
D5030910	Fire & Alarm Systems	\$3.64	S.F.	21,307	15	1982	1997	2021	26.67 %	0.00 %	4			\$77,557
D5030920	Data Communication	\$4.70	S.F.	21,307	15	1982	1997	2021	26.67 %	0.00 %	4			\$100,143
E2010	Fixed Furnishings	\$5.08	S.F.	21,307	20	1982	2002		0.00 %	110.00 %	-15		\$119,064.00	\$108,240
Total									23.16 %	50.36 %			\$1,764,158.89	\$3,503,297

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: The exterior windows are beyond their service life and should be replaced.

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1982 900 Building

System: B3010120 - Single Ply Membrane



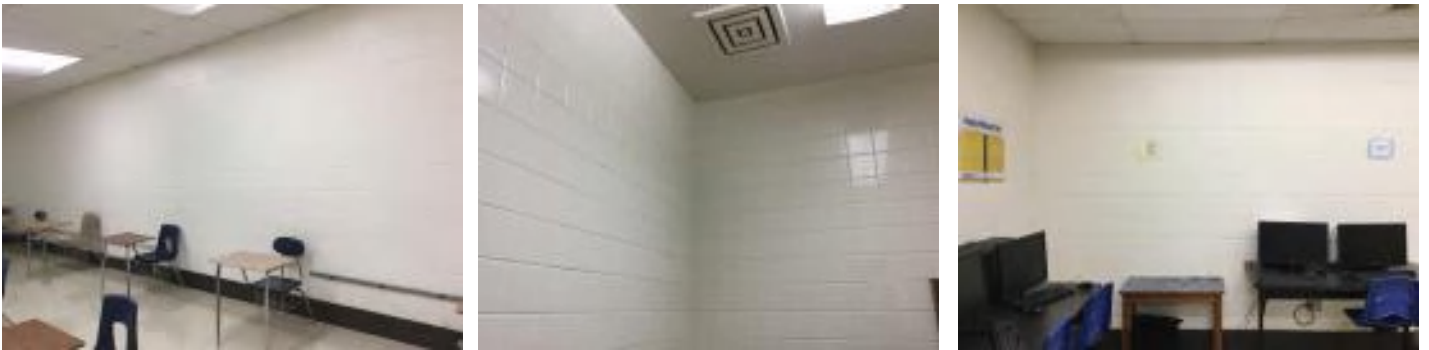
Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

Campus Assessment Report - 1982 900 Building

System: C1020 - Interior Doors



Note: The interior doors are beyond their service life and should be replaced.

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1982 900 Building

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



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

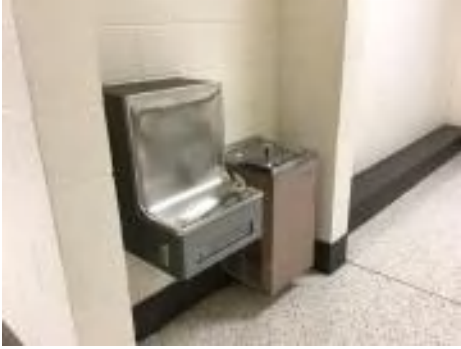
System: D2010 - Plumbing Fixtures



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

Campus Assessment Report - 1982 900 Building

System: D2020 - Domestic Water Distribution



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

System: D2030 - Sanitary Waste



Note:

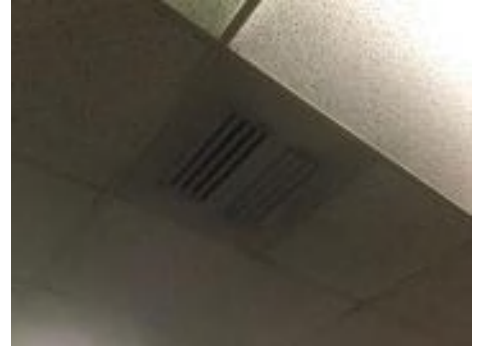
System: D2040 - Rain Water Drainage



Note:

Campus Assessment Report - 1982 900 Building

System: D3040 - Distribution Systems



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

System: D3050 - Terminal & Package Units



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.

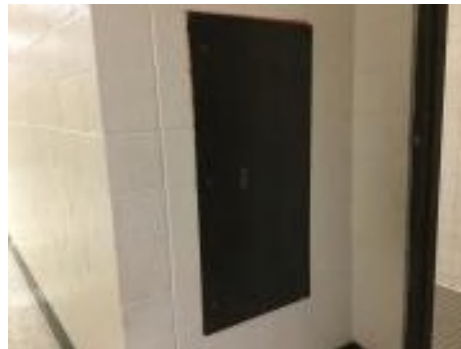
Campus Assessment Report - 1982 900 Building

System: D5010 - Electrical Service/Distribution



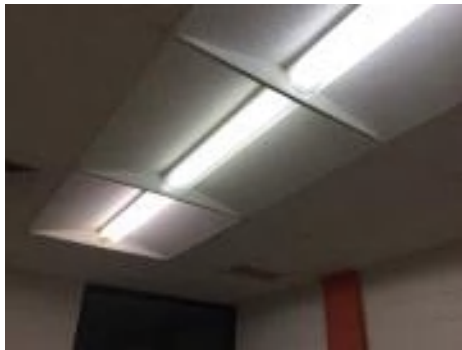
Note: The electrical distribution system is beyond its service life and should be replaced.

System: D5020 - Branch Wiring



Note: The branch wiring system is beyond its service life and should be replaced.

System: D5020 - Lighting



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

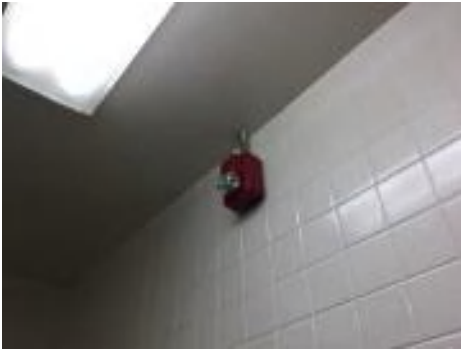
Campus Assessment Report - 1982 900 Building

System: D5030810 - Security & Detection Systems



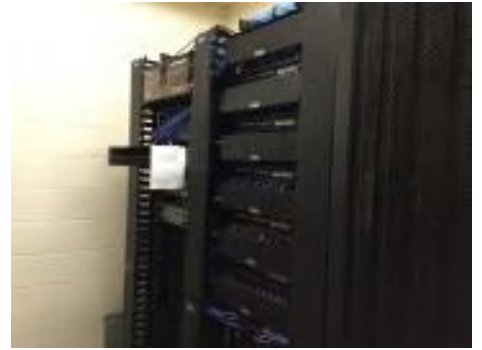
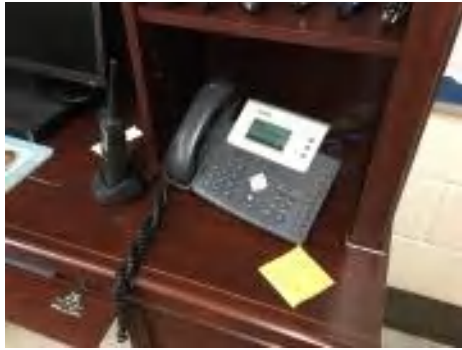
Note:

System: D5030910 - Fire & Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1982 900 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
Total:	\$1,764,159	\$0	\$0	\$0	\$1,213,450	\$44,016	\$0	\$0	\$59,678	\$0	\$299,806	\$3,381,110
* 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
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$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	\$305,628	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$305,628
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$21,631	\$0	\$0	\$0	\$0	\$0	\$0	\$21,631
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	\$299,806	\$299,806
B3020 - Roof Openings	\$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	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
C1020 - Interior Doors	\$58,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,360
C1030 - Fittings	\$1,465	\$0	\$0	\$0	\$39,570	\$0	\$0	\$0	\$0	\$0	\$0	\$41,035
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$68,850	\$0	\$0	\$0	\$0	\$0	\$0	\$68,850

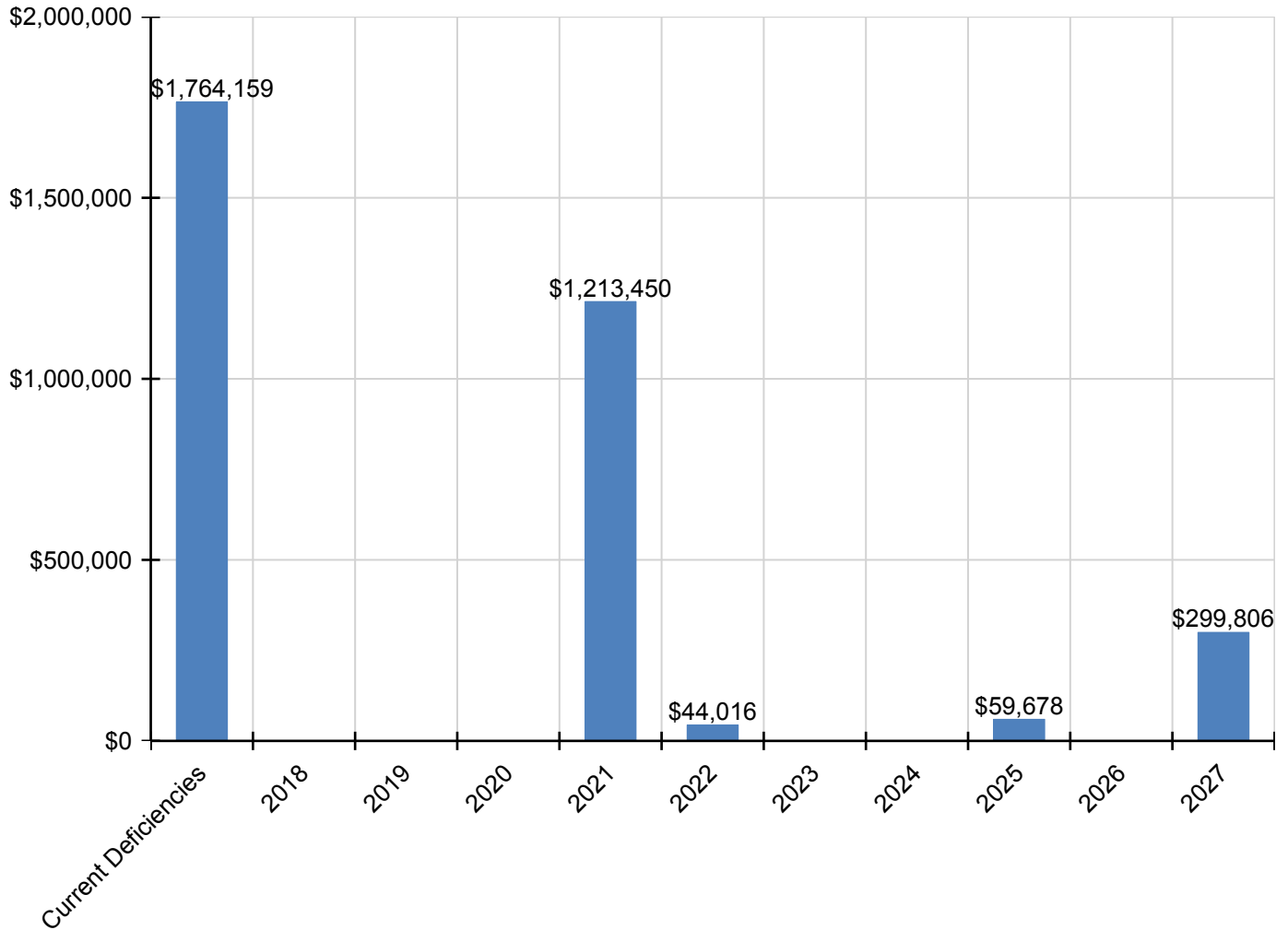
Campus Assessment Report - 1982 900 Building

C3020 - Floor Finishes	\$39,948	\$0	\$0	\$0	\$294,657	\$0	\$0	\$0	\$0	\$0	\$0	\$334,605
C3030 - Ceiling Finishes	\$252,424	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$252,424
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$211,408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$211,408
D2020 - Domestic Water Distribution	\$39,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,375
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$69,642	\$0	\$0	\$0	\$0	\$0	\$0	\$69,642
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$17,147	\$0	\$0	\$0	\$0	\$0	\$0	\$17,147
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$196,174	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196,174
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$481,951	\$0	\$0	\$0	\$0	\$0	\$0	\$481,951
D3060 - Controls & Instrumentation	\$63,516	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,516
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$86,954	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,954
D4020 - Standpipes	\$13,359	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,359
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$44,016	\$0	\$0	\$0	\$0	\$0	\$44,016
D5020 - Branch Wiring	\$108,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,985
D5020 - Lighting	\$254,299	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$254,299
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	\$59,678	\$0	\$0	\$59,678
D5030910 - Fire & Alarm Systems	\$0	\$0	\$0	\$0	\$96,021	\$0	\$0	\$0	\$0	\$0	\$0	\$96,021
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$123,983	\$0	\$0	\$0	\$0	\$0	\$0	\$123,983
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	\$119,064	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,064

* Indicates non-renewable system

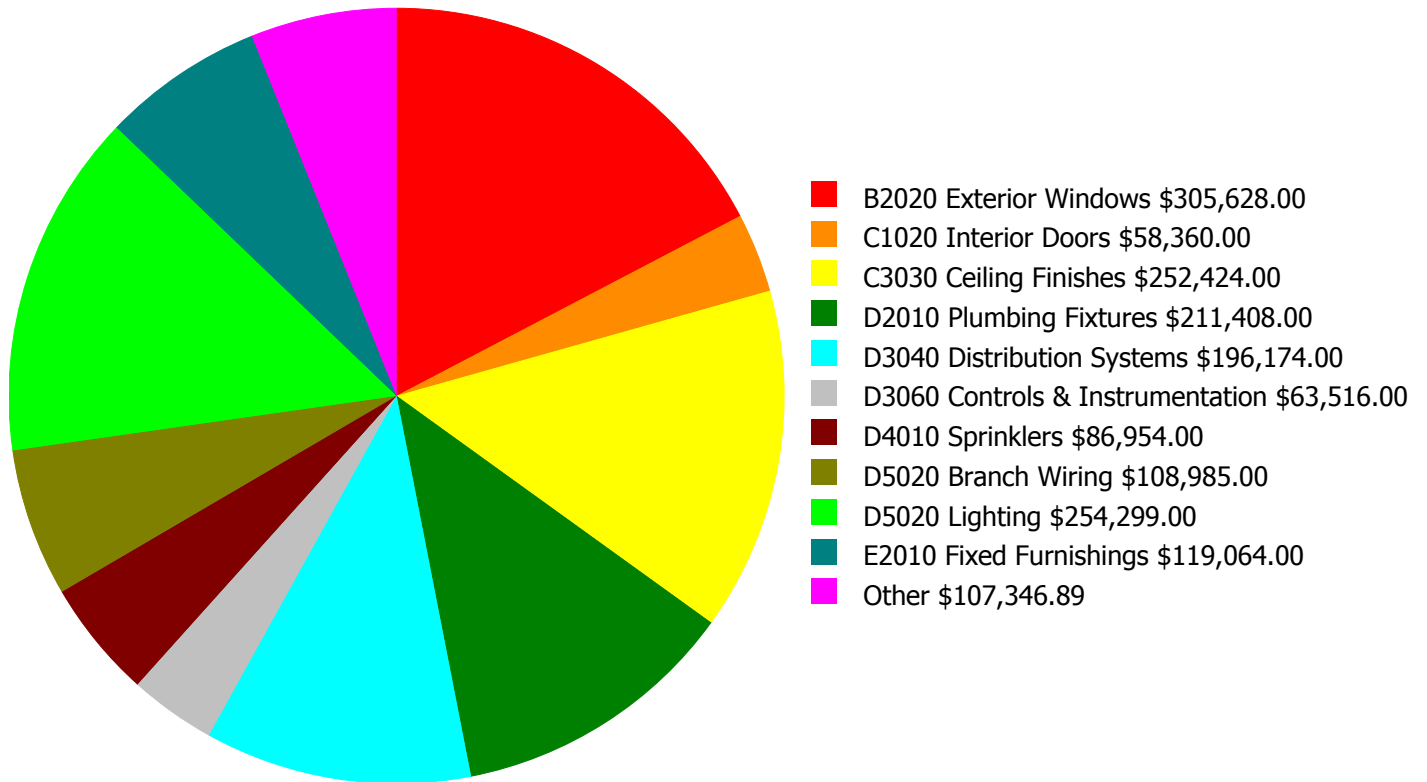
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

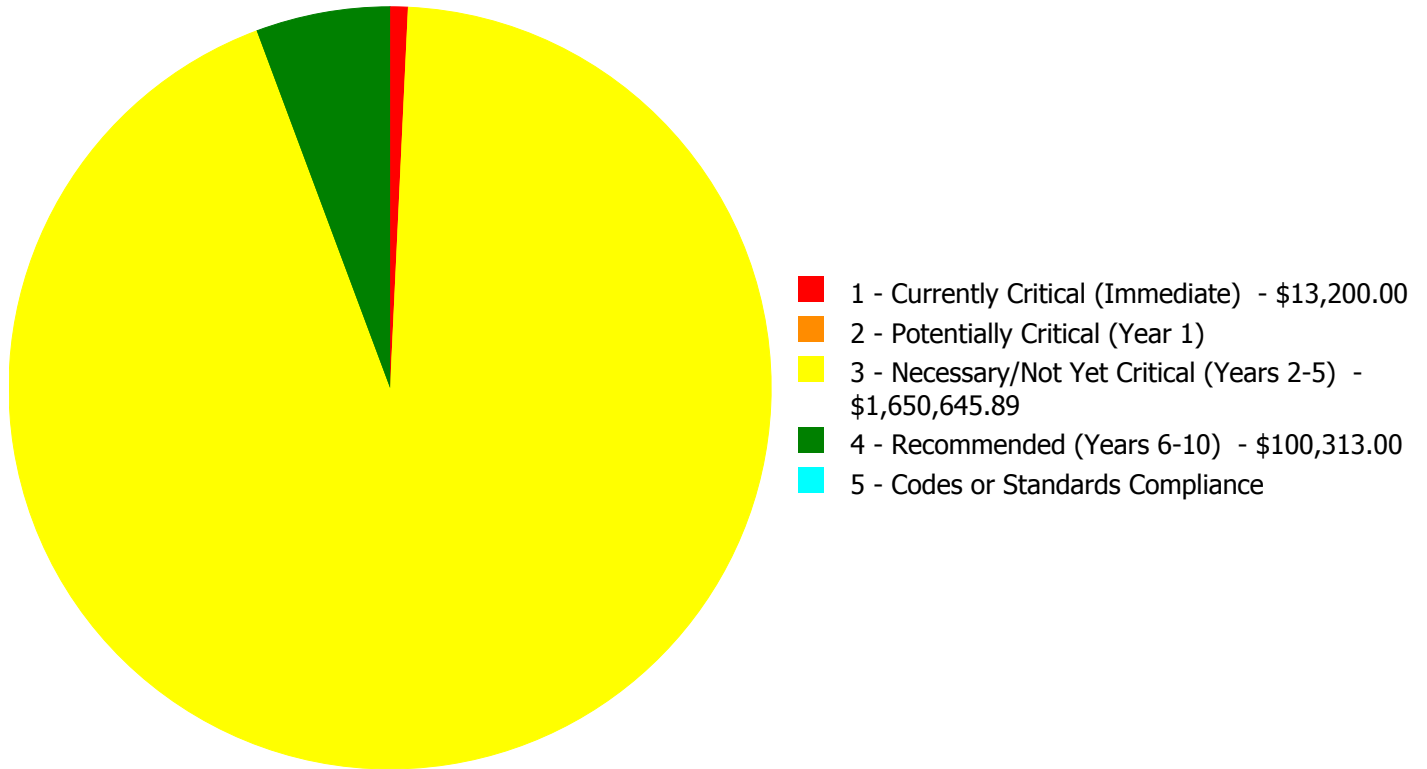
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,764,158.89

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: \$1,764,158.89

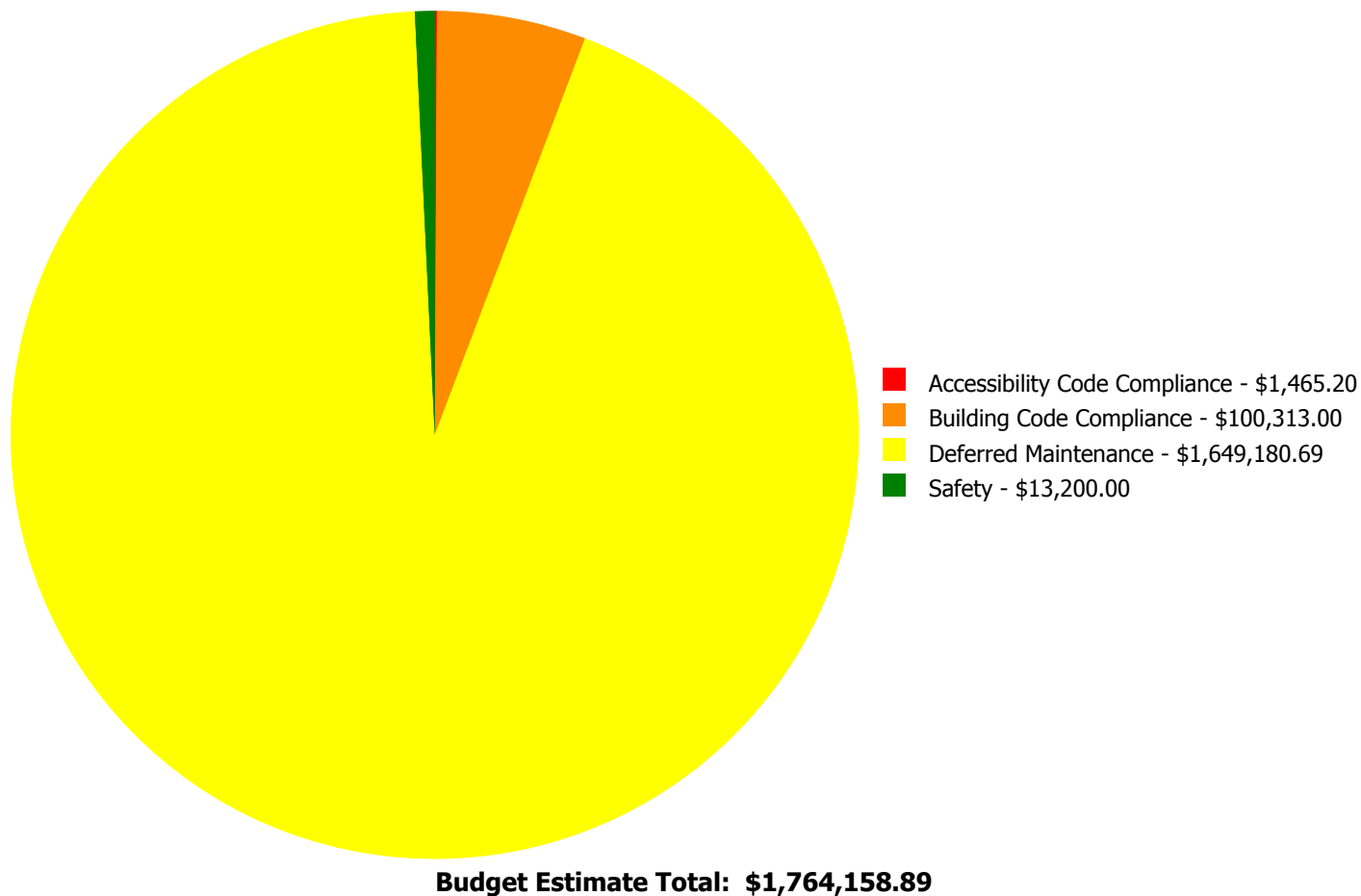
Deficiency By Priority Investment Table

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	\$305,628.00	\$0.00	\$0.00	\$305,628.00
C1010	Partitions	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00
C1020	Interior Doors	\$0.00	\$0.00	\$58,360.00	\$0.00	\$0.00	\$58,360.00
C1030	Fittings	\$0.00	\$0.00	\$1,465.20	\$0.00	\$0.00	\$1,465.20
C3020	Floor Finishes	\$0.00	\$0.00	\$39,947.69	\$0.00	\$0.00	\$39,947.69
C3030	Ceiling Finishes	\$0.00	\$0.00	\$252,424.00	\$0.00	\$0.00	\$252,424.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$211,408.00	\$0.00	\$0.00	\$211,408.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$39,375.00	\$0.00	\$0.00	\$39,375.00
D3040	Distribution Systems	\$0.00	\$0.00	\$196,174.00	\$0.00	\$0.00	\$196,174.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$63,516.00	\$0.00	\$0.00	\$63,516.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$86,954.00	\$0.00	\$86,954.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$13,359.00	\$0.00	\$13,359.00
D5020	Branch Wiring	\$0.00	\$0.00	\$108,985.00	\$0.00	\$0.00	\$108,985.00
D5020	Lighting	\$0.00	\$0.00	\$254,299.00	\$0.00	\$0.00	\$254,299.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$119,064.00	\$0.00	\$0.00	\$119,064.00
	Total:	\$13,200.00	\$0.00	\$1,650,645.89	\$100,313.00	\$0.00	\$1,764,158.89

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:

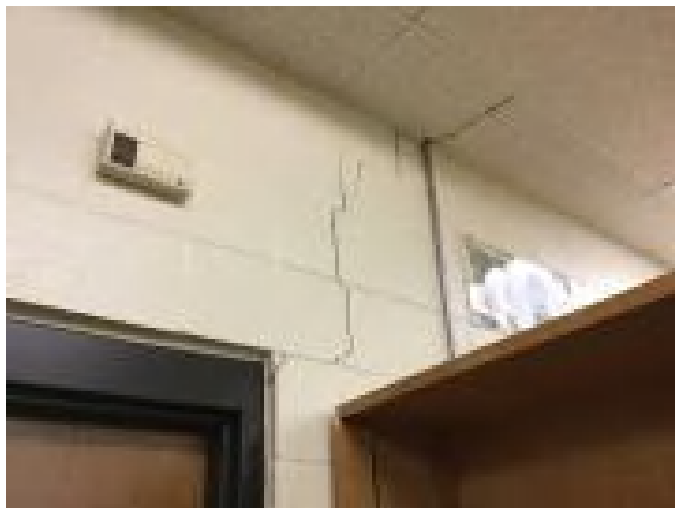


Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: C1010 - Partitions



Location: Room 906
Distress: Failing
Category: Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$13,200.00
Assessor Name: Somnath Das
Date Created: 02/01/2017

Notes: There are visible cracks on the partition wall which should be studied by a professional engineer.

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: 21,307.00
Unit of Measure: S.F.
Estimate: \$305,628.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The exterior windows are beyond their service life and should be replaced.

System: C1020 - Interior Doors



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,307.00
Unit of Measure: S.F.
Estimate: \$58,360.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The interior doors are beyond their service life and should be replaced.

System: C1030 - Fittings



Location: Throughout the building
Distress: Inadequate
Category: Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace signage and toilet partitions
Qty: 30.00
Unit of Measure: Ea.
Estimate: \$1,465.20
Assessor Name: Somnath Das
Date Created: 02/01/2017

Notes: The signages throughout the building 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: Replace vinyl tile flooring
Qty: 300.00
Unit of Measure: S.Y.
Estimate: \$32,254.20
Assessor Name: Somnath Das
Date Created: 02/01/2017

Notes: The VCT tiles are beyond their service life and should be replaced.

System: C3020 - Floor Finishes



Location: Media Center
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet
Qty: 90.00
Unit of Measure: S.Y.
Estimate: \$7,693.49
Assessor Name: Somnath Das
Date Created: 02/01/2017

Notes: The carpet 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: 21,307.00
Unit of Measure: S.F.
Estimate: \$252,424.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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: 21,307.00
Unit of Measure: S.F.
Estimate: \$211,408.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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: 21,307.00
Unit of Measure: S.F.
Estimate: \$39,375.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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

System: D3040 - Distribution Systems



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,307.00
Unit of Measure: S.F.
Estimate: \$196,174.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The distribution system is beyond its 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: 21,307.00
Unit of Measure: S.F.
Estimate: \$63,516.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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

System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,307.00
Unit of Measure: S.F.
Estimate: \$108,985.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The branch wiring system is beyond its service life and should be replaced.

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 21,307.00
Unit of Measure: S.F.
Estimate: \$254,299.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

Notes: The lighting system 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: 21,307.00
Unit of Measure: S.F.
Estimate: \$119,064.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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: 21,307.00
Unit of Measure: S.F.
Estimate: \$86,954.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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: 21,307.00
Unit of Measure: S.F.
Estimate: \$13,359.00
Assessor Name: Somnath Das
Date Created: 02/07/2017

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:	HS -High School
Gross Area (SF):	2,564
Year Built:	1984
Last Renovation:	
Replacement Value:	\$373,011
Repair Cost:	\$97,315.00
Total FCI:	26.09 %
Total RSLI:	34.45 %
FCA Score:	73.91



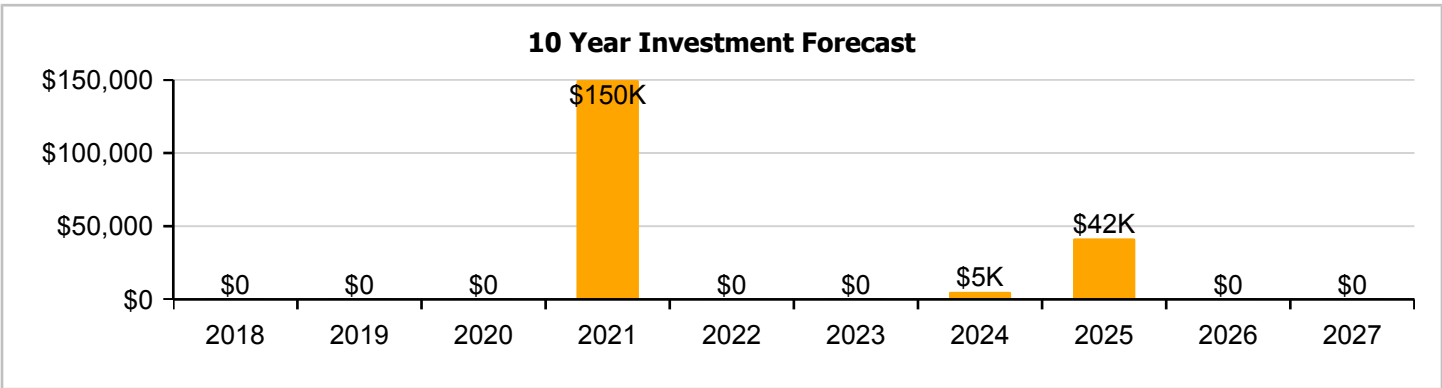
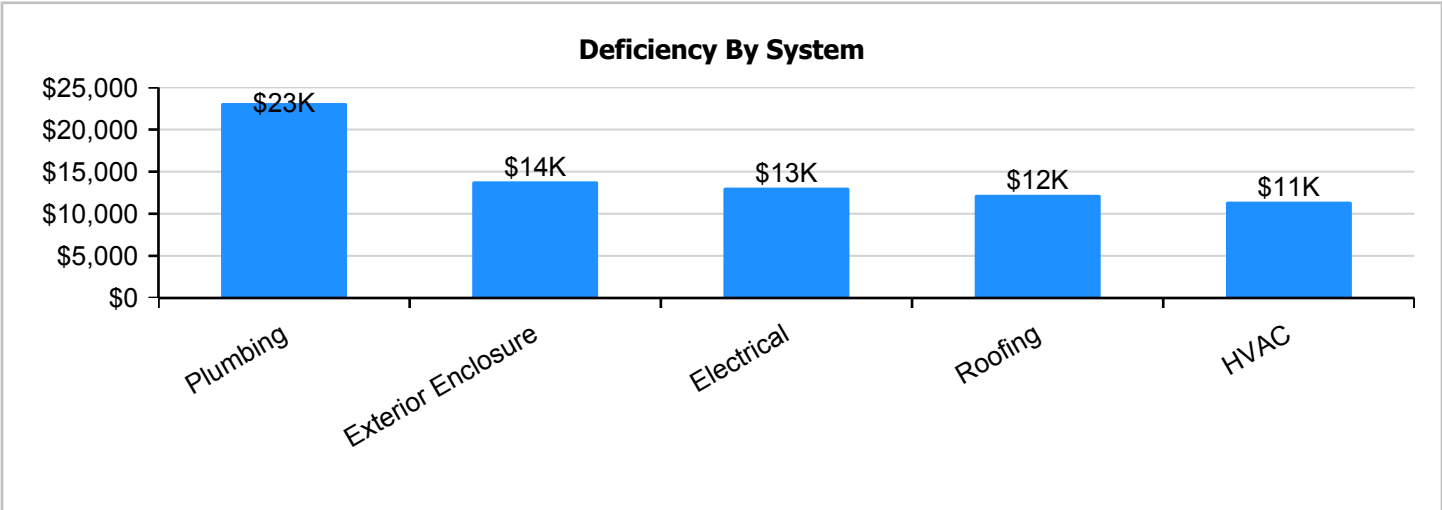
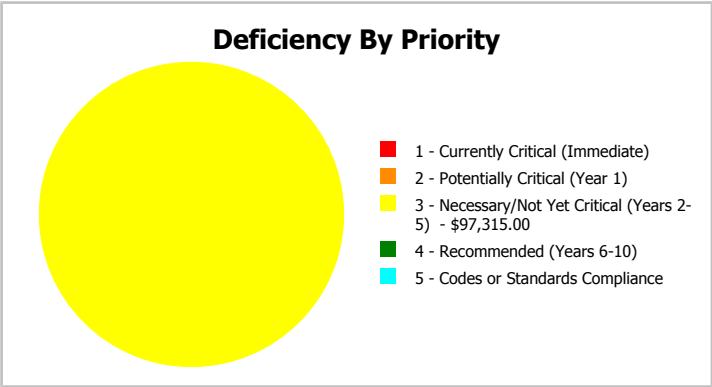
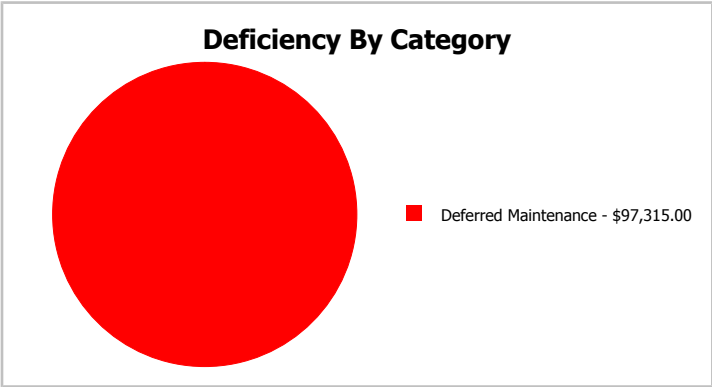
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	2,564
Year Built:	1984	Last Renovation:	
Repair Cost:	\$97,315	Replacement Value:	\$373,011
FCI:	26.09 %	RSLI%:	34.45 %



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	67.00 %	0.00 %	\$0.00
B10 - Superstructure	67.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	48.03 %	28.00 %	\$18,248.00
B30 - Roofing	0.00 %	146.01 %	\$16,172.00
C10 - Interior Construction	48.51 %	0.00 %	\$0.00
C30 - Interior Finishes	23.74 %	0.00 %	\$0.00
D20 - Plumbing	4.73 %	71.01 %	\$30,517.00
D30 - HVAC	41.37 %	28.78 %	\$15,089.00
D50 - Electrical	3.38 %	88.73 %	\$17,289.00
E10 - Equipment	20.00 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	34.45 %	26.09 %	\$97,315.00

Photo Album

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

1). East Elevation - Feb 08, 2017



2). North Elevation - Feb 08, 2017



3). West 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.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	2,564	100	1984	2084		67.00 %	0.00 %	67			\$17,769
A1030	Slab on Grade	\$7.37	S.F.	2,564	100	1984	2084		67.00 %	0.00 %	67			\$18,897
B1020	Roof Construction	\$5.98	S.F.	2,564	100	1984	2084		67.00 %	0.00 %	67			\$15,333
B2010	Exterior Walls	\$18.04	S.F.	2,564	100	1984	2084		67.00 %	0.00 %	67			\$46,255
B2020	Exterior Windows	\$6.47	S.F.	2,564	30	1984	2014		0.00 %	110.00 %	-3		\$18,248.00	\$16,589
B2030	Exterior Doors	\$0.91	S.F.	2,564	30	1984	2014	2021	13.33 %	0.00 %	4			\$2,333
B3010140	Asphalt Shingles	\$4.32	S.F.	2,564	20	1997	2017		0.00 %	146.01 %	0		\$16,172.00	\$11,076
C1010	Partitions	\$10.34	S.F.	2,564	75	1984	2059		56.00 %	0.00 %	42			\$26,512
C1020	Interior Doors	\$2.20	S.F.	2,564	30	1984	2014	2021	13.33 %	0.00 %	4			\$5,641
C3010	Wall Finishes	\$7.46	S.F.	2,564	10	1984	1994	2021	40.00 %	0.00 %	4			\$19,127
C3020	Floor Finishes	\$12.74	S.F.	2,564	20	1984	2004	2021	20.00 %	0.00 %	4			\$32,665
C3030	Ceiling Finishes	\$9.53	S.F.	2,564	25	1984	2009	2021	16.00 %	0.00 %	4			\$24,435
D2010	Plumbing Fixtures	\$9.98	S.F.	2,564	30	1984	2014		0.00 %	110.00 %	-3		\$28,148.00	\$25,589
D2020	Domestic Water Distribution	\$0.84	S.F.	2,564	30	1984	2014		0.00 %	109.98 %	-3		\$2,369.00	\$2,154
D2030	Sanitary Waste	\$5.94	S.F.	2,564	30	1984	2014	2021	13.33 %	0.00 %	4			\$15,230
D3040	Distribution Systems	\$5.35	S.F.	2,564	30	1984	2014		0.00 %	110.00 %	-3		\$15,089.00	\$13,717
D3050	Terminal & Package Units	\$11.62	S.F.	2,564	15	2010	2025		53.33 %	0.00 %	8			\$29,794
D3060	Controls & Instrumentation	\$3.48	S.F.	2,564	20	2010	2030		65.00 %	0.00 %	13			\$8,923
D5010	Electrical Service/Distribution	\$1.47	S.F.	2,564	40	1984	2024		17.50 %	0.00 %	7			\$3,769
D5020	Branch Wiring	\$2.55	S.F.	2,564	30	1984	2014		0.00 %	110.00 %	-3		\$7,192.00	\$6,538
D5020	Lighting	\$3.58	S.F.	2,564	30	1984	2014		0.00 %	110.00 %	-3		\$10,097.00	\$9,179
E1010	Commercial Equipment	\$3.30	S.F.	2,564	20	1984	2004	2021	20.00 %	0.00 %	4			\$8,461
E2010	Fixed Furnishings	\$5.08	S.F.	2,564	20	1984	2004	2021	20.00 %	0.00 %	4			\$13,025
Total									34.45 %	26.09 %			\$97,315.00	\$373,011

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



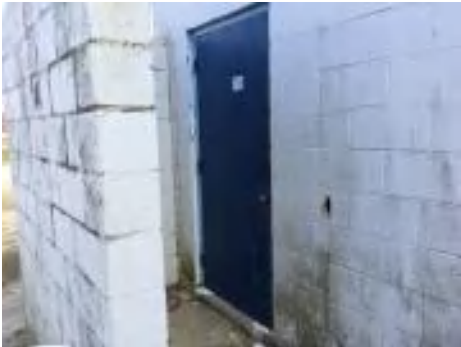
Note:

System: B2020 - Exterior Windows



Note: The exterior windows are beyond their service life and should be replaced.

System: B2030 - Exterior Doors



Note:

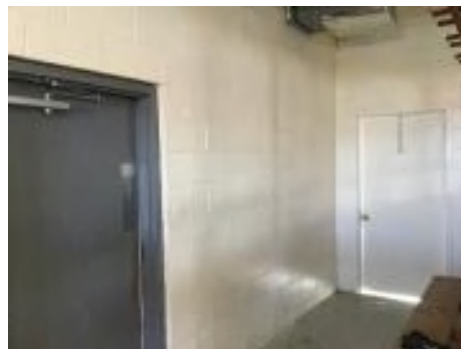
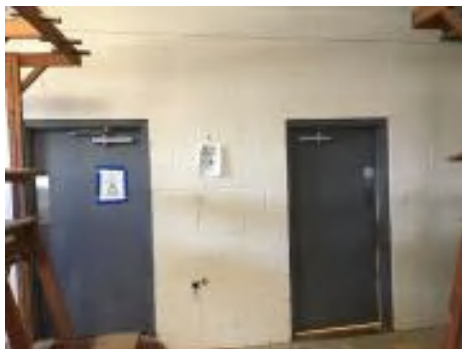
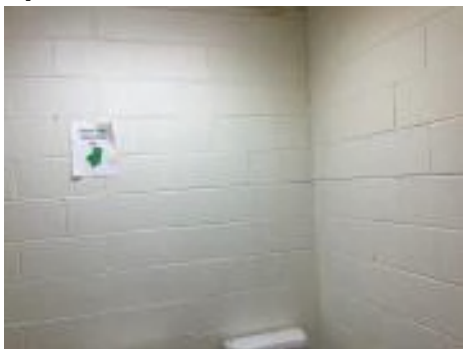
Campus Assessment Report - 1984 Field House

System: B3010140 - Asphalt Shingles



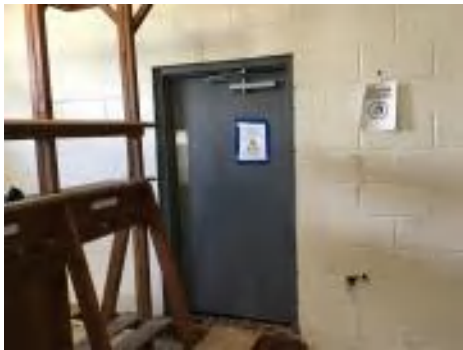
Note: The roof covering is beyond its service life and should be replaced.

System: C1010 - Partitions



Note:

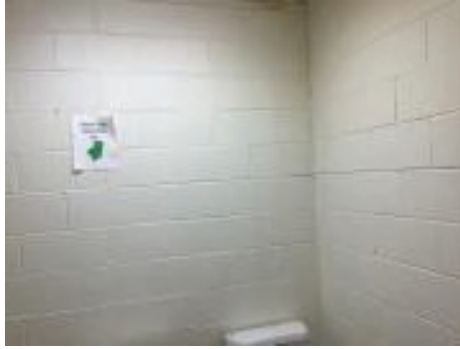
System: C1020 - Interior Doors



Note:

Campus Assessment Report - 1984 Field House

System: C3010 - Wall Finishes



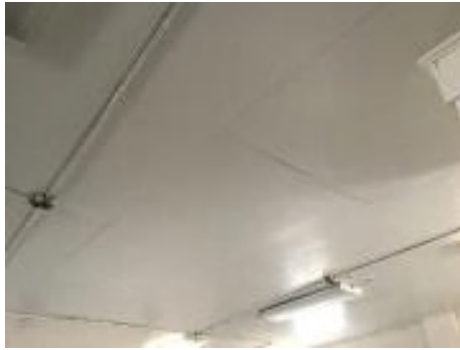
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1984 Field House

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.

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1984 Field House

System: D3040 - Distribution Systems



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

System: D3050 - Terminal & Package Units



Note:

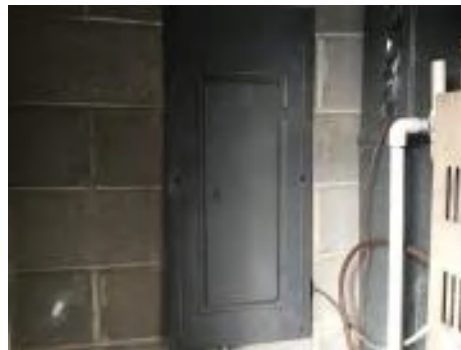
System: D3060 - Controls & Instrumentation



Note:

Campus Assessment Report - 1984 Field House

System: D5010 - Electrical Service/Distribution



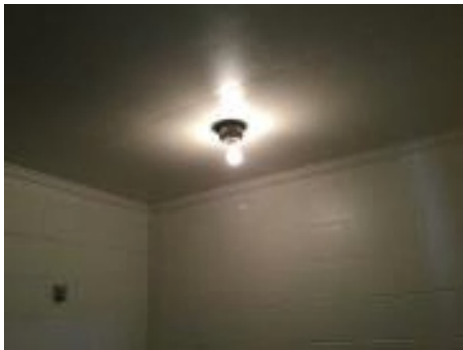
Note:

System: D5020 - Branch Wiring



Note: The branch wiring system is beyond its service life and should be replaced.

System: D5020 - Lighting



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

Campus Assessment Report - 1984 Field House

System: E1010 - Commercial 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
Total:	\$97,315	\$0	\$0	\$0	\$149,704	\$0	\$0	\$5,099	\$41,516	\$0	\$0	\$293,634
* 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	\$18,248	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,248
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$2,889	\$0	\$0	\$0	\$0	\$0	\$0	\$2,889
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$16,172	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,172
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	\$6,984	\$0	\$0	\$0	\$0	\$0	\$0	\$6,984
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$23,681	\$0	\$0	\$0	\$0	\$0	\$0	\$23,681
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$40,442	\$0	\$0	\$0	\$0	\$0	\$0	\$40,442
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$30,251	\$0	\$0	\$0	\$0	\$0	\$0	\$30,251
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$28,148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,148

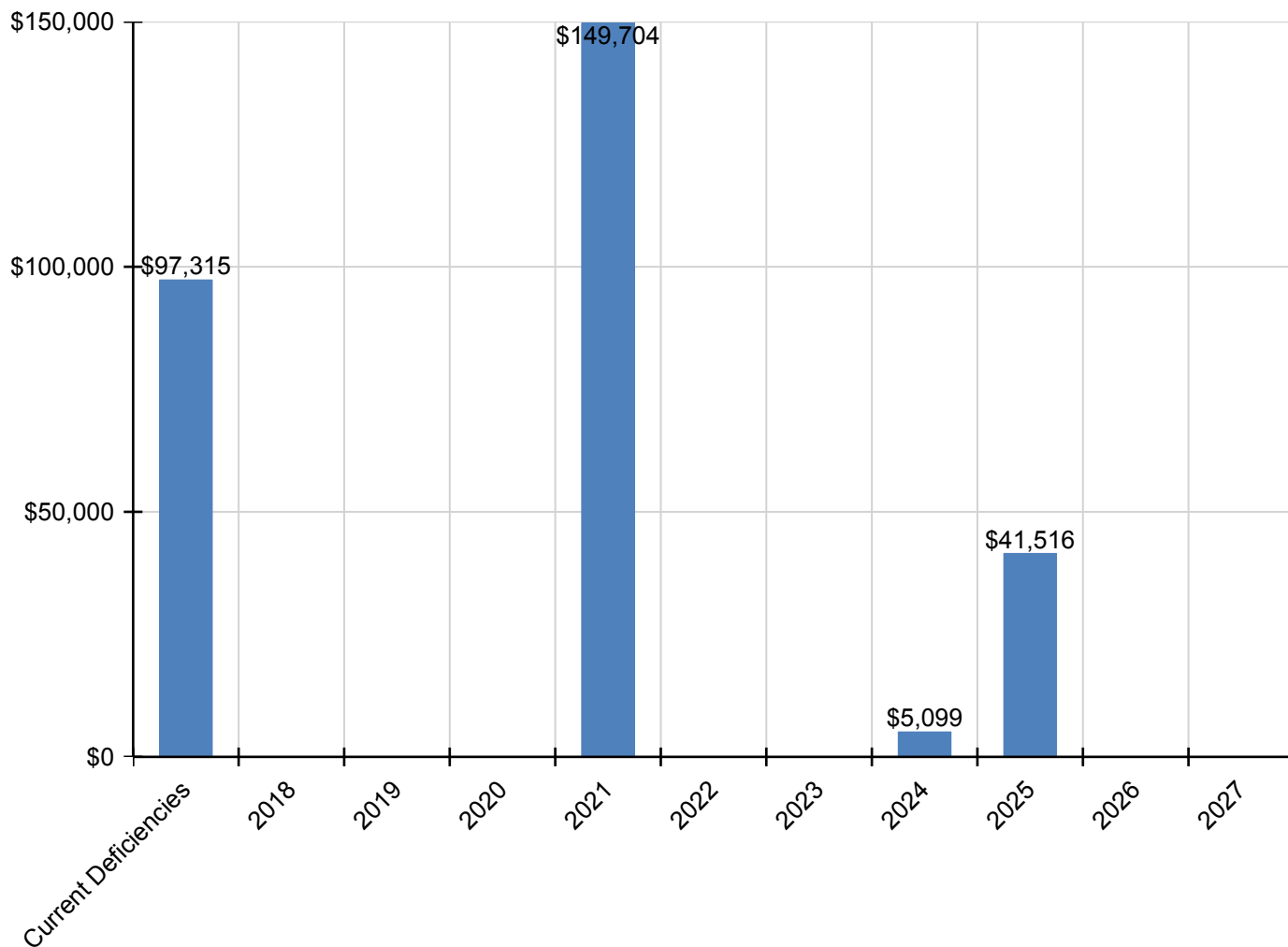
Campus Assessment Report - 1984 Field House

D2020 - Domestic Water Distribution	\$2,369	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,369
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$18,856	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,856
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$15,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,089
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,516	\$0	\$0	\$0	\$41,516
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,099	\$0	\$0	\$0	\$0	\$5,099
D5020 - Branch Wiring	\$7,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,192
D5020 - Lighting	\$10,097	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,097
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
E1010 - Commercial Equipment	\$0	\$0	\$0	\$0	\$10,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,475
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$16,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,126

* Indicates non-renewable system

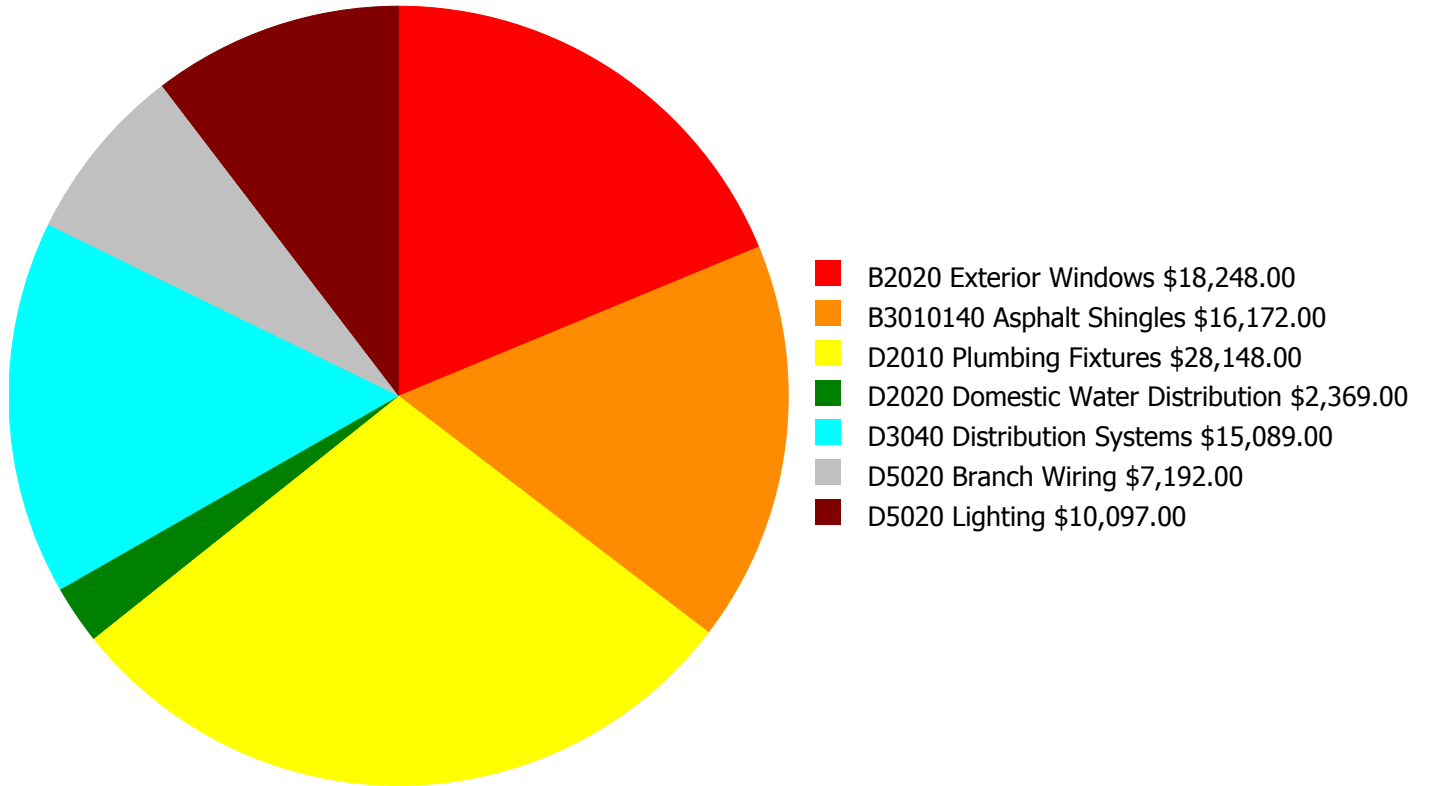
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

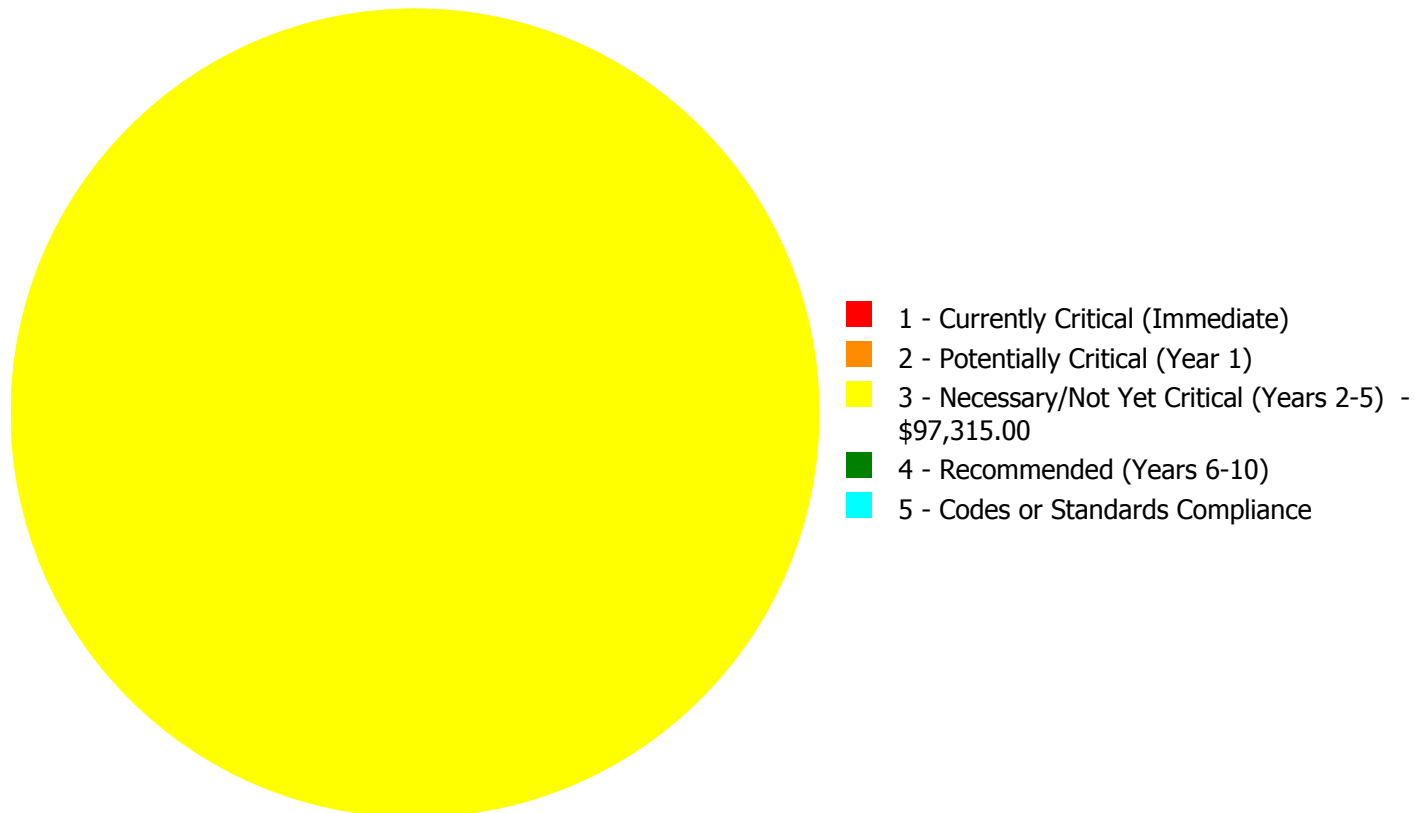
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$97,315.00

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: \$97,315.00

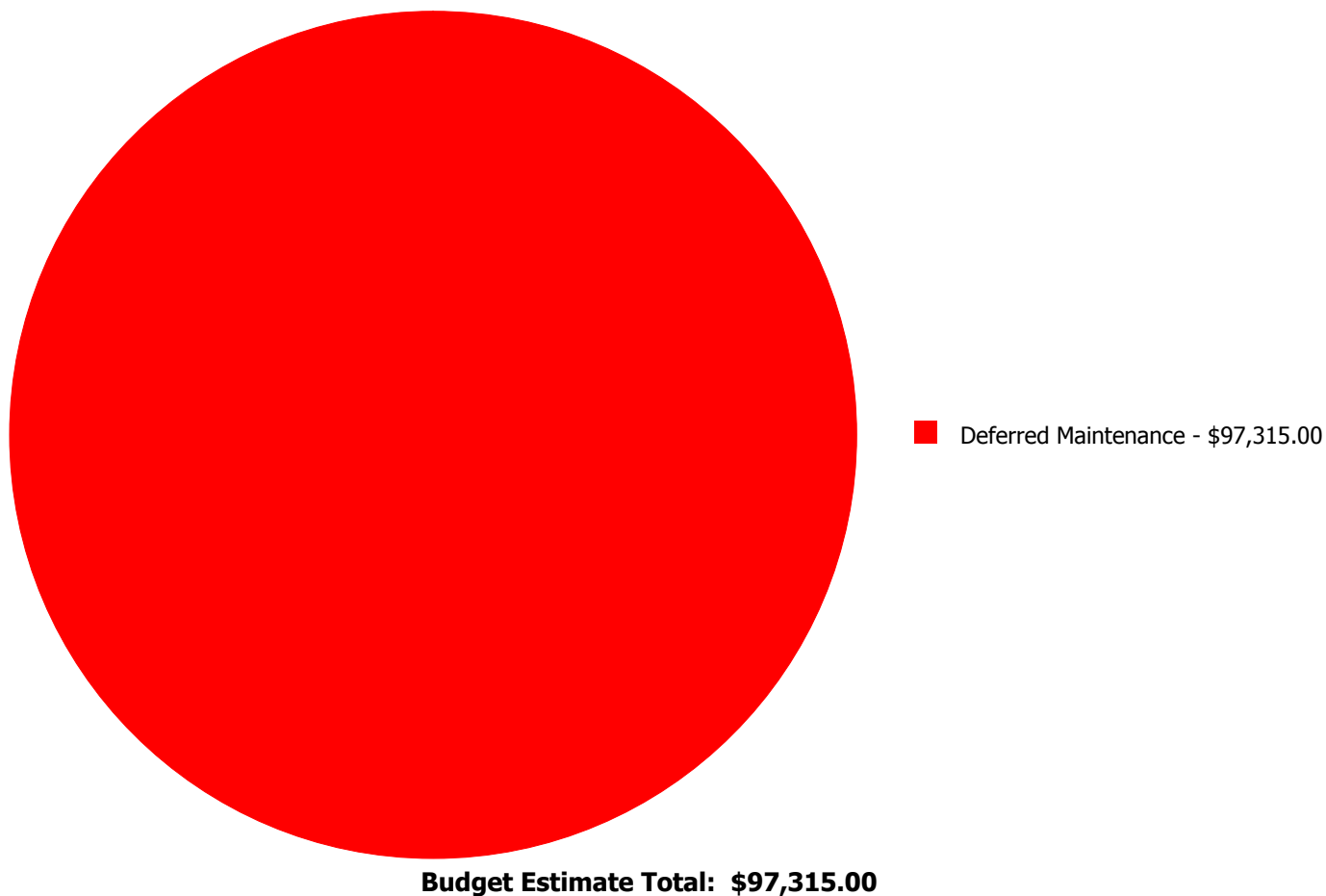
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	\$0.00	\$0.00	\$18,248.00	\$0.00	\$0.00	\$18,248.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$16,172.00	\$0.00	\$0.00	\$16,172.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$28,148.00	\$0.00	\$0.00	\$28,148.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$2,369.00	\$0.00	\$0.00	\$2,369.00
D3040	Distribution Systems	\$0.00	\$0.00	\$15,089.00	\$0.00	\$0.00	\$15,089.00
D5020	Branch Wiring	\$0.00	\$0.00	\$7,192.00	\$0.00	\$0.00	\$7,192.00
D5020	Lighting	\$0.00	\$0.00	\$10,097.00	\$0.00	\$0.00	\$10,097.00
	Total:	\$0.00	\$0.00	\$97,315.00	\$0.00	\$0.00	\$97,315.00

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: 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: 2,564.00
Unit of Measure: S.F.
Estimate: \$18,248.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

Notes: The exterior windows are beyond their service life 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: 2,564.00
Unit of Measure: S.F.
Estimate: \$16,172.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

Notes: The roof covering is beyond its 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: 2,564.00
Unit of Measure: S.F.
Estimate: \$28,148.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

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: 2,564.00
Unit of Measure: S.F.
Estimate: \$2,369.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

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

System: D3040 - Distribution Systems



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 2,564.00
Unit of Measure: S.F.
Estimate: \$15,089.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

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

System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 2,564.00
Unit of Measure: S.F.
Estimate: \$7,192.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

Notes: The branch wiring system is beyond its service life and should be replaced.

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 2,564.00
Unit of Measure: S.F.
Estimate: \$10,097.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

Notes: The lighting system is beyond its service life 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):	1,500
Year Built:	1984
Last Renovation:	
Replacement Value:	\$225,975
Repair Cost:	\$69,918.00
Total FCI:	30.94 %
Total RSLI:	36.27 %
FCA Score:	69.06



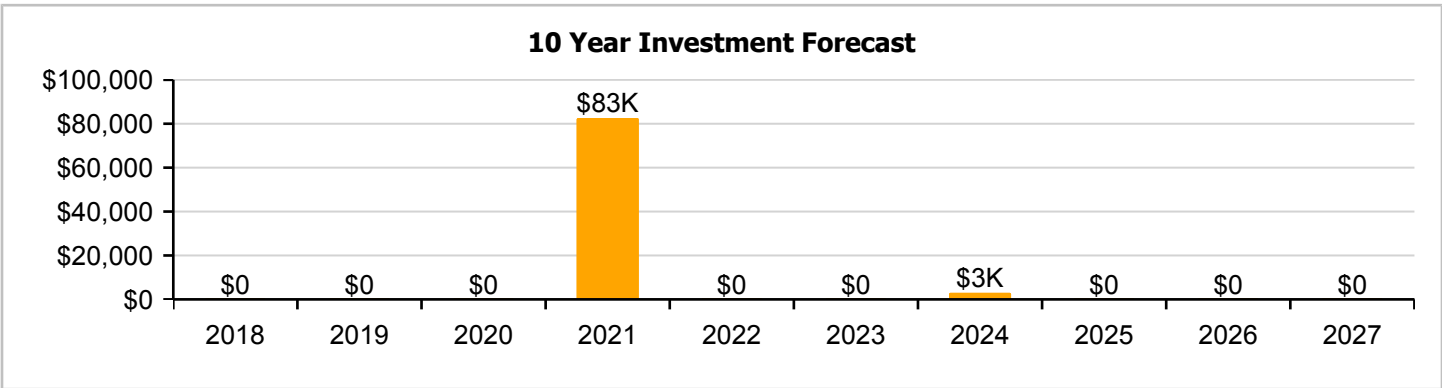
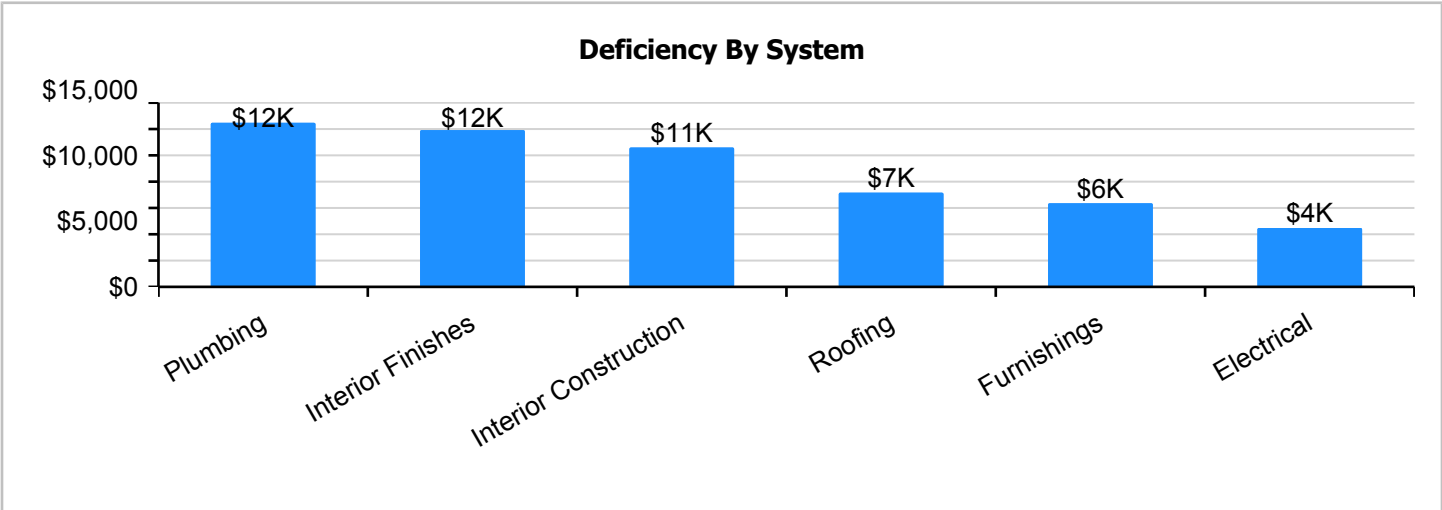
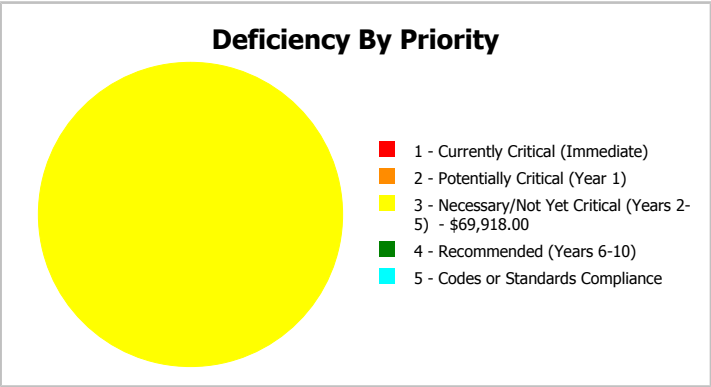
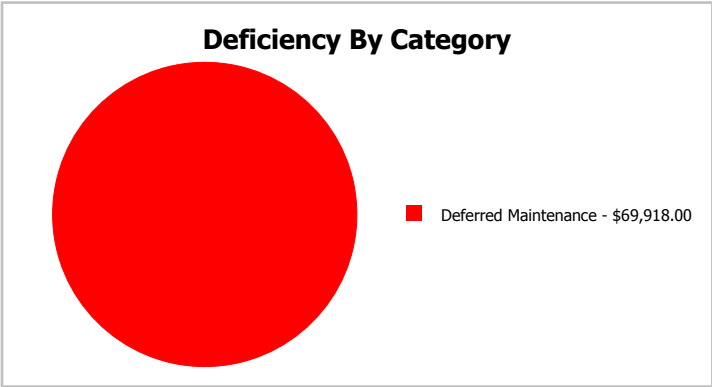
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	1,500
Year Built:	1984	Last Renovation:	
Repair Cost:	\$69,918	Replacement Value:	\$225,975
FCI:	30.94 %	RSLI%:	36.27 %



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	67.00 %	0.00 %	\$0.00
B10 - Superstructure	67.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	51.42 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	146.00 %	\$9,461.00
C10 - Interior Construction	28.96 %	44.35 %	\$13,976.00
C30 - Interior Finishes	18.61 %	35.26 %	\$15,725.00
D20 - Plumbing	5.39 %	65.50 %	\$16,467.00
D30 - HVAC	72.69 %	0.00 %	\$0.00
D50 - Electrical	7.86 %	51.82 %	\$5,907.00
E20 - Furnishings	0.00 %	110.00 %	\$8,382.00
Totals:	36.27 %	30.94 %	\$69,918.00

Photo Album

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

1). North Elevation - Feb 08, 2017



2). Southeast Elevation - Feb 08, 2017



3). South 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.

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	1,500	100	1984	2084		67.00 %	0.00 %	67			\$10,395
A1030	Slab on Grade	\$7.37	S.F.	1,500	100	1984	2084		67.00 %	0.00 %	67			\$11,055
B1020	Roof Construction	\$5.98	S.F.	1,500	100	1984	2084		67.00 %	0.00 %	67			\$8,970
B2010	Exterior Walls	\$18.04	S.F.	1,500	100	1984	2084		67.00 %	0.00 %	67			\$27,060
B2020	Exterior Windows	\$6.47	S.F.	1,500	30	1984	2014	2021	13.33 %	0.00 %	4			\$9,705
B2030	Exterior Doors	\$0.91	S.F.	1,500	30	1984	2014	2021	13.33 %	0.00 %	4			\$1,365
B3010140	Asphalt Shingles	\$4.32	S.F.	1,500	20	1984	2004		0.00 %	146.00 %	-13		\$9,461.00	\$6,480
C1010	Partitions	\$10.34	S.F.	1,500	75	1984	2059		56.00 %	0.00 %	42			\$15,510
C1020	Interior Doors	\$2.20	S.F.	1,500	30	1984	2014	2021	13.33 %	0.00 %	4			\$3,300
C1030	Fittings	\$8.47	S.F.	1,500	20	1984	2004		0.00 %	110.00 %	-13		\$13,976.00	\$12,705
C3010	Wall Finishes	\$7.46	S.F.	1,500	10	1984	1994	2021	40.00 %	0.00 %	4			\$11,190
C3020	Floor Finishes	\$12.74	S.F.	1,500	20	1984	2004	2021	20.00 %	0.00 %	4			\$19,110
C3030	Ceiling Finishes	\$9.53	S.F.	1,500	25	1984	2009		0.00 %	110.00 %	-8		\$15,725.00	\$14,295
D2010	Plumbing Fixtures	\$9.98	S.F.	1,500	30	1984	2014		0.00 %	110.00 %	-3		\$16,467.00	\$14,970
D2020	Domestic Water Distribution	\$0.84	S.F.	1,500	30	1984	2014	2021	13.33 %	0.00 %	4			\$1,260
D2030	Sanitary Waste	\$5.94	S.F.	1,500	30	1984	2014	2021	13.33 %	0.00 %	4			\$8,910
D3040	Distribution Systems	\$5.35	S.F.	1,500	30	1984	2014	2021	13.33 %	0.00 %	4			\$8,025
D3050	Terminal & Package Units	\$11.62	S.F.	1,500	15	2016	2031		93.33 %	0.00 %	14			\$17,430
D3060	Controls & Instrumentation	\$3.48	S.F.	1,500	20	2016	2036		95.00 %	0.00 %	19			\$5,220
D5010	Electrical Service/Distribution	\$1.47	S.F.	1,500	40	1984	2024		17.50 %	0.00 %	7			\$2,205
D5020	Branch Wiring	\$2.55	S.F.	1,500	30	1984	2014	2021	13.33 %	0.00 %	4			\$3,825
D5020	Lighting	\$3.58	S.F.	1,500	30	1984	2014		0.00 %	110.00 %	-3		\$5,907.00	\$5,370
E2010	Fixed Furnishings	\$5.08	S.F.	1,500	20	1984	2004		0.00 %	110.00 %	-13		\$8,382.00	\$7,620
Total									36.27 %	30.94 %			\$69,918.00	\$225,975

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



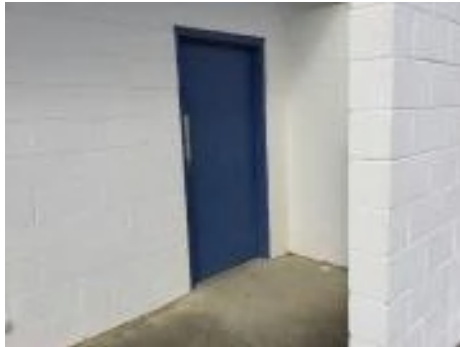
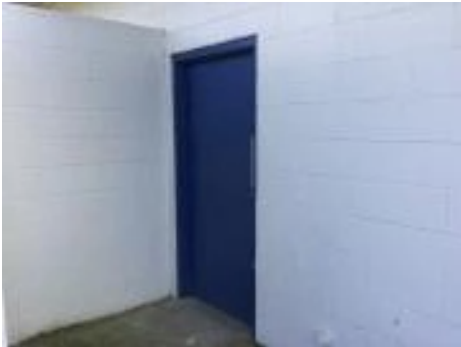
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1984 Football Concession

System: B3010140 - Asphalt Shingles



Note: The asphalt shingle tiles are beyond their service life and should be replaced.

System: C1010 - Partitions



Note:

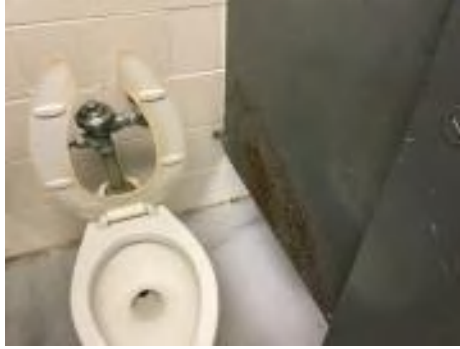
System: C1020 - Interior Doors



Note:

Campus Assessment Report - 1984 Football Concession

System: C1030 - Fittings



Note: The fittings are beyond their service life and should be replaced.

System: C3010 - Wall Finishes



Note:

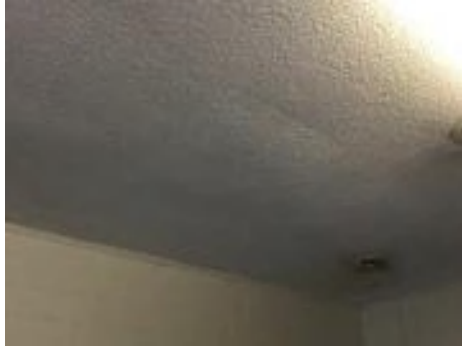
System: C3020 - Floor Finishes



Note:

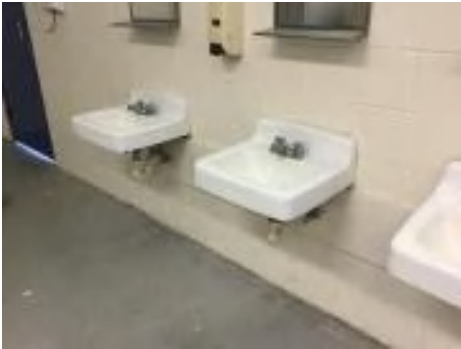
Campus Assessment Report - 1984 Football Concession

System: C3030 - Ceiling Finishes



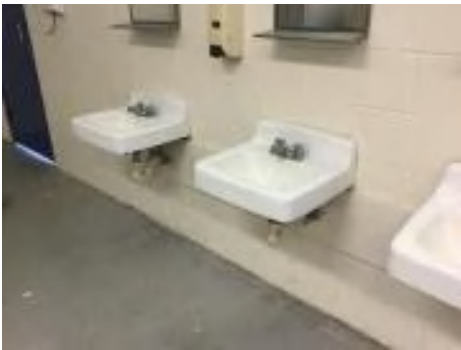
Note: The ceiling finishes are beyond their service life and should be replaced.

System: D2010 - Plumbing Fixtures



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

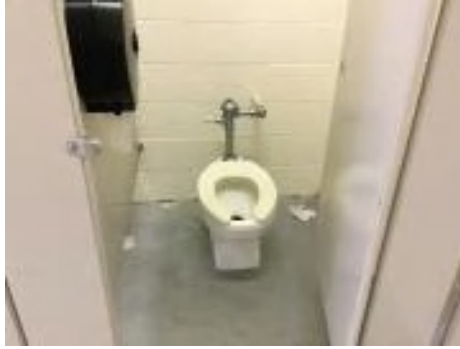
System: D2020 - Domestic Water Distribution



Note:

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System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

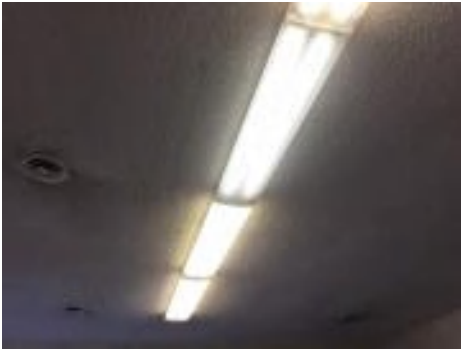
Campus Assessment Report - 1984 Football Concession

System: D3060 - Controls & Instrumentation



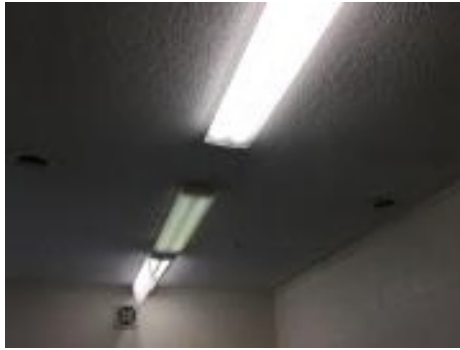
Note:

System: D5010 - Electrical Service/Distribution



Note:

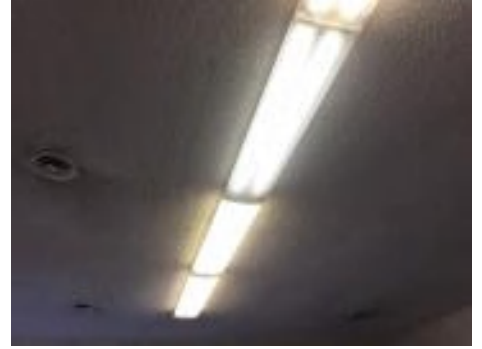
System: D5020 - Branch Wiring



Note:

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System: D5020 - Lighting



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

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
Total:	\$69,918	\$0	\$0	\$0	\$82,568	\$0	\$0	\$2,984	\$0	\$0	\$0	\$155,470
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$12,016	\$0	\$0	\$0	\$0	\$0	\$0	\$12,016
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$1,691	\$0	\$0	\$0	\$0	\$0	\$0	\$1,691
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$9,461	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,461
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	\$4,086	\$0	\$0	\$0	\$0	\$0	\$0	\$4,086
C1030 - Fittings	\$13,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,976
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$13,854	\$0	\$0	\$0	\$0	\$0	\$0	\$13,854
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$23,659	\$0	\$0	\$0	\$0	\$0	\$0	\$23,659
C3030 - Ceiling Finishes	\$15,725	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,725
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

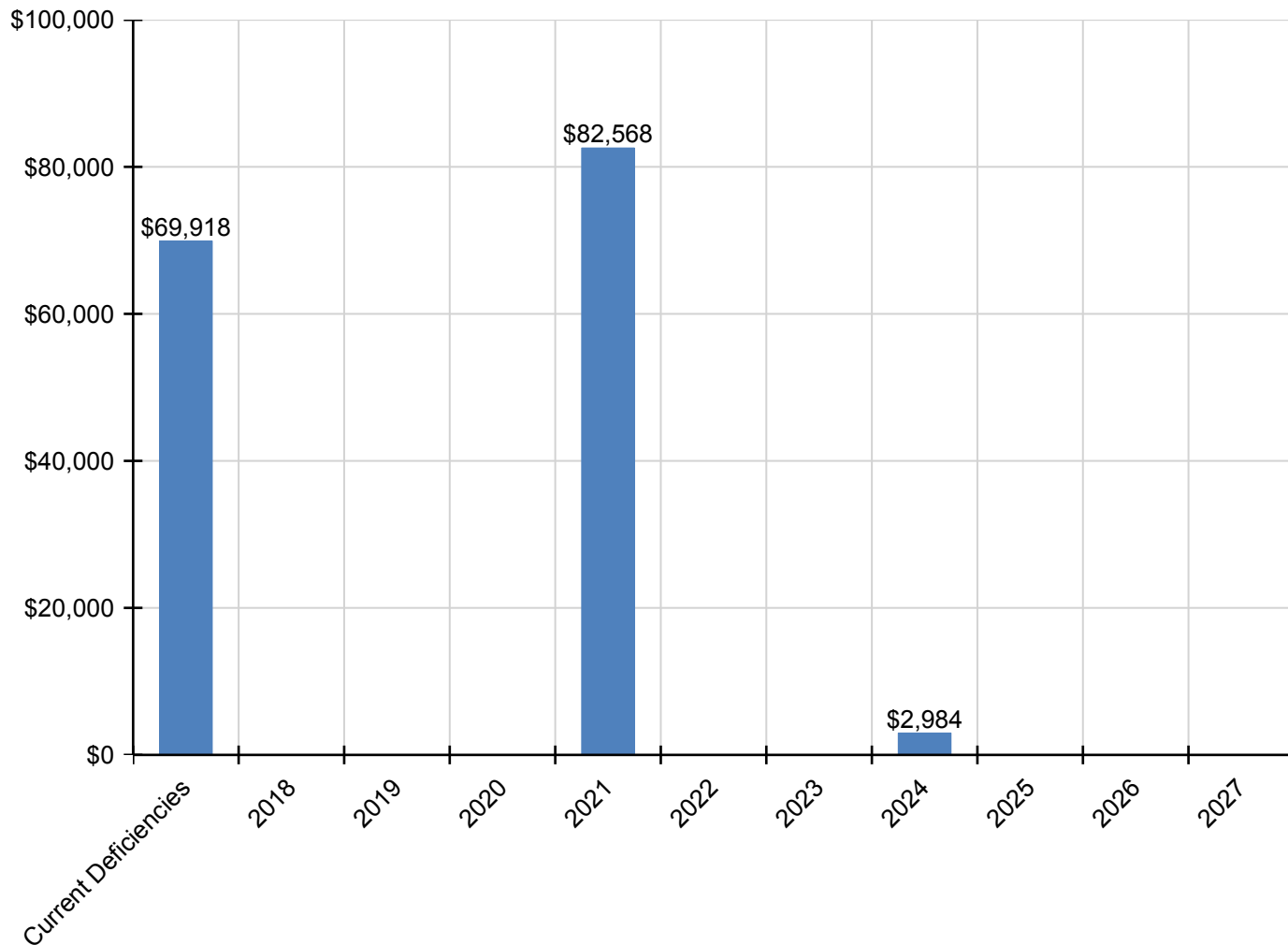
Campus Assessment Report - 1984 Football Concession

D2010 - Plumbing Fixtures	\$16,467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,467
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$1,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,560
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$11,031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,031
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$9,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,936
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,984	\$0	\$0	\$0	\$0	\$2,984
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$4,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,736
D5020 - Lighting	\$5,907	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,907
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	\$8,382	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,382

* Indicates non-renewable system

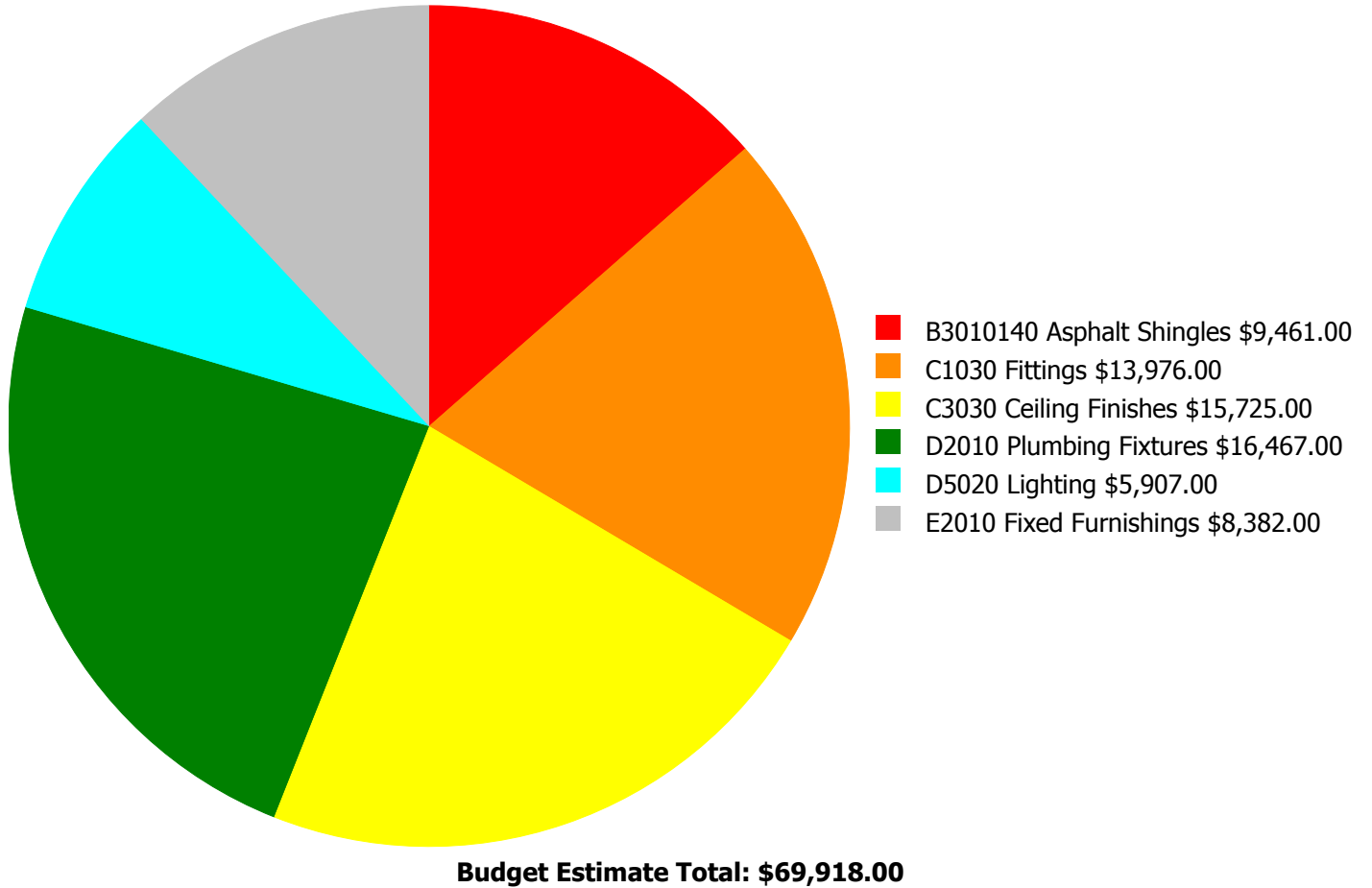
Forecasted Capital Renewal Requirement

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



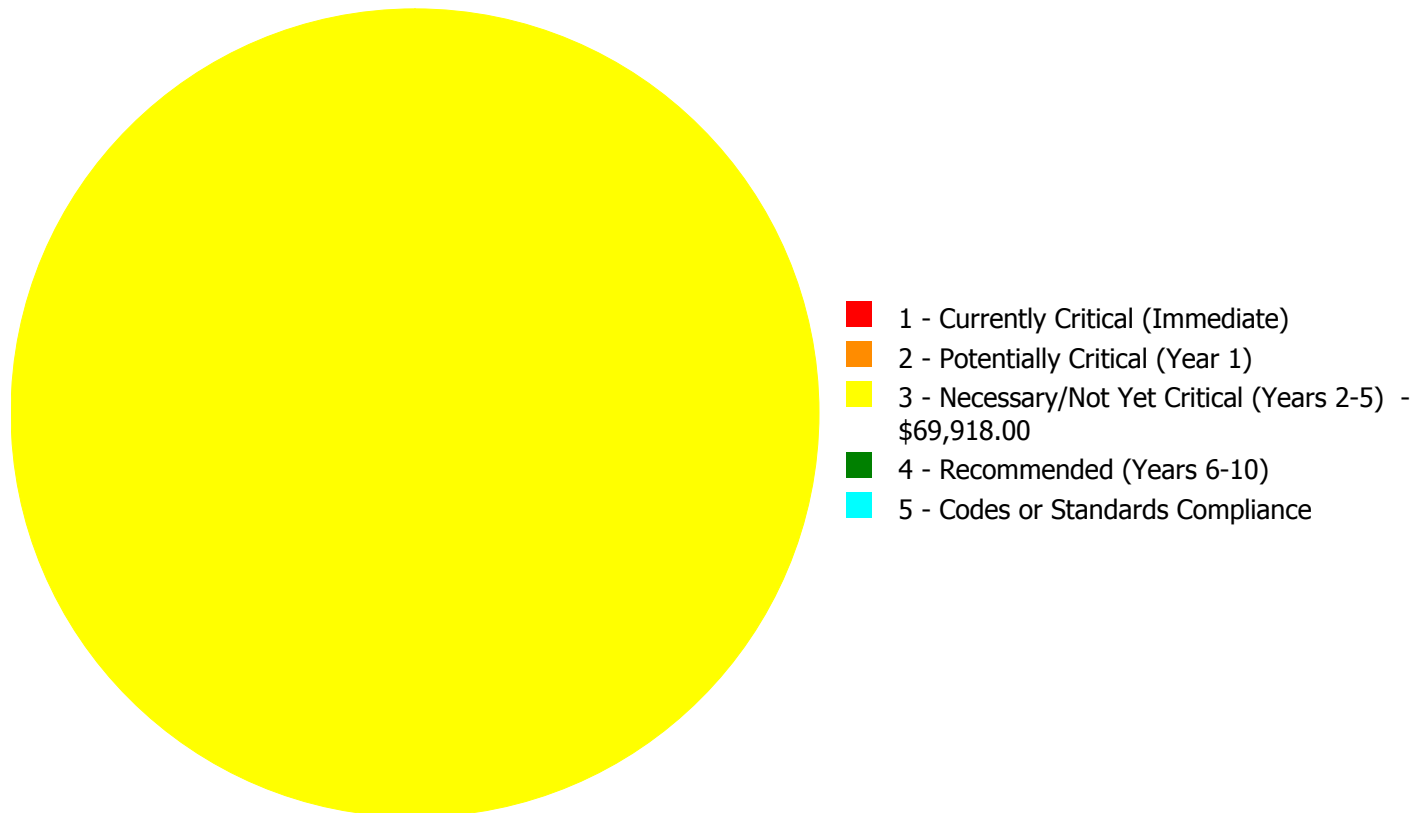
Deficiency Summary by System

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: \$69,918.00

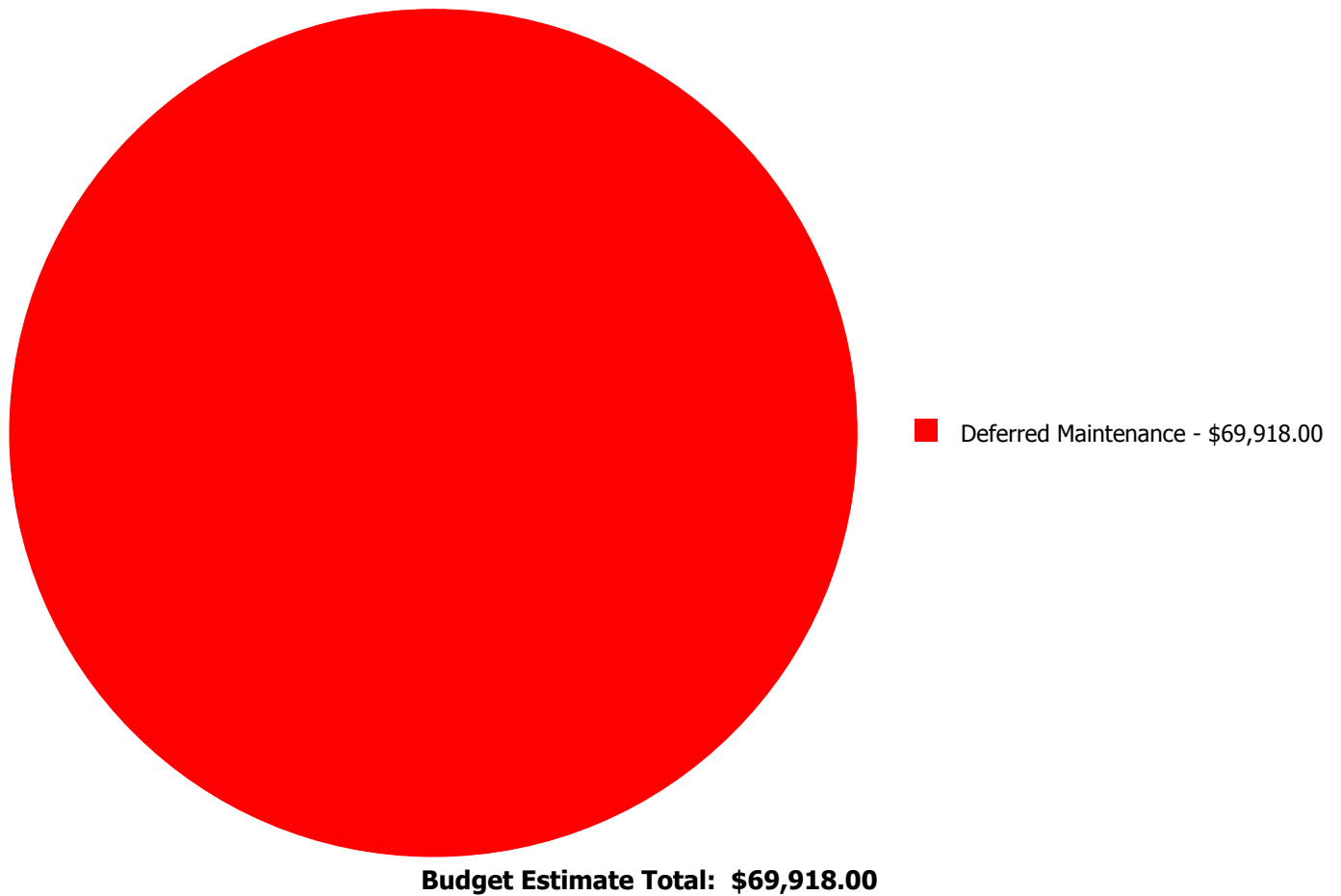
Deficiency By Priority Investment Table

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	\$9,461.00	\$0.00	\$0.00	\$9,461.00
C1030	Fittings	\$0.00	\$0.00	\$13,976.00	\$0.00	\$0.00	\$13,976.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$15,725.00	\$0.00	\$0.00	\$15,725.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$16,467.00	\$0.00	\$0.00	\$16,467.00
D5020	Lighting	\$0.00	\$0.00	\$5,907.00	\$0.00	\$0.00	\$5,907.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$8,382.00	\$0.00	\$0.00	\$8,382.00
	Total:	\$0.00	\$0.00	\$69,918.00	\$0.00	\$0.00	\$69,918.00

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: 1,500.00
Unit of Measure: S.F.
Estimate: \$9,461.00
Assessor Name: Eduardo Lopez
Date Created: 02/07/2017

Notes: The asphalt shingle tiles are beyond their service life and should be replaced.

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: 1,500.00
Unit of Measure: S.F.
Estimate: \$13,976.00
Assessor Name: Eduardo Lopez
Date Created: 02/07/2017

Notes: The fittings are beyond their 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: 1,500.00
Unit of Measure: S.F.
Estimate: \$15,725.00
Assessor Name: Eduardo Lopez
Date Created: 02/07/2017

Notes: The ceiling finishes are beyond their service life and should be replaced.

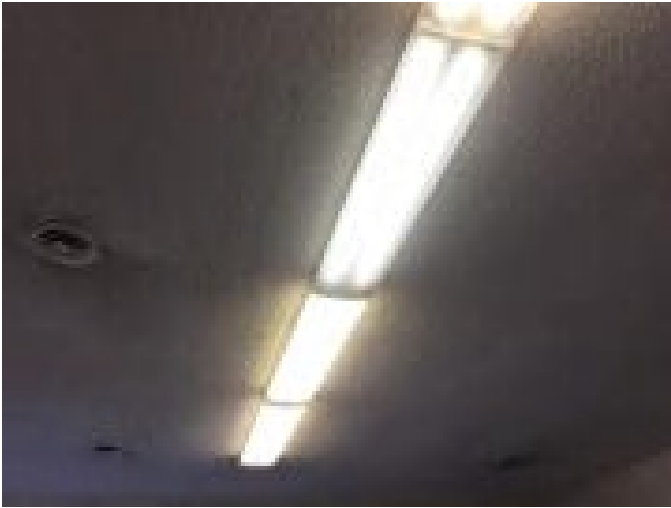
System: D2010 - Plumbing Fixtures



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,500.00
Unit of Measure: S.F.
Estimate: \$16,467.00
Assessor Name: Eduardo Lopez
Date Created: 02/07/2017

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

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,500.00
Unit of Measure: S.F.
Estimate: \$5,907.00
Assessor Name: Eduardo Lopez
Date Created: 02/07/2017

Notes: The lighting system 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: 1,500.00
Unit of Measure: S.F.
Estimate: \$8,382.00
Assessor Name: Eduardo Lopez
Date Created: 02/07/2017

Notes: The fixed furnishings are beyond their service life 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 $100 - \text{Total FCI}$ (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	6,018
Year Built:	1987
Last Renovation:	
Replacement Value:	\$946,815
Repair Cost:	\$351,908.00
Total FCI:	37.17 %
Total RSLI:	26.04 %
FCA Score:	62.83



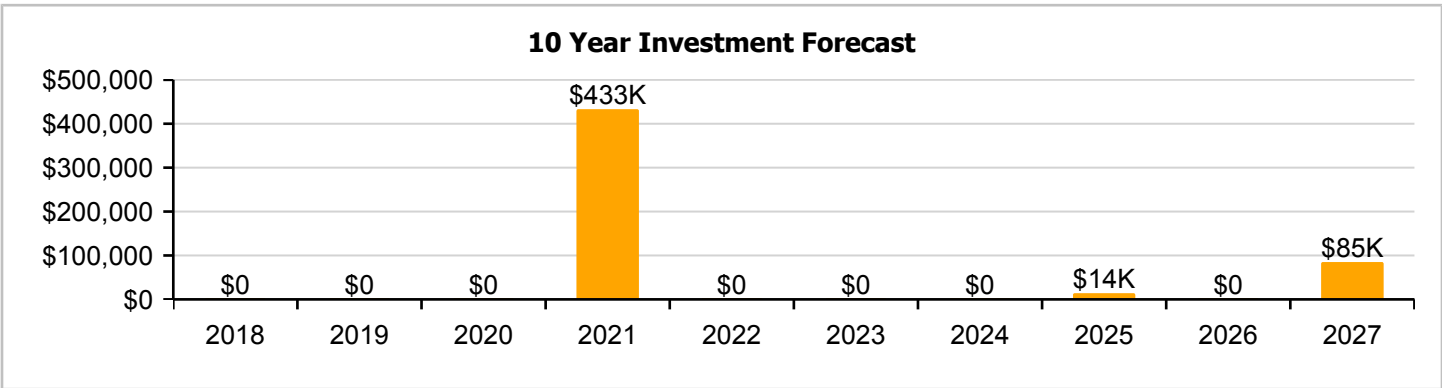
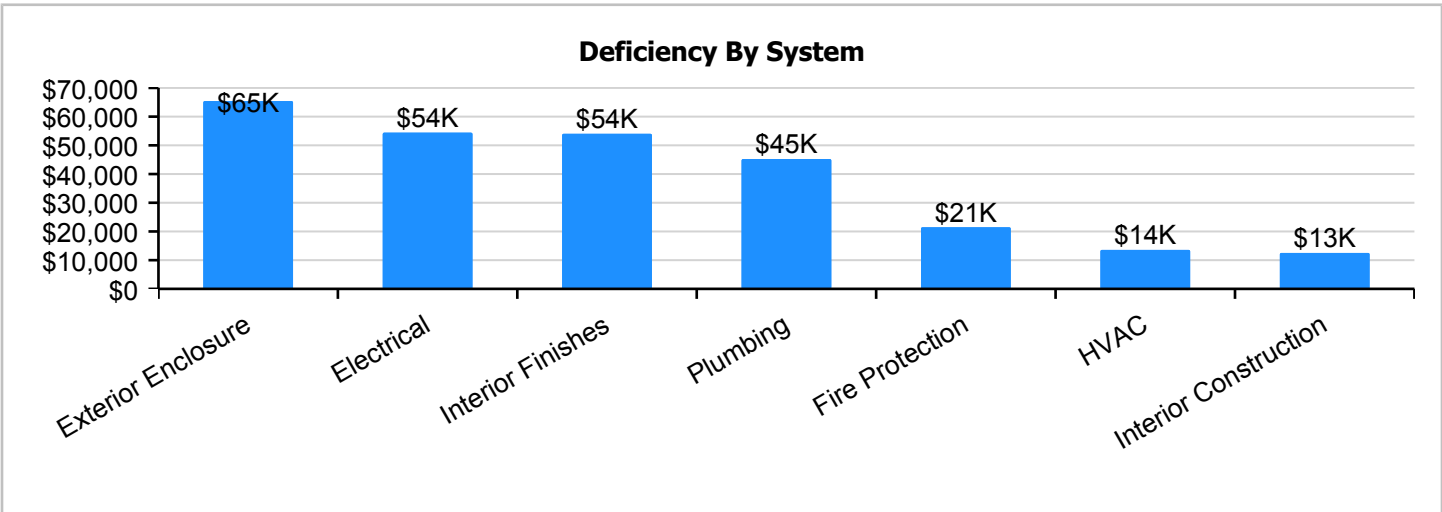
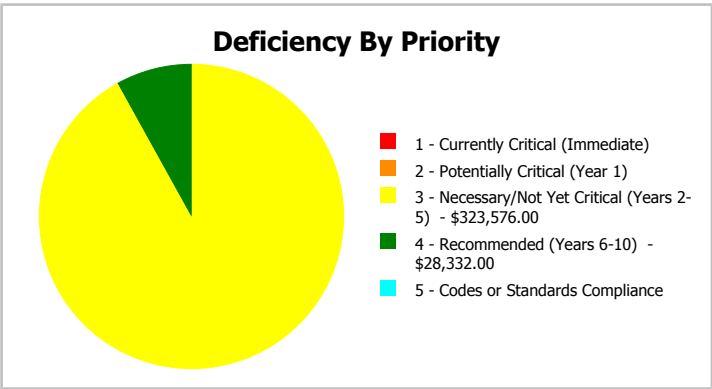
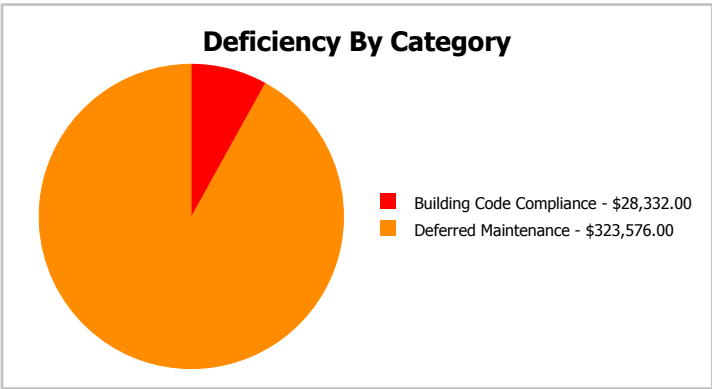
Description:

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:	6,018
Year Built:	1987	Last Renovation:	
Repair Cost:	\$351,908	Replacement Value:	\$946,815
FCI:	37.17 %	RSLI%:	26.04 %



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	68.00 %	0.00 %	\$0.00
A20 - Basement Construction	68.00 %	0.00 %	\$0.00
B10 - Superstructure	68.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	27.30 %	62.66 %	\$86,322.00
B30 - Roofing	50.29 %	0.00 %	\$0.00
C10 - Interior Construction	34.70 %	31.20 %	\$16,483.00
C30 - Interior Finishes	13.35 %	48.26 %	\$71,295.00
D20 - Plumbing	10.40 %	70.92 %	\$59,711.00
D30 - HVAC	20.40 %	10.16 %	\$17,940.00
D40 - Fire Protection	0.00 %	110.00 %	\$28,332.00
D50 - Electrical	12.44 %	46.88 %	\$71,825.00
Totals:	26.04 %	37.17 %	\$351,908.00

Photo Album

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

1). East Elevation - Feb 08, 2017



2). Northeast Elevation - Feb 08, 2017



3). Northwest Elevation - Feb 08, 2017



4). West 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	\$2.22	S.F.	6,018	100	1985	2085		68.00 %	0.00 %	68			\$13,360
A1030	Slab on Grade	\$4.16	S.F.	6,018	100	1985	2085		68.00 %	0.00 %	68			\$25,035
A2010	Basement Excavation	\$0.84	S.F.	6,018	100	1985	2085		68.00 %	0.00 %	68			\$5,055
A2020	Basement Walls	\$5.86	S.F.	6,018	100	1985	2085		68.00 %	0.00 %	68			\$35,265
B1020	Roof Construction	\$7.76	S.F.	6,018	100	1985	2085		68.00 %	0.00 %	68			\$46,700
B2010	Exterior Walls	\$9.03	S.F.	6,018	100	1985	2085		68.00 %	0.00 %	68			\$54,343
B2020	Exterior Windows	\$13.04	S.F.	6,018	30	1985	2015		0.00 %	110.00 %	-2		\$86,322.00	\$78,475
B2030	Exterior Doors	\$0.82	S.F.	6,018	30	1985	2015	2021	13.33 %	0.00 %	4			\$4,935
B3010120	Single Ply Membrane	\$6.98	S.F.	6,018	20	2007	2027		50.00 %	0.00 %	10			\$42,006
B3020	Roof Openings	\$0.21	S.F.	6,018	25	2007	2032		60.00 %	0.00 %	15			\$1,264
C1010	Partitions	\$4.79	S.F.	6,018	75	1985	2060		57.33 %	0.00 %	43			\$28,826
C1020	Interior Doors	\$2.49	S.F.	6,018	30	1985	2015		0.00 %	110.00 %	-2		\$16,483.00	\$14,985
C1030	Fittings	\$1.50	S.F.	6,018	20	1985	2005	2021	20.00 %	0.00 %	4			\$9,027
C3010	Wall Finishes	\$2.61	S.F.	6,018	10	1985	1995	2021	40.00 %	0.00 %	4			\$15,707
C3020	Floor Finishes	\$11.17	S.F.	6,018	20	1985	2005	2021	20.00 %	0.00 %	4			\$67,221
C3030	Ceiling Finishes	\$10.77	S.F.	6,018	25	1985	2010		0.00 %	110.00 %	-7		\$71,295.00	\$64,814
D2010	Plumbing Fixtures	\$9.02	S.F.	6,018	30	1985	2015		0.00 %	110.00 %	-2		\$59,711.00	\$54,282
D2020	Domestic Water Distribution	\$1.68	S.F.	6,018	30	1985	2015	2021	13.33 %	0.00 %	4			\$10,110
D2030	Sanitary Waste	\$2.64	S.F.	6,018	30	2000	2030		43.33 %	0.00 %	13			\$15,888
D2040	Rain Water Drainage	\$0.65	S.F.	6,018	30	1985	2015	2021	13.33 %	0.00 %	4			\$3,912
D3040	Distribution Systems	\$8.37	S.F.	6,018	30	1985	2015	2021	13.33 %	0.00 %	4			\$50,371
D3050	Terminal & Package Units	\$18.27	S.F.	6,018	15	1995	2010	2021	26.67 %	0.00 %	4			\$109,949
D3060	Controls & Instrumentation	\$2.71	S.F.	6,018	20	1985	2005		0.00 %	110.00 %	-12		\$17,940.00	\$16,309
D4010	Sprinklers	\$3.71	S.F.	6,018	30			2016	0.00 %	110.00 %	-1		\$24,559.00	\$22,327
D4020	Standpipes	\$0.57	S.F.	6,018	30			2016	0.00 %	110.00 %	-1		\$3,773.00	\$3,430
D5010	Electrical Service/Distribution	\$1.62	S.F.	6,018	40	1985	2025		20.00 %	0.00 %	8			\$9,749
D5020	Branch Wiring	\$4.65	S.F.	6,018	30	1985	2015	2021	13.33 %	0.00 %	4			\$27,984
D5020	Lighting	\$10.85	S.F.	6,018	30	1985	2015		0.00 %	110.00 %	-2		\$71,825.00	\$65,295
D5030910	Fire & Alarm Systems	\$3.64	S.F.	6,018	15	1985	2000	2021	26.67 %	0.00 %	4			\$21,906
D5030920	Data Communication	\$4.70	S.F.	6,018	15	1985	2000	2021	26.67 %	0.00 %	4			\$28,285
Total									26.04 %	37.17 %			\$351,908.00	\$946,815

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: The exterior windows are beyond their service life and should be replaced.

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1985 600 Building

System: B3010120 - Single Ply Membrane



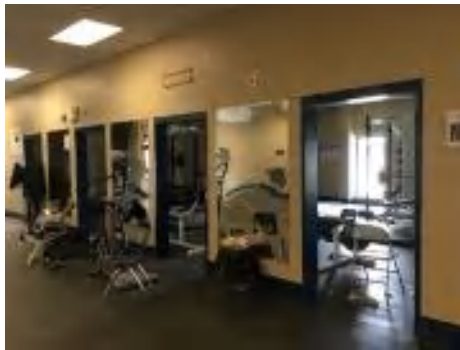
Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

Campus Assessment Report - 1985 600 Building

System: C1020 - Interior Doors



Note: The interior doors are beyond their service life and should be replaced.

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

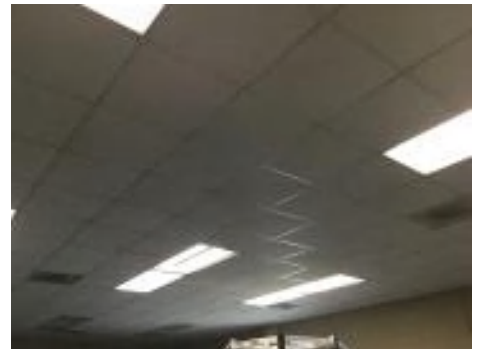
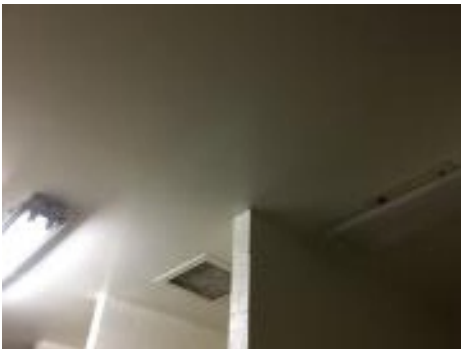
Campus Assessment Report - 1985 600 Building

System: C3020 - Floor Finishes



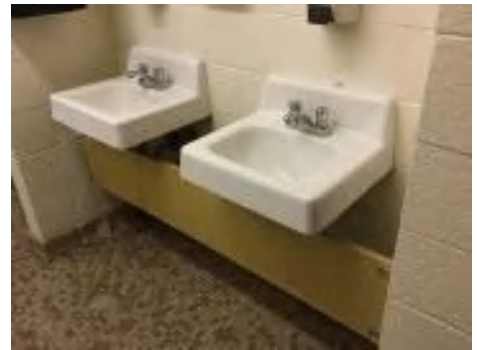
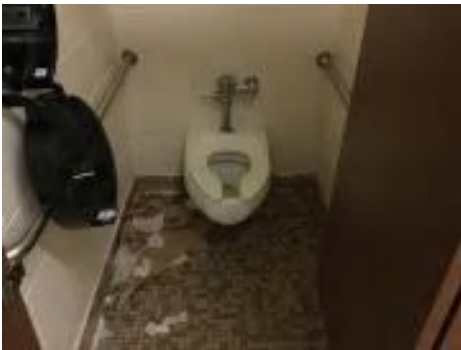
Note:

System: C3030 - Ceiling Finishes



Note: The ceiling finishes 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.

Campus Assessment Report - 1985 600 Building

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

Campus Assessment Report - 1985 600 Building

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



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.

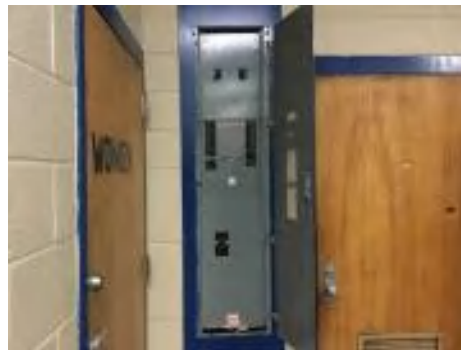
System: D4020 - Standpipes

This system contains no images

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

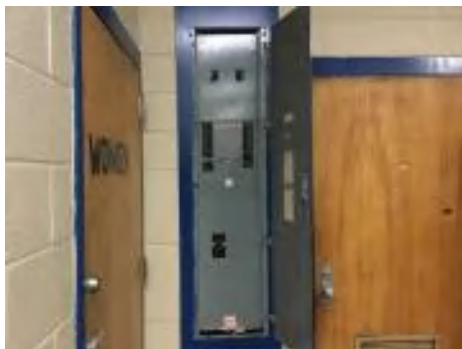
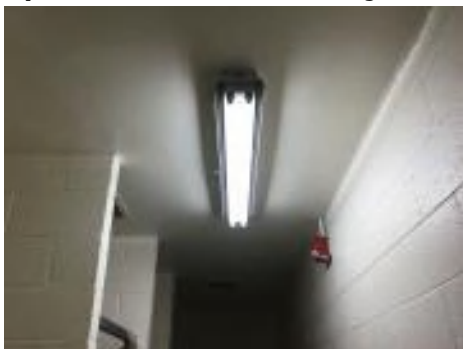
Campus Assessment Report - 1985 600 Building

System: D5010 - Electrical Service/Distribution



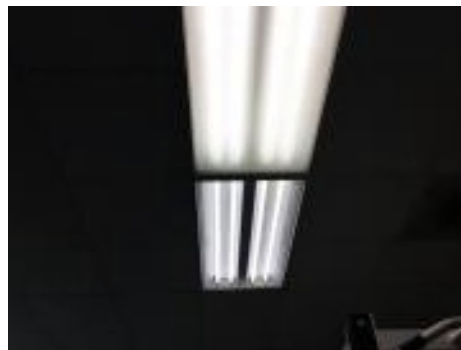
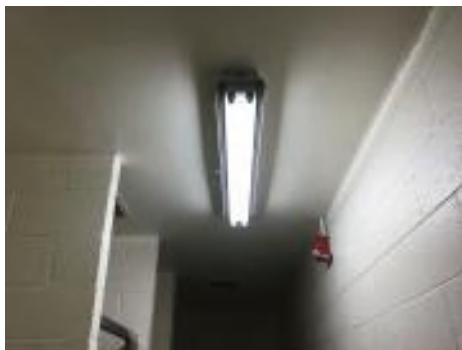
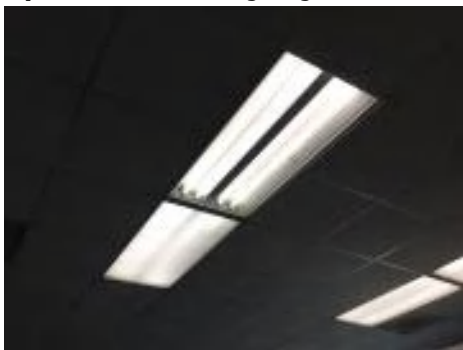
Note:

System: D5020 - Branch Wiring



Note:

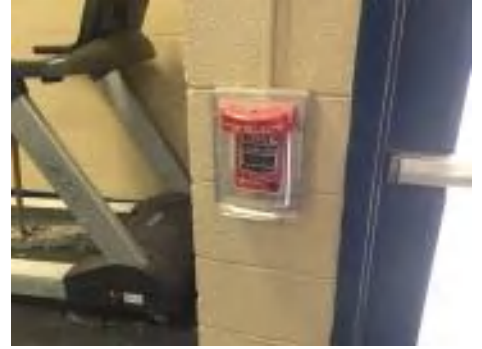
System: D5020 - Lighting



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

Campus Assessment Report - 1985 600 Building

System: D5030910 - Fire & Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$351,908	\$0	\$0	\$0	\$432,585	\$0	\$0	\$0	\$13,585	\$0	\$84,677	\$882,755
* 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
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$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	\$86,322	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,322
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$6,109	\$0	\$0	\$0	\$0	\$0	\$0	\$6,109
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	\$84,677	\$84,677
B3020 - Roof Openings	\$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	\$16,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,483
C1030 - Fittings	\$0	\$0	\$0	\$0	\$11,176	\$0	\$0	\$0	\$0	\$0	\$0	\$11,176
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$19,447	\$0	\$0	\$0	\$0	\$0	\$0	\$19,447

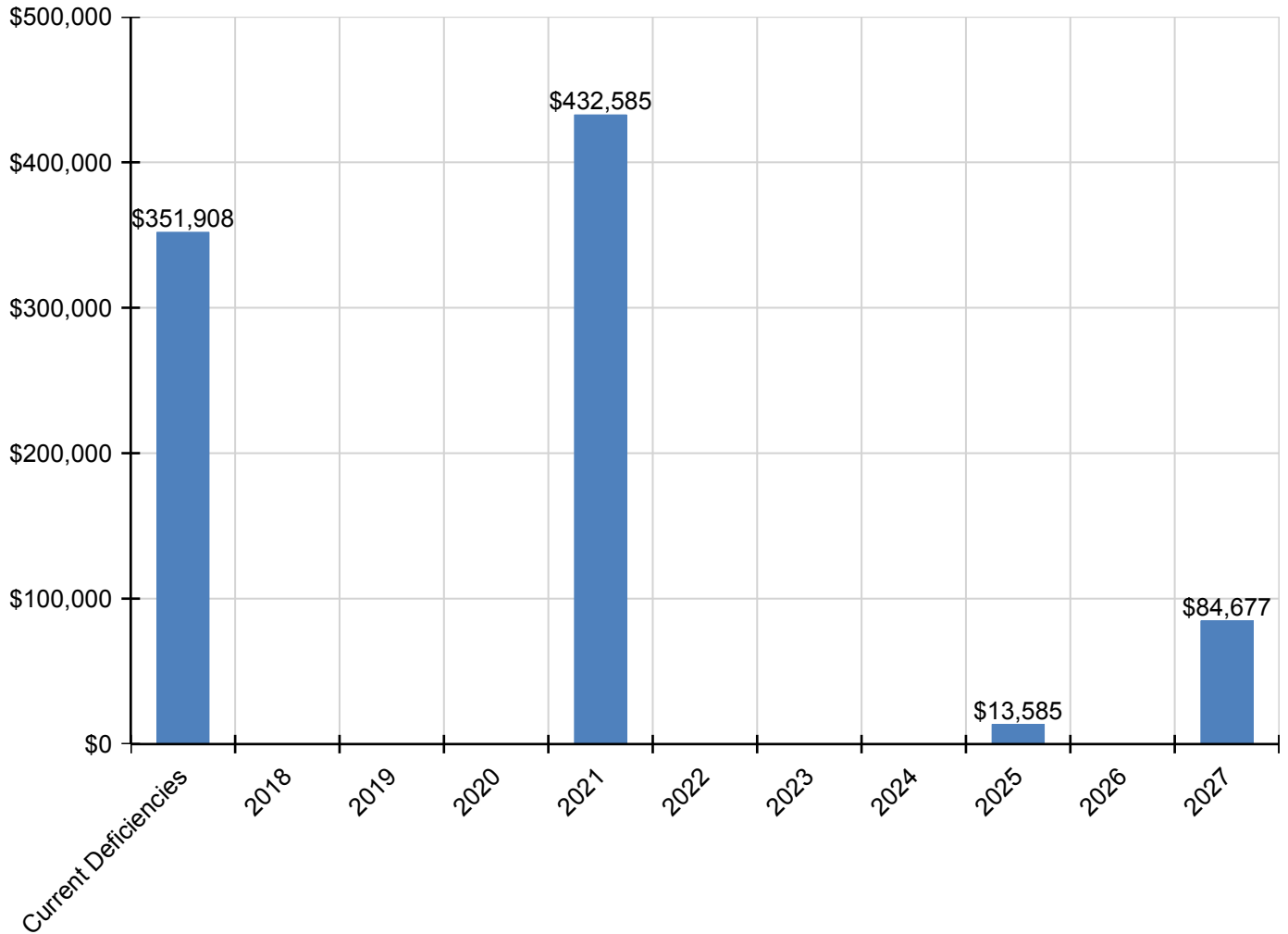
Campus Assessment Report - 1985 600 Building

C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$83,223	\$0	\$0	\$0	\$0	\$0	\$0	\$83,223
C3030 - Ceiling Finishes	\$71,295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,295
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$59,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,711
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$12,517	\$0	\$0	\$0	\$0	\$0	\$0	\$12,517
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$4,843	\$0	\$0	\$0	\$0	\$0	\$0	\$4,843
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$62,362	\$0	\$0	\$0	\$0	\$0	\$0	\$62,362
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$136,124	\$0	\$0	\$0	\$0	\$0	\$0	\$136,124
D3060 - Controls & Instrumentation	\$17,940	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,940
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$24,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,559
D4020 - Standpipes	\$3,773	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,773
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	\$13,585	\$0	\$0	\$13,585
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$34,645	\$0	\$0	\$0	\$0	\$0	\$0	\$34,645
D5020 - Lighting	\$71,825	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,825
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire & Alarm Systems	\$0	\$0	\$0	\$0	\$27,120	\$0	\$0	\$0	\$0	\$0	\$0	\$27,120
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$35,018	\$0	\$0	\$0	\$0	\$0	\$0	\$35,018

* Indicates non-renewable system

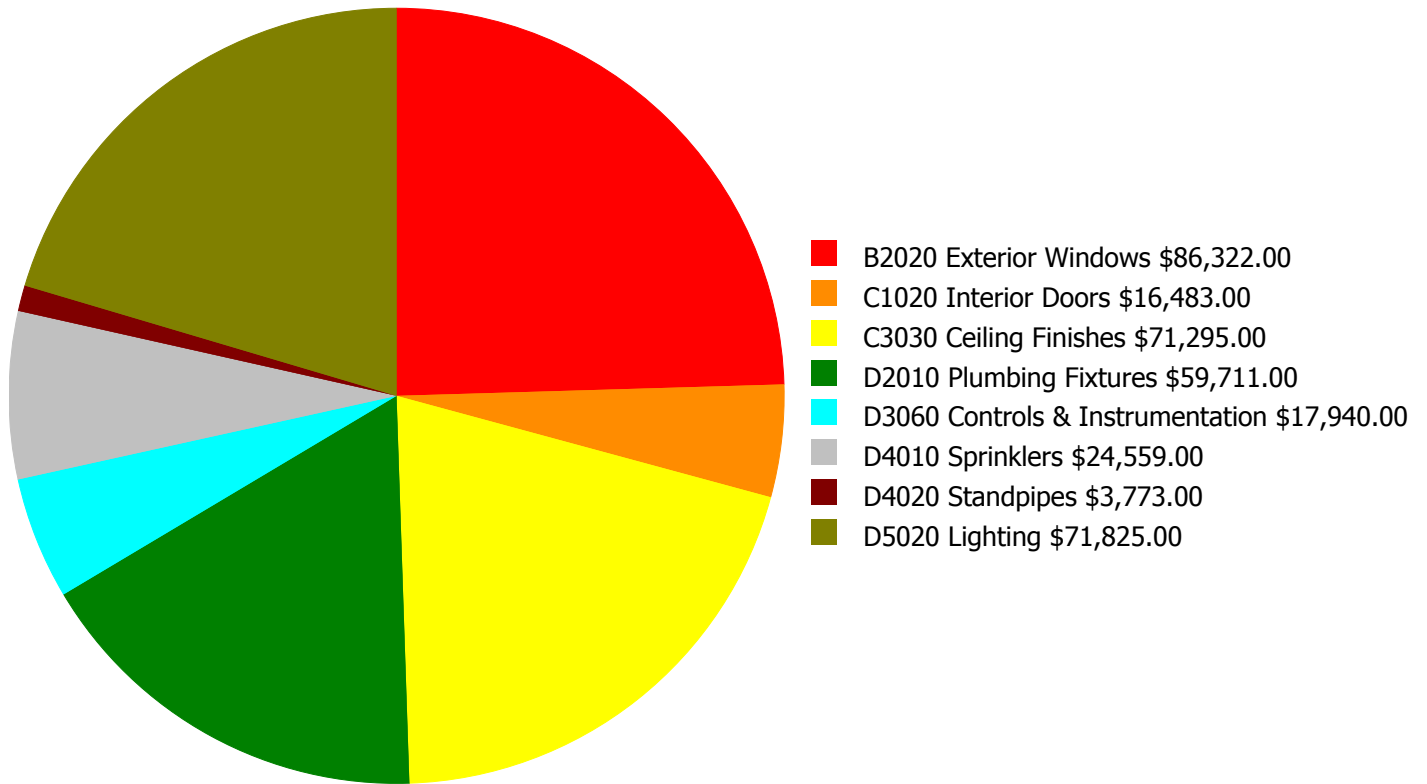
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

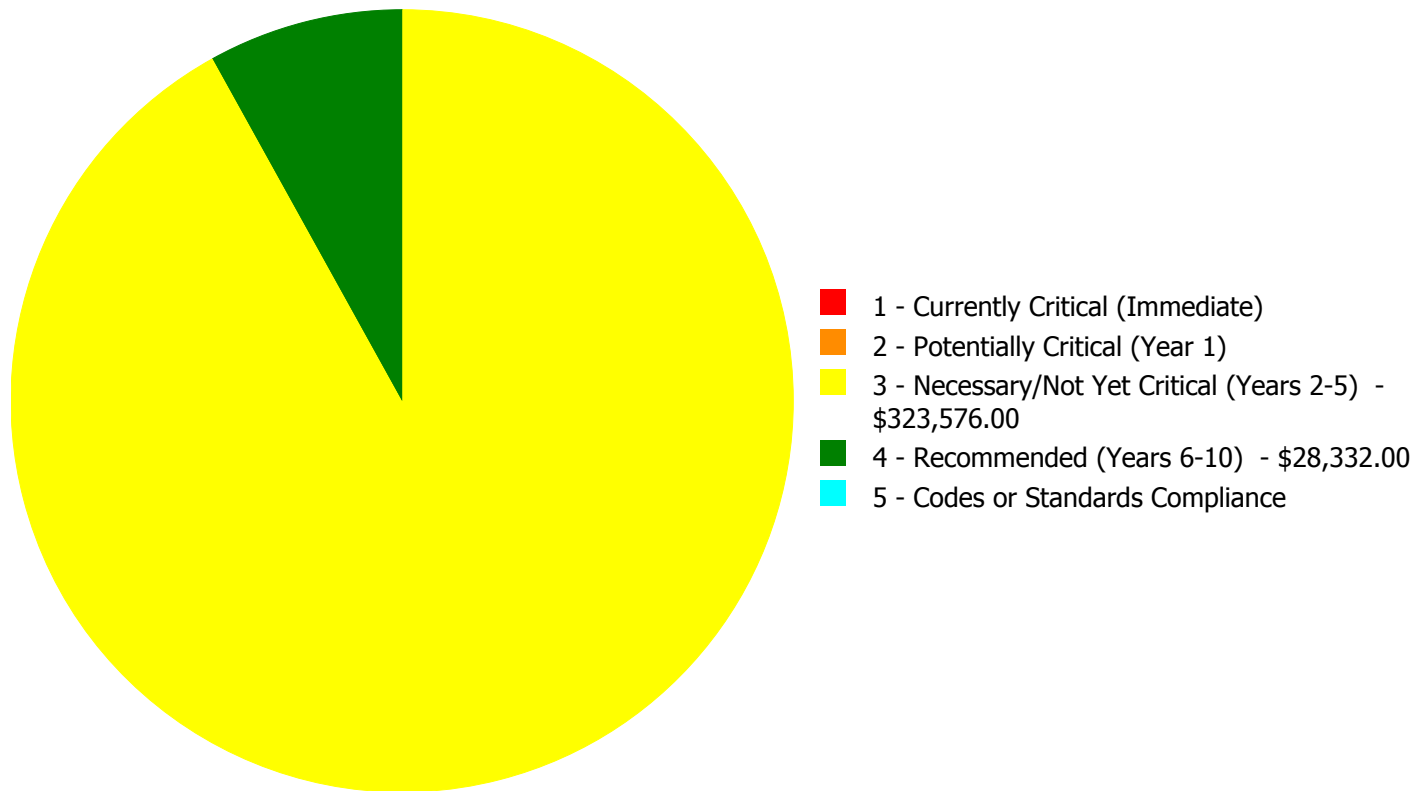
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$351,908.00

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: \$351,908.00

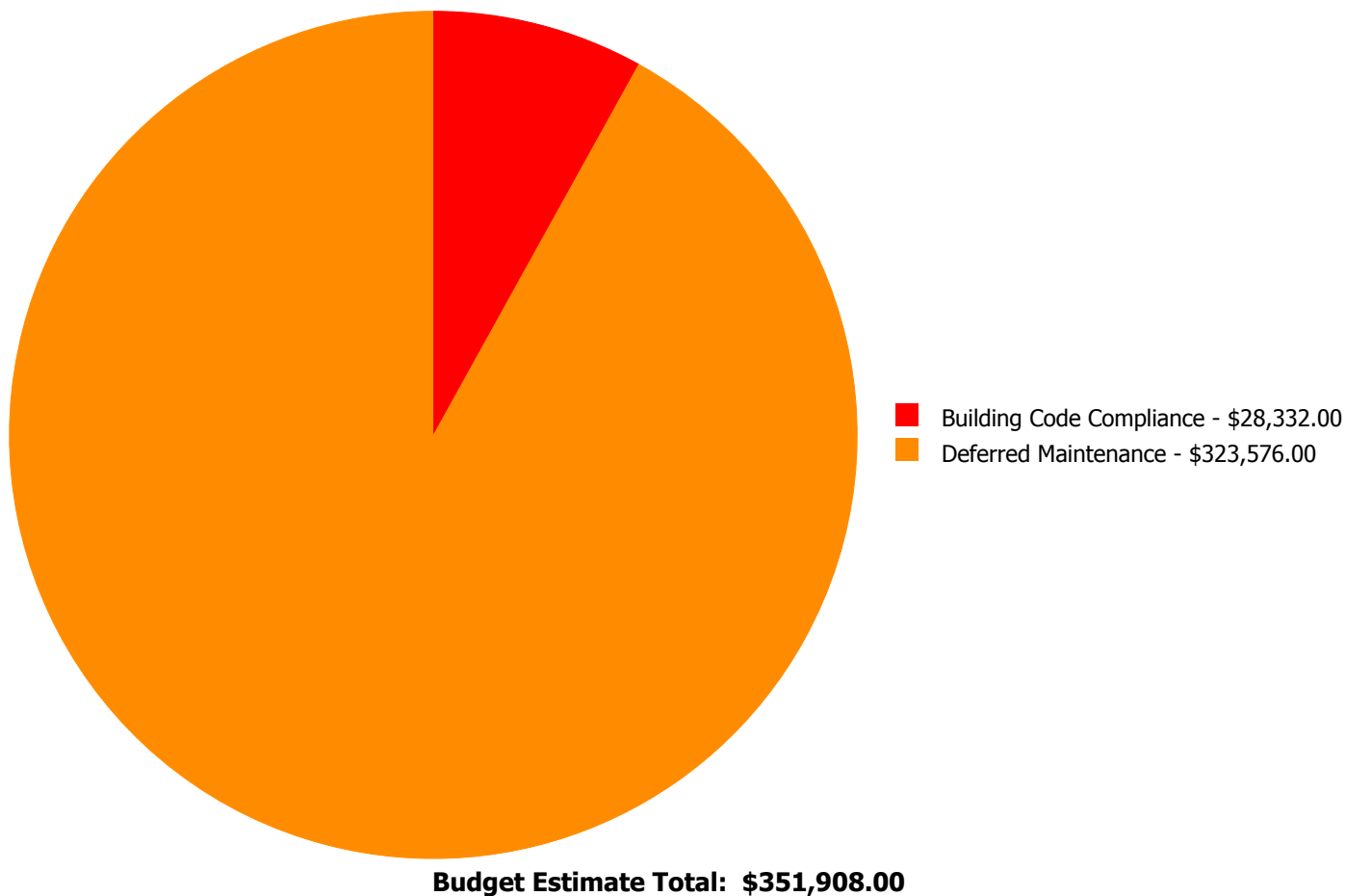
Deficiency By Priority Investment Table

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	\$86,322.00	\$0.00	\$0.00	\$86,322.00
C1020	Interior Doors	\$0.00	\$0.00	\$16,483.00	\$0.00	\$0.00	\$16,483.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$71,295.00	\$0.00	\$0.00	\$71,295.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$59,711.00	\$0.00	\$0.00	\$59,711.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$17,940.00	\$0.00	\$0.00	\$17,940.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$24,559.00	\$0.00	\$24,559.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$3,773.00	\$0.00	\$3,773.00
D5020	Lighting	\$0.00	\$0.00	\$71,825.00	\$0.00	\$0.00	\$71,825.00
	Total:	\$0.00	\$0.00	\$323,576.00	\$28,332.00	\$0.00	\$351,908.00

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: 6,018.00
Unit of Measure: S.F.
Estimate: \$86,322.00
Assessor Name: Somnath Das
Date Created: 02/08/2017

Notes: The exterior windows are beyond their service life and should be replaced.

System: C1020 - Interior Doors



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,018.00
Unit of Measure: S.F.
Estimate: \$16,483.00
Assessor Name: Somnath Das
Date Created: 02/08/2017

Notes: The interior doors are beyond their 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: 6,018.00
Unit of Measure: S.F.
Estimate: \$71,295.00
Assessor Name: Somnath Das
Date Created: 02/08/2017

Notes: The ceiling finishes 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: 6,018.00
Unit of Measure: S.F.
Estimate: \$59,711.00
Assessor Name: Somnath Das
Date Created: 02/08/2017

Notes: The plumbing fixtures 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: 6,018.00
Unit of Measure: S.F.
Estimate: \$17,940.00
Assessor Name: Somnath Das
Date Created: 02/08/2017

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

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,018.00
Unit of Measure: S.F.
Estimate: \$71,825.00
Assessor Name: Somnath Das
Date Created: 02/08/2017

Notes: The lighting system is beyond its 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: 6,018.00
Unit of Measure: S.F.
Estimate: \$24,559.00
Assessor Name: Somnath Das
Date Created: 02/08/2017

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: 6,018.00
Unit of Measure: S.F.
Estimate: \$3,773.00
Assessor Name: Somnath Das
Date Created: 02/08/2017

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:	HS -High School
Gross Area (SF):	6,085
Year Built:	1985
Last Renovation:	
Replacement Value:	\$1,139,053
Repair Cost:	\$374,851.00
Total FCI:	32.91 %
Total RSLI:	28.50 %
FCA Score:	67.09



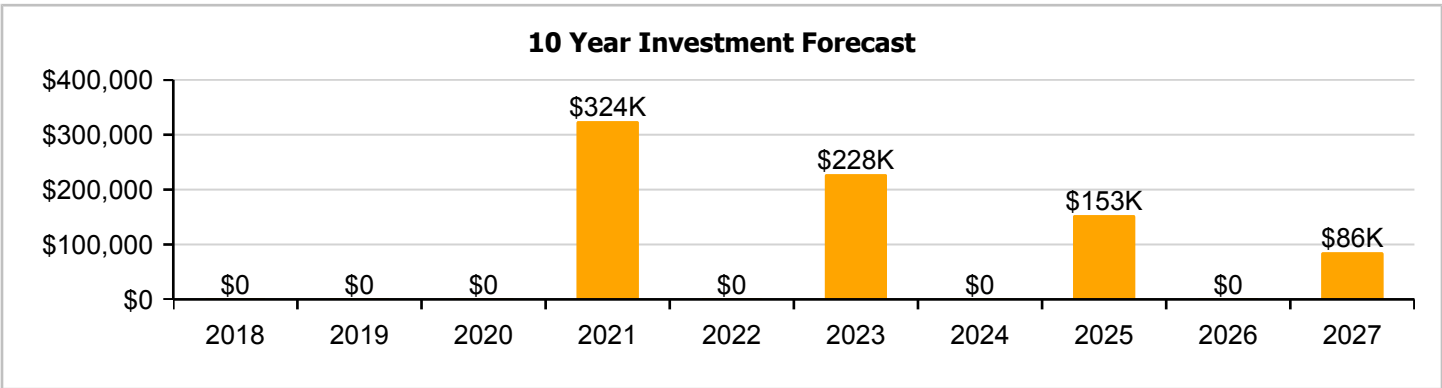
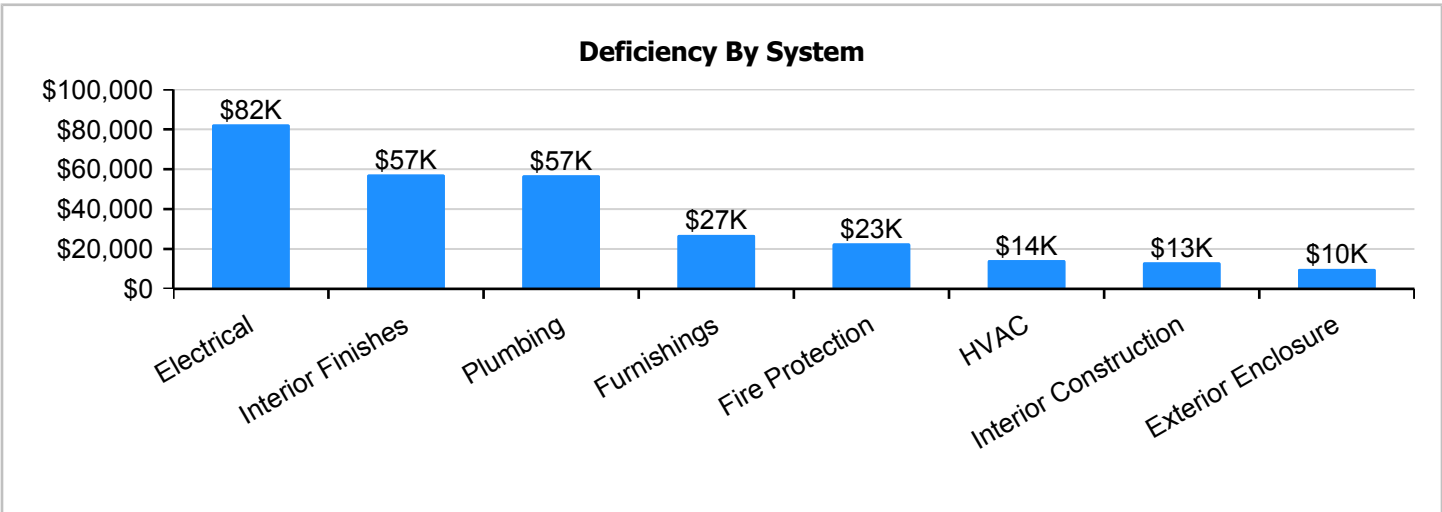
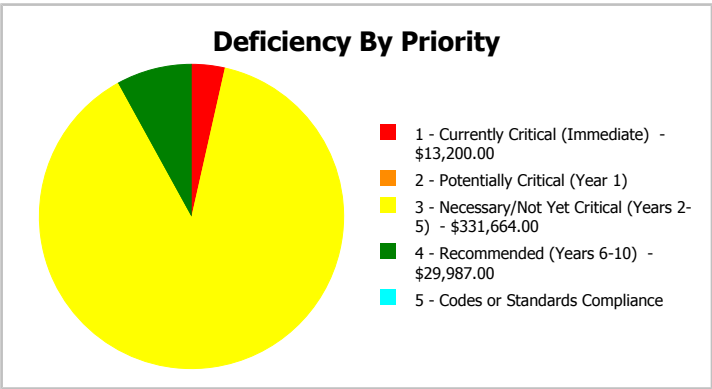
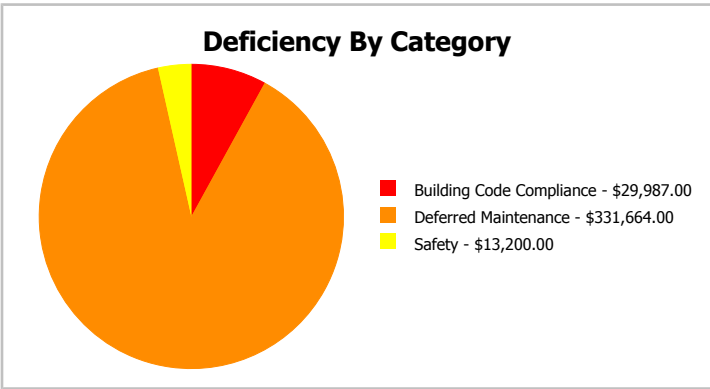
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	6,085
Year Built:	1985	Last Renovation:	
Repair Cost:	\$374,851	Replacement Value:	\$1,139,053
FCI:	32.91 %	RSLI%:	28.50 %



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	68.00 %	0.00 %	\$0.00
A20 - Basement Construction	68.00 %	0.00 %	\$0.00
B10 - Superstructure	68.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	63.45 %	20.98 %	\$13,200.00
B30 - Roofing	50.00 %	0.00 %	\$0.00
C10 - Interior Construction	34.71 %	31.14 %	\$17,470.00
C30 - Interior Finishes	13.36 %	48.23 %	\$75,637.00
D20 - Plumbing	3.74 %	83.28 %	\$75,102.00
D30 - HVAC	33.04 %	6.55 %	\$19,010.00
D40 - Fire Protection	0.00 %	110.00 %	\$29,987.00
D50 - Electrical	10.01 %	66.95 %	\$108,769.00
E10 - Equipment	20.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$35,676.00
Totals:	28.50 %	32.91 %	\$374,851.00

Photo Album

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

1). Northeast Elevation - Feb 08, 2017



2). North Elevation - Feb 08, 2017



3). West Elevation - Feb 08, 2017



4). Southeast 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.

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System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.32	S.F.	6,085	100	1985	2085		68.00 %	0.00 %	68			\$14,117
A1030	Slab on Grade	\$4.36	S.F.	6,085	100	1985	2085		68.00 %	0.00 %	68			\$26,531
A2010	Basement Excavation	\$0.88	S.F.	6,085	100	1985	2085		68.00 %	0.00 %	68			\$5,355
A2020	Basement Walls	\$6.15	S.F.	6,085	100	1985	2085		68.00 %	0.00 %	68			\$37,423
B1020	Roof Construction	\$8.14	S.F.	6,085	100	1985	2085		68.00 %	0.00 %	68			\$49,532
B2010	Exterior Walls	\$9.48	S.F.	6,085	100	1985	2085		68.00 %	22.88 %	68		\$13,200.00	\$57,686
B2030	Exterior Doors	\$0.86	S.F.	6,085	30	1985	2015	2021	13.33 %	0.00 %	4			\$5,233
B3010120	Single Ply Membrane	\$6.98	S.F.	6,085	20	2007	2027		50.00 %	0.00 %	10			\$42,473
C1010	Partitions	\$5.03	S.F.	6,085	75	1985	2060		57.33 %	0.00 %	43			\$30,608
C1020	Interior Doors	\$2.61	S.F.	6,085	30	1985	2015		0.00 %	110.00 %	-2		\$17,470.00	\$15,882
C1030	Fittings	\$1.58	S.F.	6,085	20	1985	2005	2021	20.00 %	0.00 %	4			\$9,614
C3010	Wall Finishes	\$2.75	S.F.	6,085	10	1985	1995	2021	40.00 %	0.00 %	4			\$16,734
C3020	Floor Finishes	\$11.72	S.F.	6,085	20	1985	2005	2021	20.00 %	0.00 %	4			\$71,316
C3030	Ceiling Finishes	\$11.30	S.F.	6,085	25	1985	2010		0.00 %	110.00 %	-7		\$75,637.00	\$68,761
D2010	Plumbing Fixtures	\$9.46	S.F.	6,085	30	1985	2015		0.00 %	110.00 %	-2		\$63,321.00	\$57,564
D2020	Domestic Water Distribution	\$1.76	S.F.	6,085	30	1985	2015		0.00 %	110.00 %	-2		\$11,781.00	\$10,710
D2030	Sanitary Waste	\$2.77	S.F.	6,085	30	2000	2030	2021	13.33 %	0.00 %	4			\$16,855
D2040	Rain Water Drainage	\$0.67	S.F.	6,085	30	1985	2015	2021	13.33 %	0.00 %	4			\$4,077
D2090	Other Plumbing Systems -Nat Gas	\$0.16	S.F.	6,085	40	2001	2041		60.00 %	0.00 %	24			\$974
D3020	Heat Generating Systems	\$7.42	S.F.	6,085	30	1995	2025		26.67 %	0.00 %	8			\$45,151
D3040	Distribution Systems	\$8.96	S.F.	6,085	30	1995	2025		26.67 %	0.00 %	8			\$54,522
D3050	Terminal & Package Units	\$28.51	S.F.	6,085	15	2008	2023		40.00 %	0.00 %	6			\$173,483
D3060	Controls & Instrumentation	\$2.84	S.F.	6,085	20	1995	2015		0.00 %	110.01 %	-2		\$19,010.00	\$17,281
D4010	Sprinklers	\$3.89	S.F.	6,085	30	1985	2015		0.00 %	110.00 %	-2		\$26,038.00	\$23,671
D4020	Standpipes	\$0.59	S.F.	6,085	30	1985	2015		0.00 %	110.00 %	-2		\$3,949.00	\$3,590
D5010	Electrical Service/Distribution	\$1.70	S.F.	6,085	40	1985	2025		20.00 %	0.00 %	8			\$10,345
D5020	Branch Wiring	\$4.87	S.F.	6,085	30	1985	2015		0.00 %	110.00 %	-2		\$32,597.00	\$29,634
D5020	Lighting	\$11.38	S.F.	6,085	30	1985	2015		0.00 %	110.00 %	-2		\$76,172.00	\$69,247
D5030910	Fire Alarm Systems	\$3.83	S.F.	6,085	15	1985	2000	2021	26.67 %	0.00 %	4			\$23,306
D5030920	Data Communication	\$4.92	S.F.	6,085	15	1985	2000	2021	26.67 %	0.00 %	4			\$29,938
E1020	Institutional Equipment	\$13.97	S.F.	6,085	20	1985	2005	2021	20.00 %	0.00 %	4			\$85,007
E2010	Fixed Furnishings	\$5.33	S.F.	6,085	20	1985	2005		0.00 %	110.00 %	-12		\$35,676.00	\$32,433
Total									28.50 %	32.91 %			\$374,851.00	\$1,139,053

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:

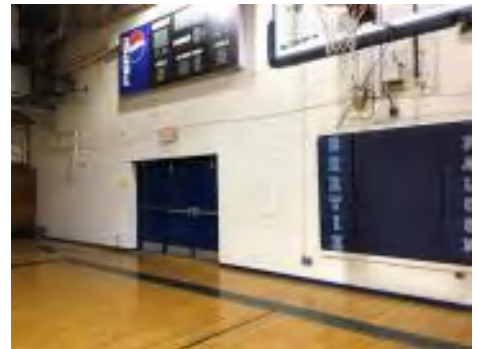
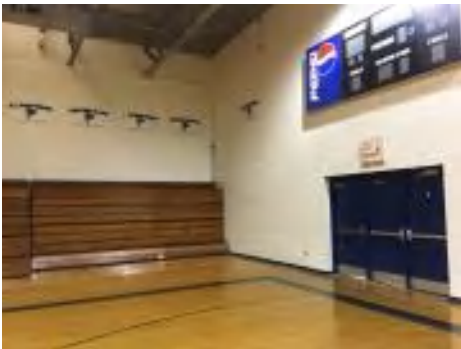
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System: B3010120 - Single Ply Membrane



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note: The interior doors are beyond their service life and should be replaced.

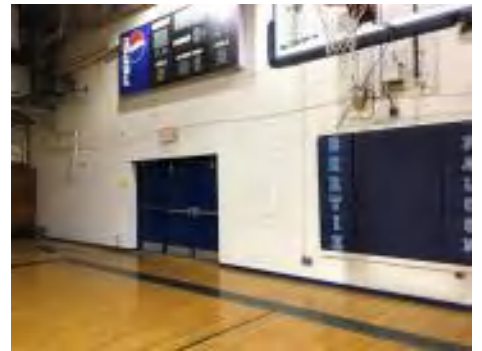
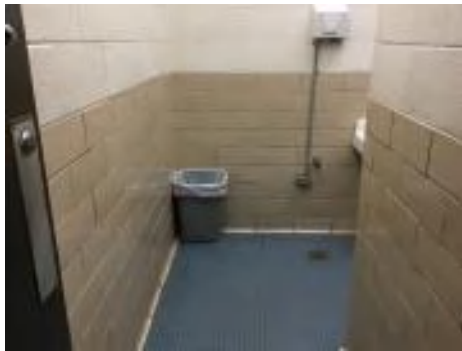
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System: C1030 - Fittings



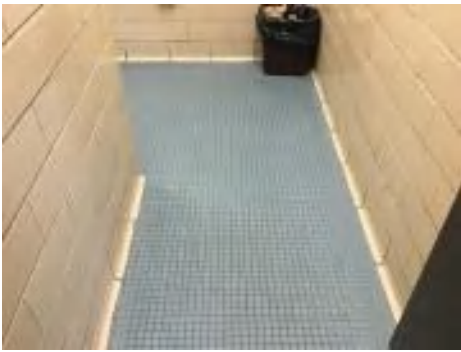
Note:

System: C3010 - Wall Finishes



Note:

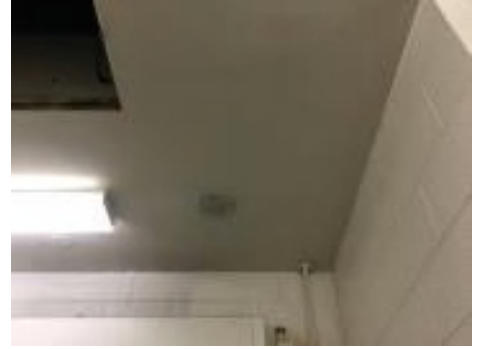
System: C3020 - Floor Finishes



Note:

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System: C3030 - Ceiling Finishes



Note: The ceiling finishes 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.

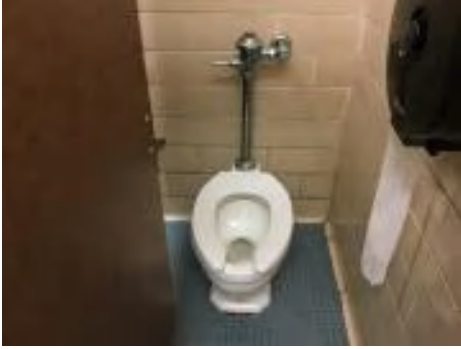
System: D2020 - Domestic Water Distribution



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

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System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

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System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

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System: D3060 - Controls & Instrumentation



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

System: D4010 - Sprinklers

This system contains no images

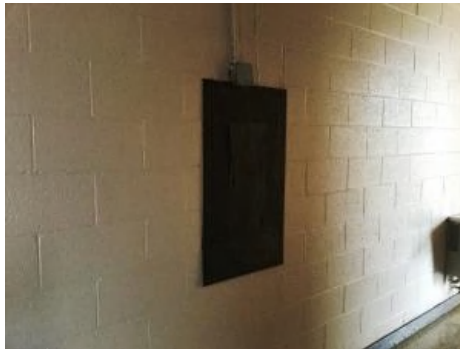
Note: The building does not have a fire protection system and it should be installed.

System: D4020 - Standpipes

This system contains no images

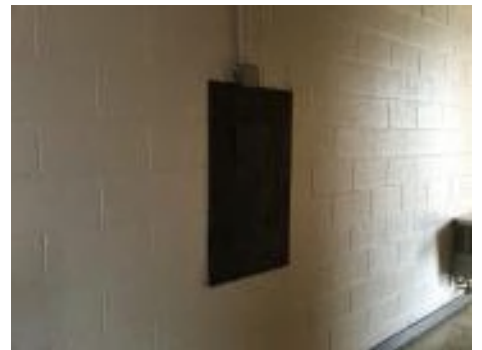
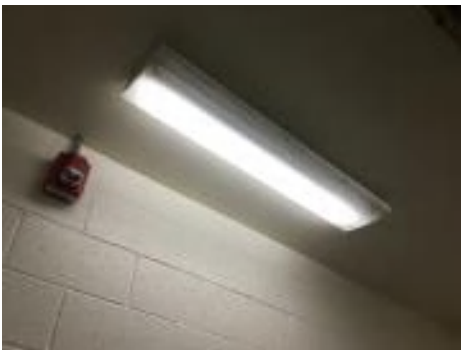
Note: The building does not have a fire protection system and it should be installed.

System: D5010 - Electrical Service/Distribution



Note:

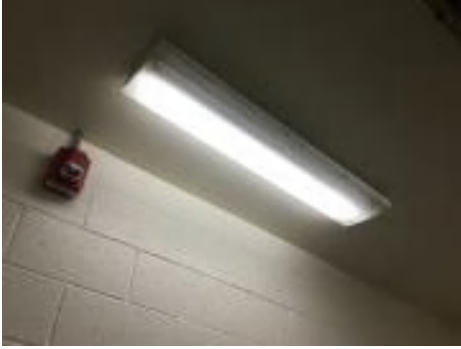
System: D5020 - Branch Wiring



Note: The branch wiring system is beyond its service life and should be replaced.

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System: D5020 - Lighting



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

System: D5030910 - Fire Alarm Systems



Note:

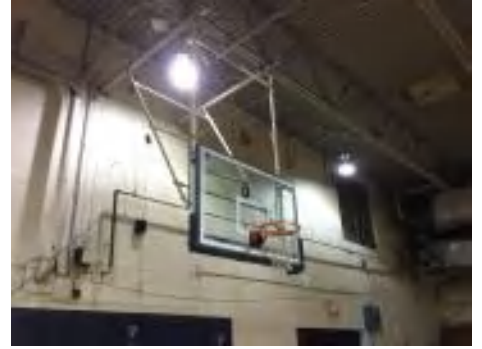
System: D5030920 - Data Communication



Note:

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System: E1020 - Institutional Equipment



Note:

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
Total:	\$374,851	\$0	\$0	\$0	\$324,472	\$0	\$227,863	\$0	\$153,303	\$0	\$85,621	\$1,166,110
* 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
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$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	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$6,478	\$0	\$0	\$0	\$0	\$0	\$0	\$6,478
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	\$85,621	\$85,621
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	\$17,470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,470
C1030 - Fittings	\$0	\$0	\$0	\$0	\$11,903	\$0	\$0	\$0	\$0	\$0	\$0	\$11,903
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$20,717	\$0	\$0	\$0	\$0	\$0	\$0	\$20,717
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$88,294	\$0	\$0	\$0	\$0	\$0	\$0	\$88,294
C3030 - Ceiling Finishes	\$75,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,637

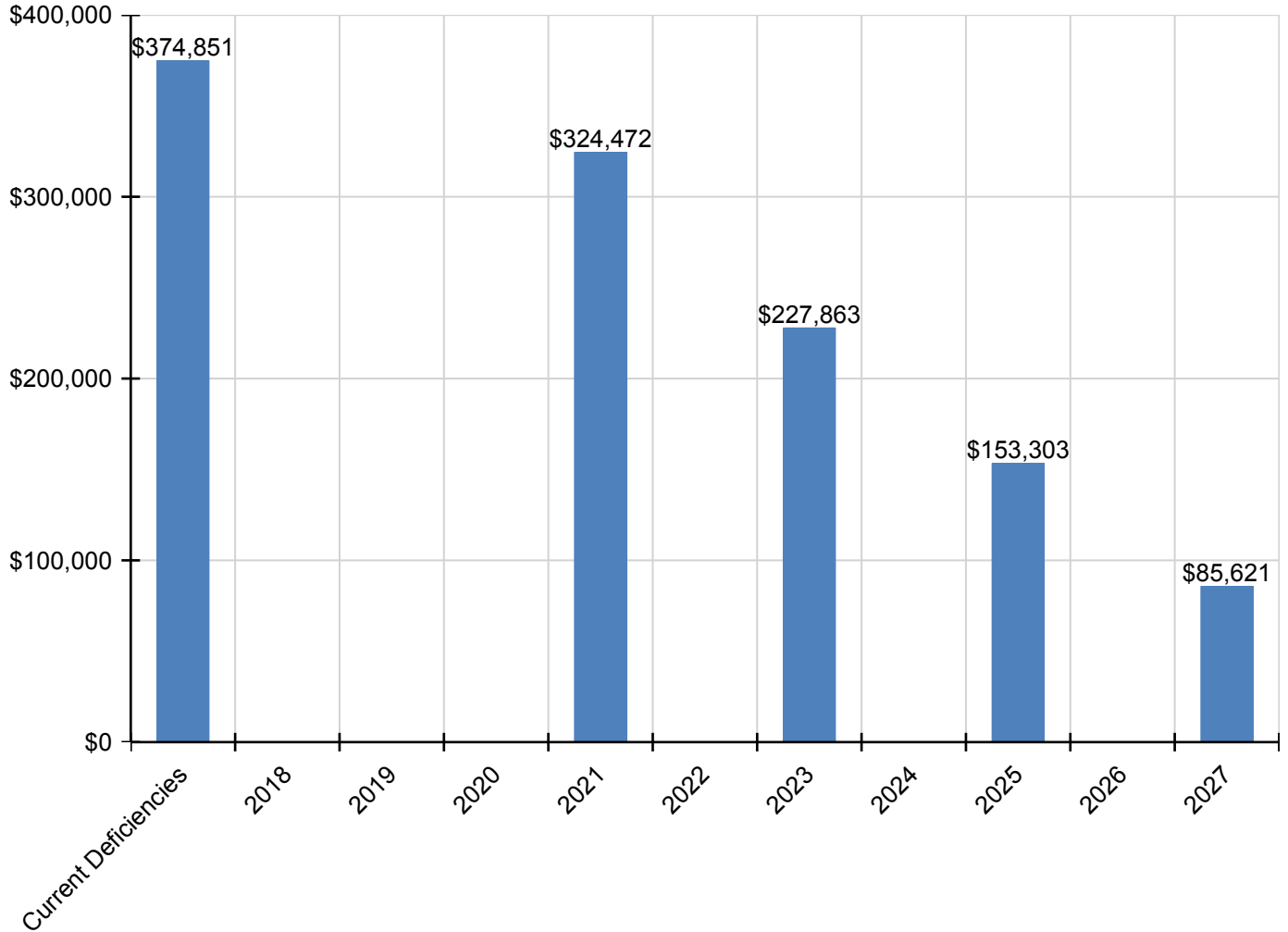
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D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$63,321	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,321
D2020 - Domestic Water Distribution	\$11,781	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,781
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$20,868	\$0	\$0	\$0	\$0	\$0	\$0	\$20,868
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$5,048	\$0	\$0	\$0	\$0	\$0	\$0	\$5,048
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	\$62,915	\$0	\$0	\$62,915
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,973	\$0	\$0	\$75,973
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$227,863	\$0	\$0	\$0	\$0	\$227,863
D3060 - Controls & Instrumentation	\$19,010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,010
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$26,038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,038
D4020 - Standpipes	\$3,949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,949
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	\$14,415	\$0	\$0	\$14,415
D5020 - Branch Wiring	\$32,597	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,597
D5020 - Lighting	\$76,172	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,172
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$28,854	\$0	\$0	\$0	\$0	\$0	\$0	\$28,854
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$37,065	\$0	\$0	\$0	\$0	\$0	\$0	\$37,065
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	\$105,244	\$0	\$0	\$0	\$0	\$0	\$0	\$105,244
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$35,676	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,676

* Indicates non-renewable system

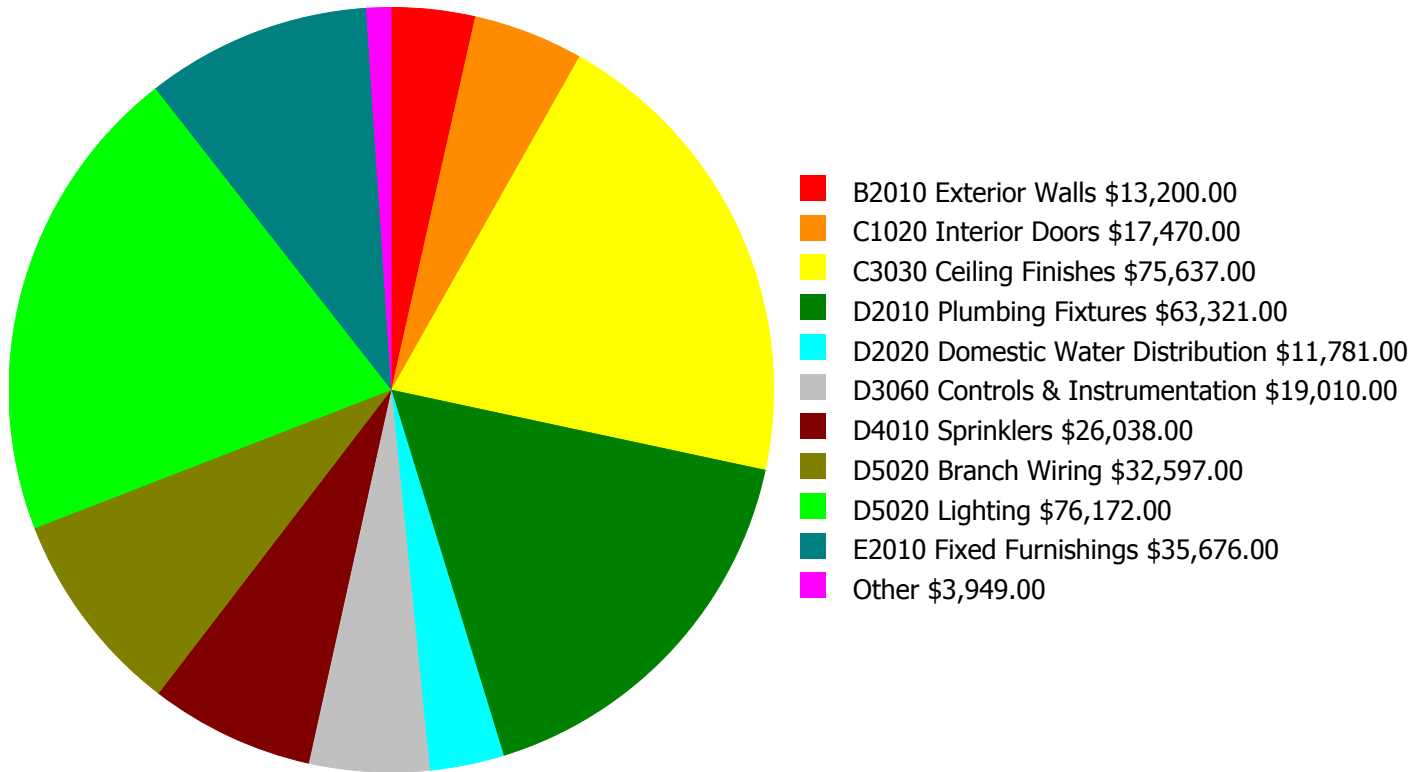
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

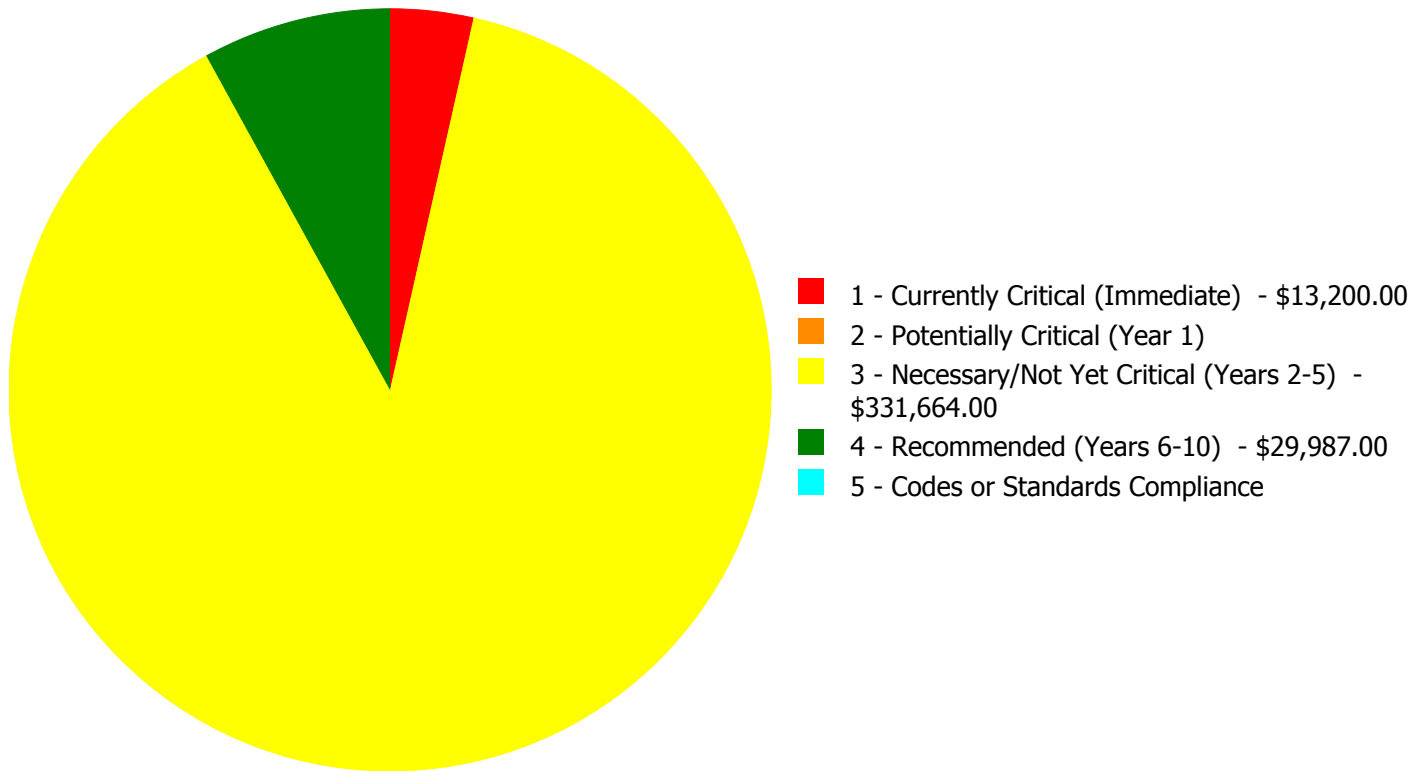
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$374,851.00

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: \$374,851.00

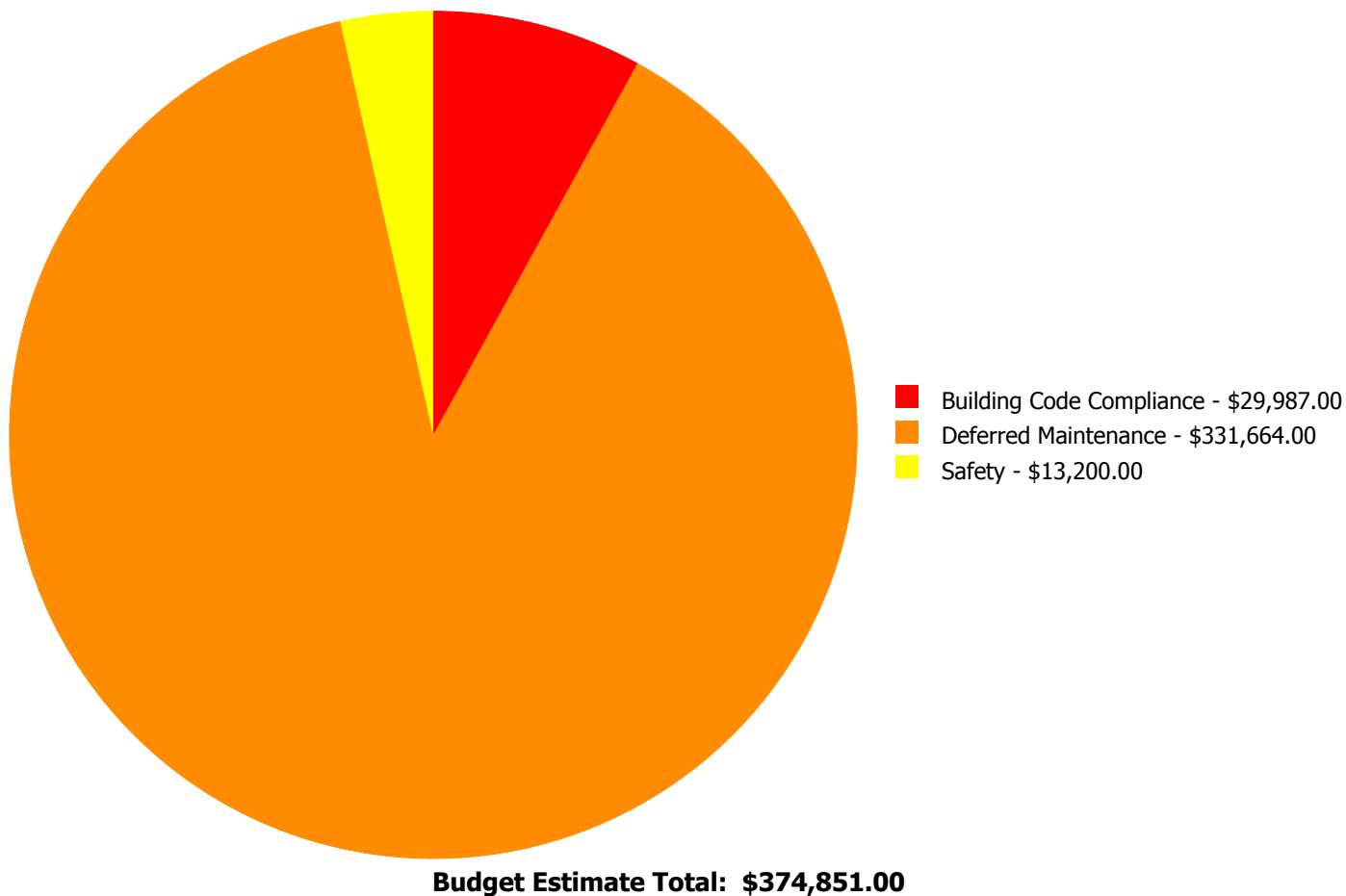
Deficiency By Priority Investment Table

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	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00
C1020	Interior Doors	\$0.00	\$0.00	\$17,470.00	\$0.00	\$0.00	\$17,470.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$75,637.00	\$0.00	\$0.00	\$75,637.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$63,321.00	\$0.00	\$0.00	\$63,321.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$11,781.00	\$0.00	\$0.00	\$11,781.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$19,010.00	\$0.00	\$0.00	\$19,010.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$26,038.00	\$0.00	\$26,038.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$3,949.00	\$0.00	\$3,949.00
D5020	Branch Wiring	\$0.00	\$0.00	\$32,597.00	\$0.00	\$0.00	\$32,597.00
D5020	Lighting	\$0.00	\$0.00	\$76,172.00	\$0.00	\$0.00	\$76,172.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$35,676.00	\$0.00	\$0.00	\$35,676.00
	Total:	\$13,200.00	\$0.00	\$331,664.00	\$29,987.00	\$0.00	\$374,851.00

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: Exterior walls
Distress: Failing
Category: 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: Eduardo Lopez
Date Created: 02/02/2017

Notes: The exterior wall has visible cracks which should be studied by a professional engineer.

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

System: C1020 - Interior Doors



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,085.00
Unit of Measure: S.F.
Estimate: \$17,470.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

Notes: The interior doors are beyond their 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: 6,085.00
Unit of Measure: S.F.
Estimate: \$75,637.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

Notes: The ceiling finishes 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: 6,085.00
Unit of Measure: S.F.
Estimate: \$63,321.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

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: 6,085.00
Unit of Measure: S.F.
Estimate: \$11,781.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

Notes: The domestic water distribution system is beyond its 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: 6,085.00
Unit of Measure: S.F.
Estimate: \$19,010.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

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

System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,085.00
Unit of Measure: S.F.
Estimate: \$32,597.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

Notes: The branch wiring system is beyond its service life and should be replaced.

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,085.00
Unit of Measure: S.F.
Estimate: \$76,172.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

Notes: The lighting system 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: 6,085.00
Unit of Measure: S.F.
Estimate: \$35,676.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

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: 6,085.00
Unit of Measure: S.F.
Estimate: \$26,038.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

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: 6,085.00
Unit of Measure: S.F.
Estimate: \$3,949.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

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:	HS -High School
Gross Area (SF):	128
Year Built:	2004
Last Renovation:	
Replacement Value:	\$27,470
Repair Cost:	\$1,496.48
Total FCI:	5.45 %
Total RSLI:	63.47 %
FCA Score:	94.55



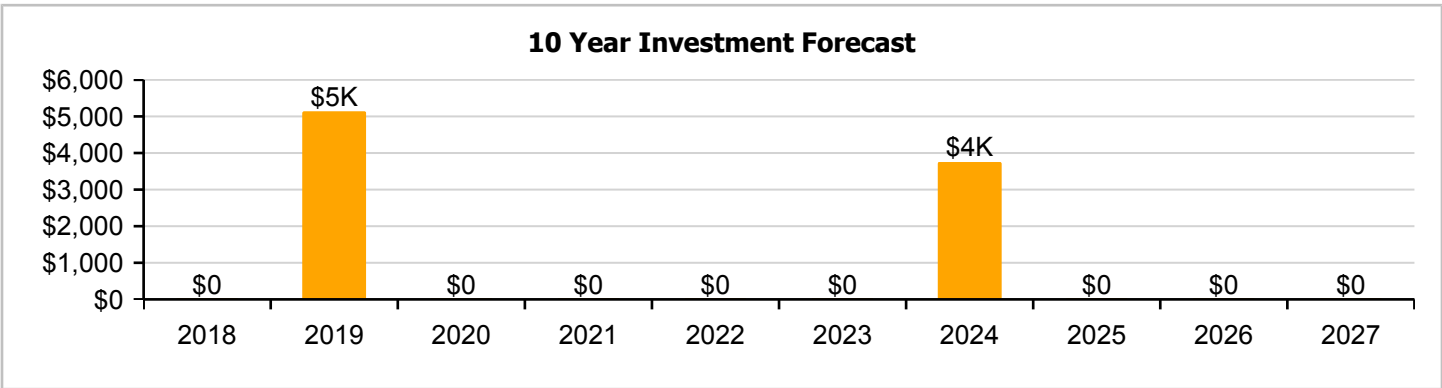
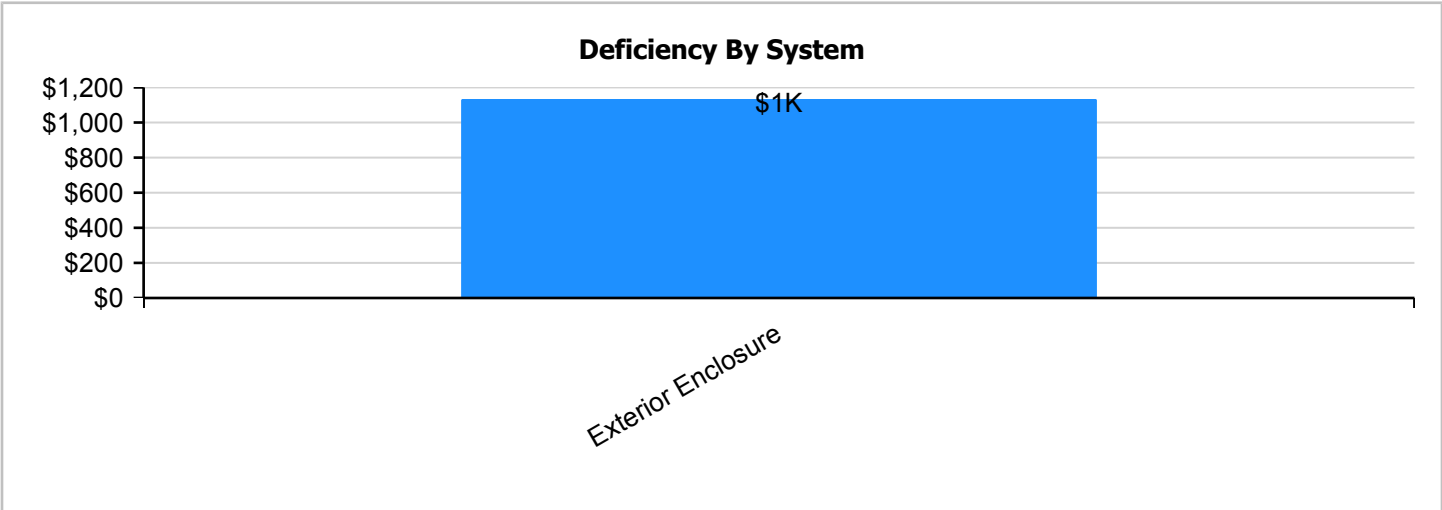
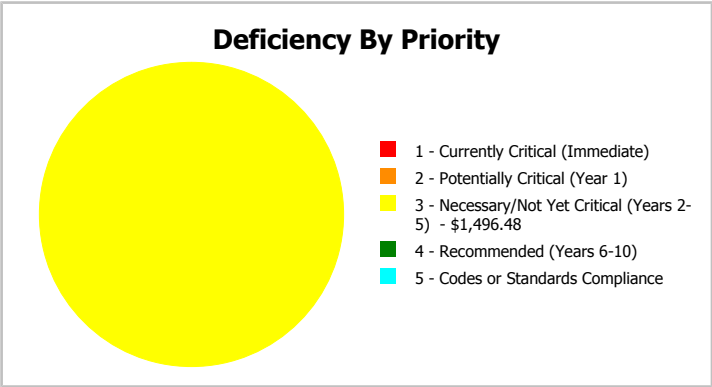
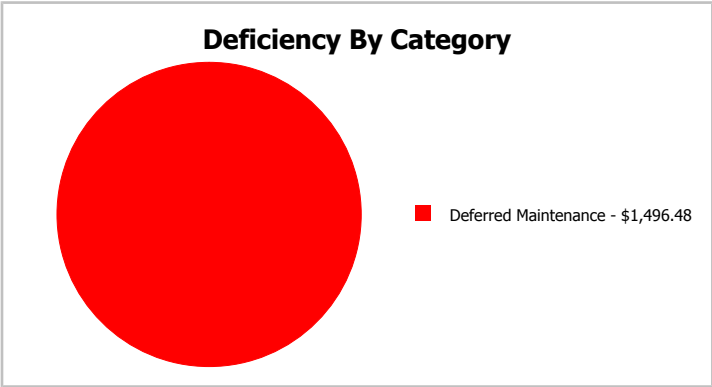
Description:

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:	128
Year Built:	2004	Last Renovation:	
Repair Cost:	\$1,496	Replacement Value:	\$27,470
FCI:	5.45 %	RSLI%:	63.47 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	87.00 %	0.00 %	\$0.00
B10 - Superstructure	87.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	72.91 %	21.02 %	\$1,496.48
B30 - Roofing	35.00 %	0.00 %	\$0.00
C20 - Stairs	87.00 %	0.00 %	\$0.00
C30 - Interior Finishes	35.00 %	0.00 %	\$0.00
D30 - HVAC	15.37 %	0.00 %	\$0.00
D50 - Electrical	58.09 %	0.00 %	\$0.00
Totals:	63.47 %	5.45 %	\$1,496.48

Photo Album

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

1). East Elevation - Feb 08, 2017



2). South Elevation - Feb 08, 2017



3). West Elevation - Feb 08, 2017



4). North 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.	128	100	2004	2104		87.00 %	0.00 %	87			\$2,577
A1030	Slab on Grade	\$19.75	S.F.	128	100	2004	2104		87.00 %	0.00 %	87			\$2,528
B1010	Floor Construction	\$11.44	S.F.	128	100	2004	2104		87.00 %	0.00 %	87			\$1,464
B1020	Roof Construction	\$16.26	S.F.	128	100	2004	2104		87.00 %	0.00 %	87			\$2,081
B2010	Exterior Walls	\$29.79	S.F.	128	100	2004	2104		87.00 %	0.00 %	87			\$3,813
B2020	Exterior Windows	\$17.17	S.F.	128	30	2004	2034		56.67 %	0.00 %	17			\$2,198
B2030	Exterior Doors	\$8.66	S.F.	128	30	2004	2034		56.67 %	135.06 %	17		\$1,496.48	\$1,108
B3010140	Asphalt Shingles	\$4.32	S.F.	128	20	2004	2024		35.00 %	0.00 %	7			\$553
C2010	Stair Construction	\$13.24	S.F.	128	100	2004	2104		87.00 %	0.00 %	87			\$1,695
C3020	Floor Finishes	\$12.37	S.F.	128	20	2004	2024		35.00 %	0.00 %	7			\$1,583
D3050	Terminal & Package Units	\$34.37	S.F.	128	15	2004	2019		13.33 %	0.00 %	2			\$4,399
D3060	Controls & Instrumentation	\$3.56	S.F.	128	20	2004	2024		35.00 %	0.00 %	7			\$456
D5010	Electrical Service/Distribution	\$3.09	S.F.	128	40	2004	2044		67.50 %	0.00 %	27			\$396
D5020	Branch Wiring	\$10.56	S.F.	128	30	2004	2034		56.67 %	0.00 %	17			\$1,352
D5020	Lighting	\$9.90	S.F.	128	30	2004	2034		56.67 %	0.00 %	17			\$1,267
Total									63.47 %	5.45 %			\$1,496.48	\$27,470

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 - 2004 Baseball Pressbox

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

System: C2010 - Stair Construction



Note:

Campus Assessment Report - 2004 Baseball Pressbox

System: C3020 - Floor Finishes



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

Campus Assessment Report - 2004 Baseball Pressbox

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.

Campus Assessment Report - 2004 Baseball Pressbox

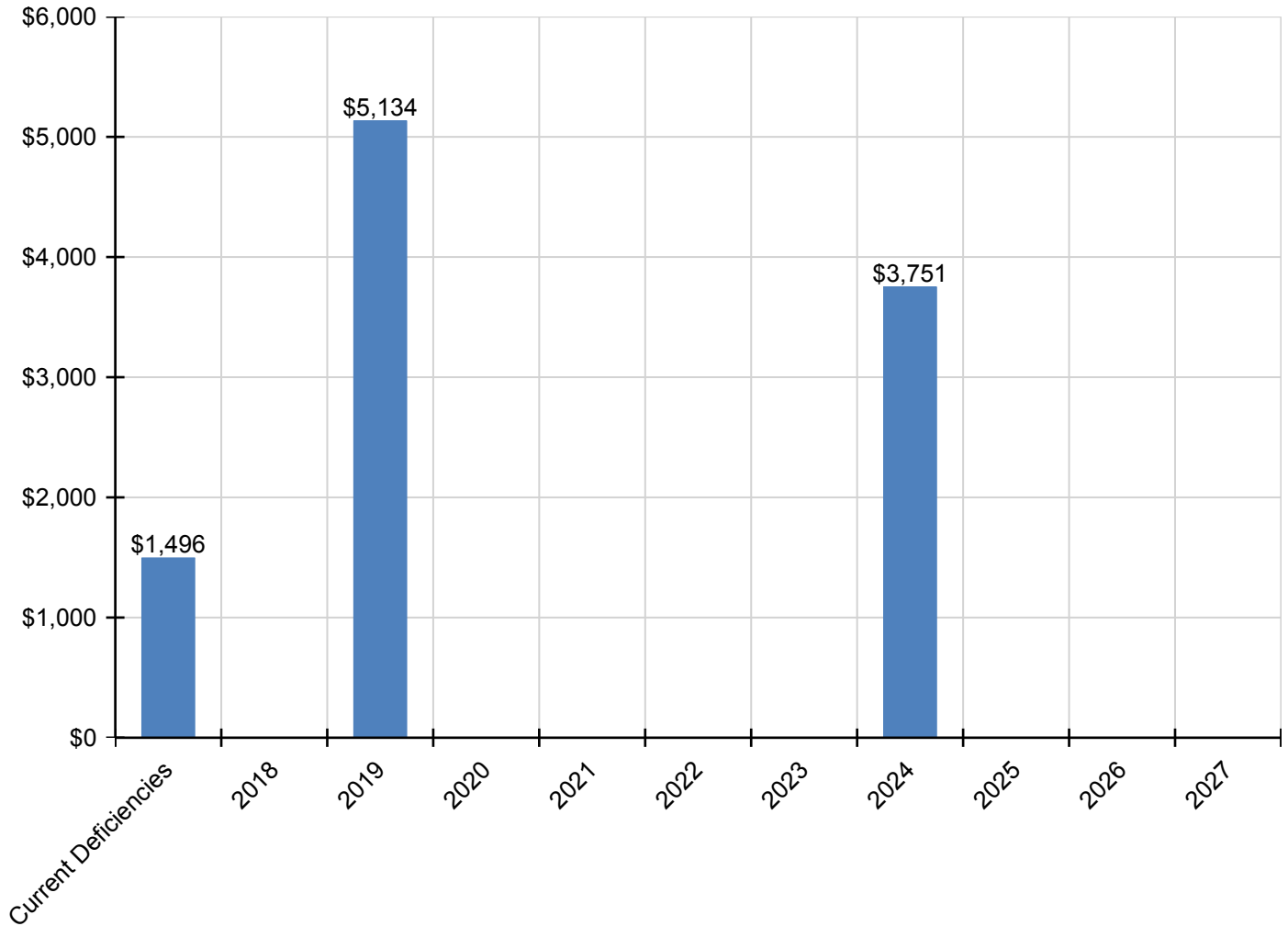
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,496	\$0	\$5,134	\$0	\$0	\$0	\$0	\$3,751	\$0	\$0	\$0	\$10,381
* 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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$1,496	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,496
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$993	\$0	\$0	\$0	\$993
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,142	\$0	\$0	\$0	\$2,142
D - Services	\$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
D3050 - Terminal & Package Units	\$0	\$0	\$5,134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,134
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$616	\$0	\$0	\$0	\$616
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	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

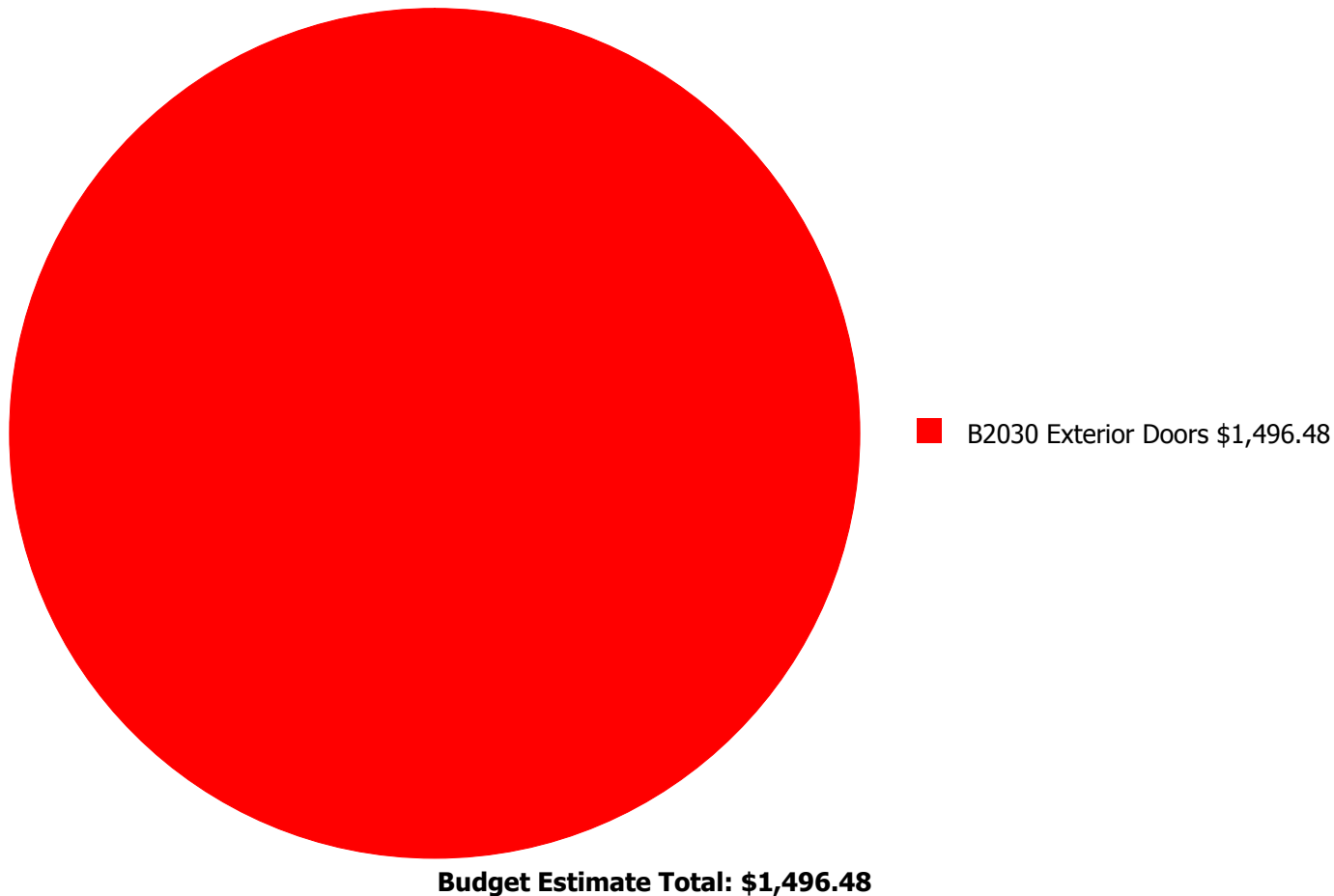
Forecasted Capital Renewal Requirement

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



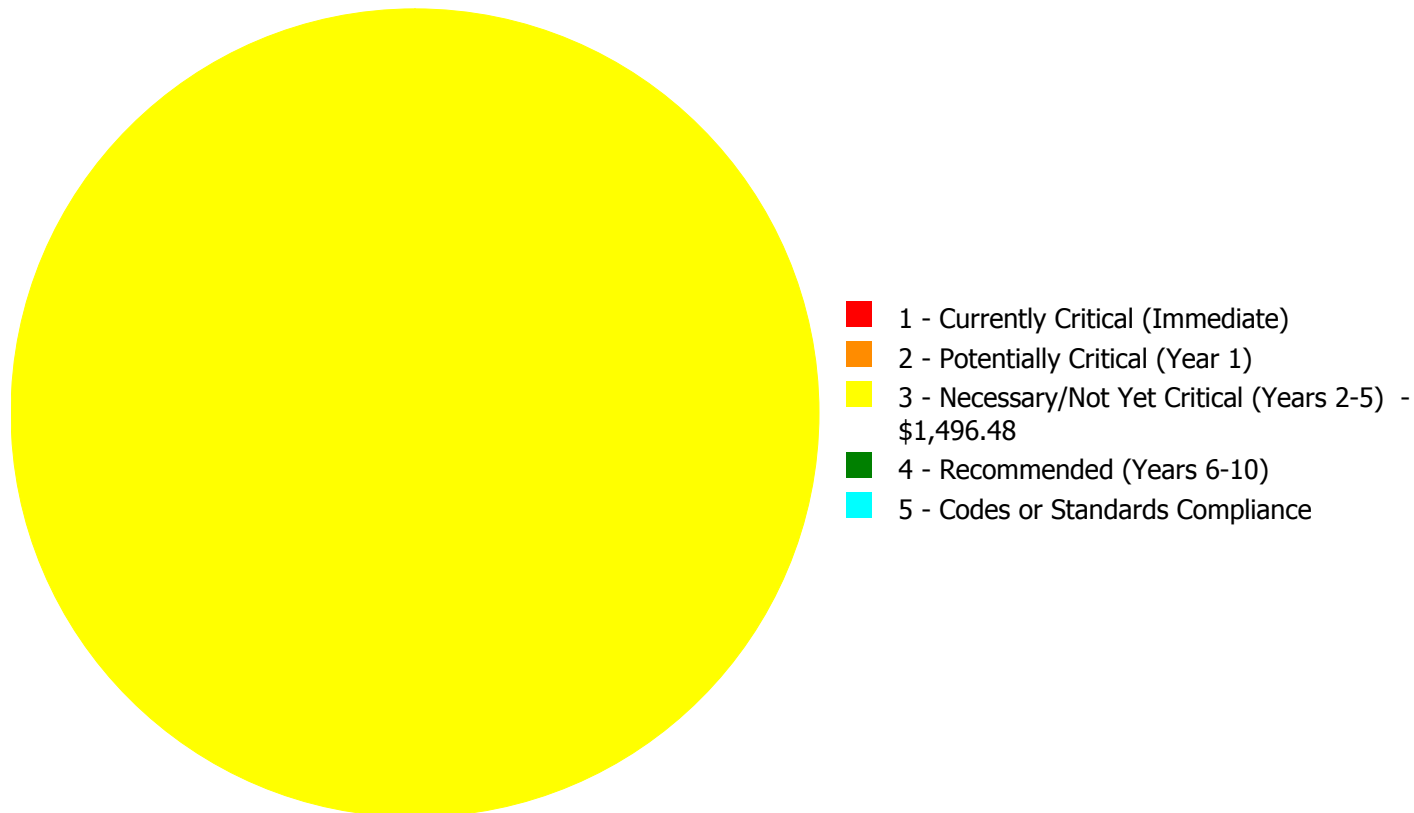
Deficiency Summary by System

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.



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: \$1,496.48

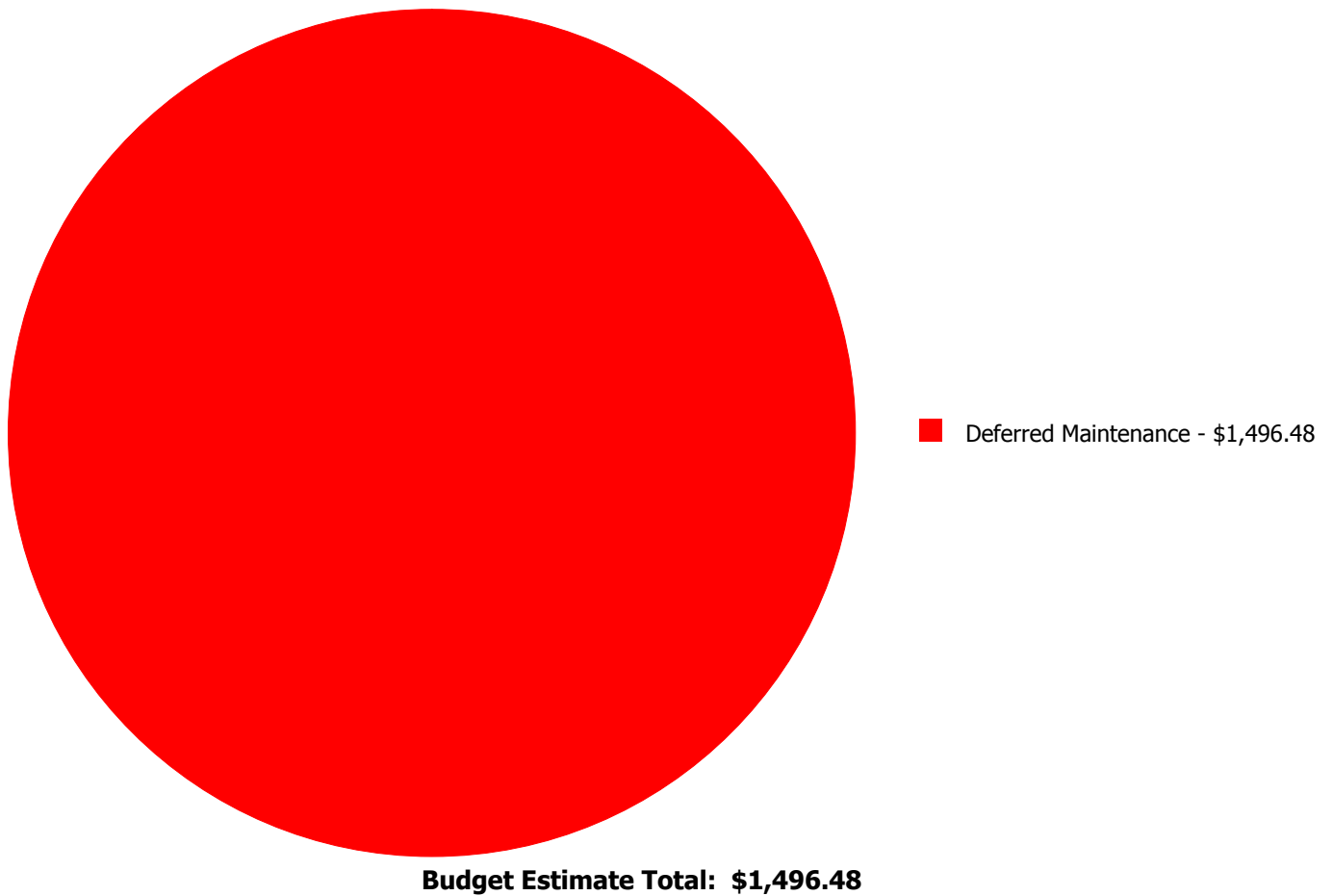
Deficiency By Priority Investment Table

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	\$1,496.48	\$0.00	\$0.00	\$1,496.48
	Total:	\$0.00	\$0.00	\$1,496.48	\$0.00	\$0.00	\$1,496.48

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:



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: Failing

Category: Deferred Maintenance

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

Correction: Replace 3'-0" x 7'-0" wood louvered door

Qty: 1.00

Unit of Measure: Ea.

Estimate: \$1,496.48

Assessor Name: Eduardo Lopez

Date Created: 02/02/2017

Notes: The exterior doors are in poor condition and should be replaced.

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	146,994
Year Built:	2014
Last Renovation:	
Replacement Value:	\$28,763,784
Repair Cost:	\$13,200.00
Total FCI:	0.05 %
Total RSLI:	89.49 %
FCA Score:	99.95



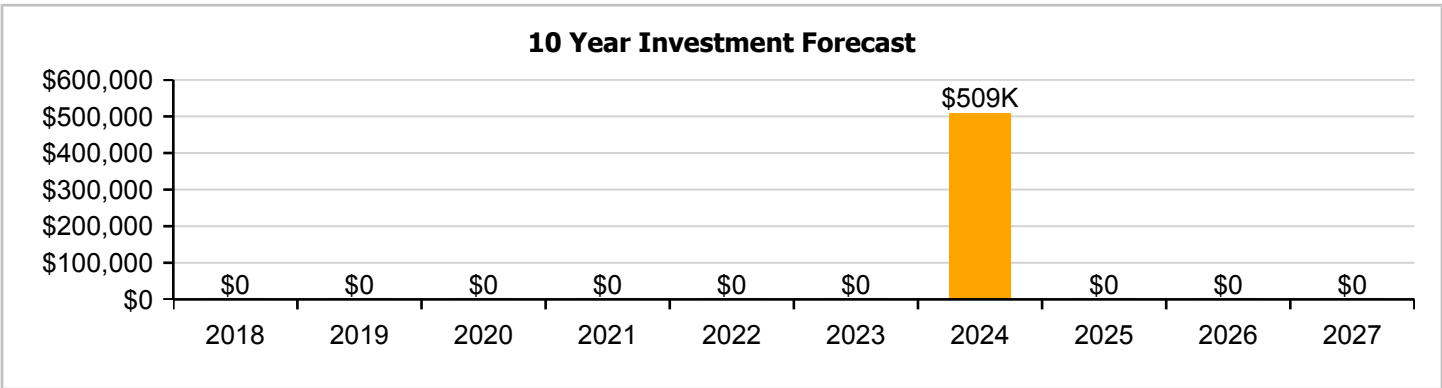
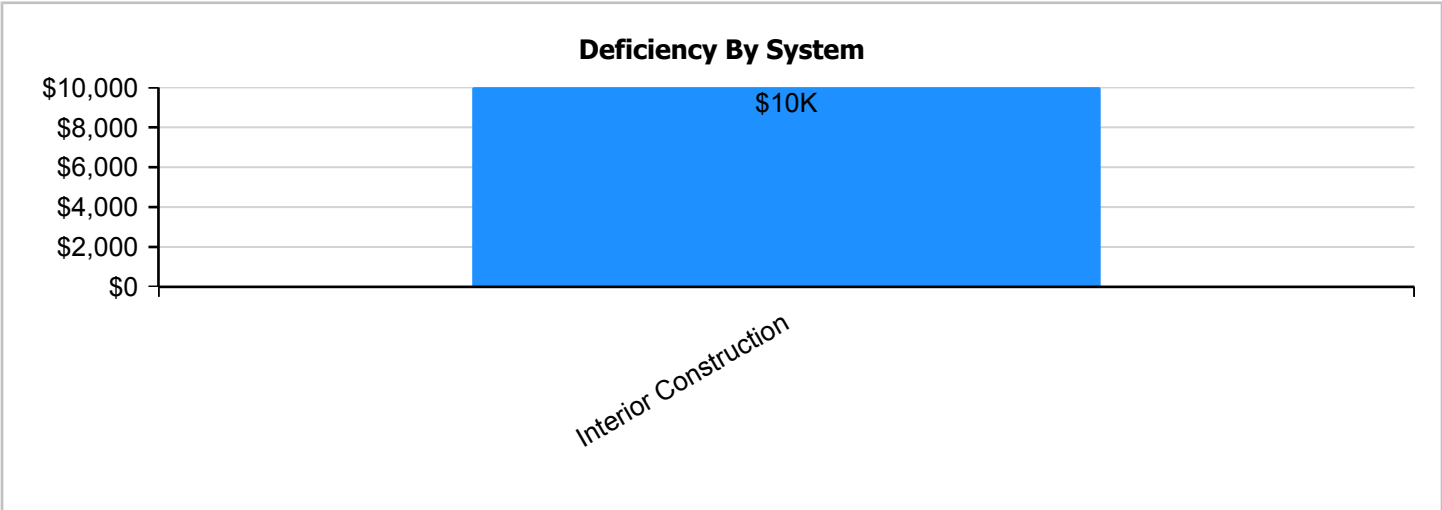
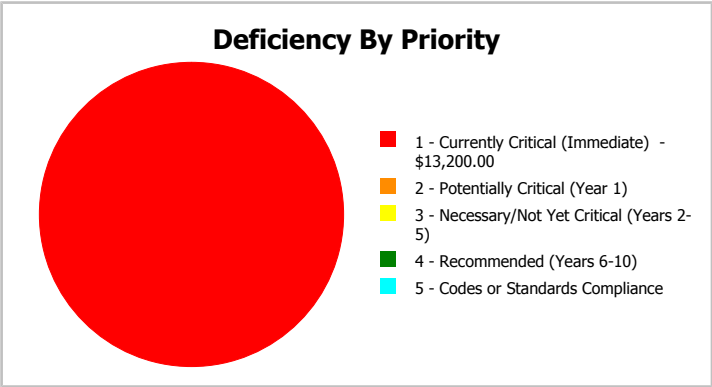
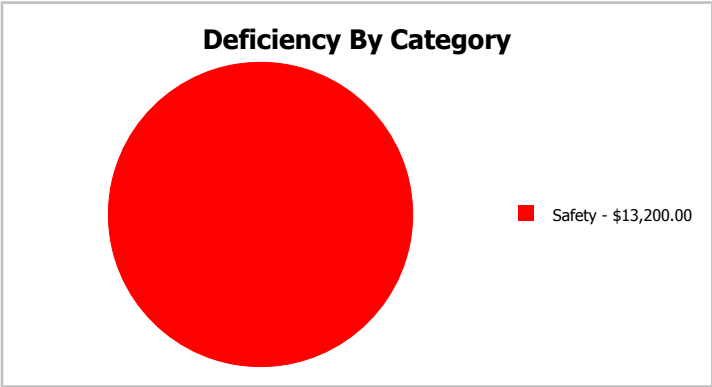
Description:

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:	146,994
Year Built:	2014	Last Renovation:	
Repair Cost:	\$13,200	Replacement Value:	\$28,763,784
FCI:	0.05 %	RSLI%:	89.49 %



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	97.00 %	0.00 %	\$0.00
A20 - Basement Construction	97.00 %	0.00 %	\$0.00
B10 - Superstructure	97.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	92.76 %	0.00 %	\$0.00
B30 - Roofing	90.00 %	0.00 %	\$0.00
C10 - Interior Construction	92.41 %	1.04 %	\$13,200.00
C20 - Stairs	97.00 %	0.00 %	\$0.00
C30 - Interior Finishes	84.72 %	0.00 %	\$0.00
D20 - Plumbing	90.03 %	0.00 %	\$0.00
D30 - HVAC	87.64 %	0.00 %	\$0.00
D40 - Fire Protection	90.00 %	0.00 %	\$0.00
D50 - Electrical	86.35 %	0.00 %	\$0.00
E10 - Equipment	85.00 %	0.00 %	\$0.00
E20 - Furnishings	85.00 %	0.00 %	\$0.00
Totals:	89.49 %	0.05 %	\$13,200.00

Photo Album

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

1). West Elevation - Feb 08, 2017



2). South Elevation - Feb 08, 2017



3). East Elevation - Feb 08, 2017



4). West 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:

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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).
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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 - 2014 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	\$2.18	S.F.	146,994	100	2014	2114		97.00 %	0.00 %	97			\$320,447
A1030	Slab on Grade	\$4.08	S.F.	146,994	100	2014	2114		97.00 %	0.00 %	97			\$599,736
A2010	Basement Excavation	\$0.83	S.F.	146,994	100	2014	2114		97.00 %	0.00 %	97			\$122,005
A2020	Basement Walls	\$5.74	S.F.	146,994	100	2014	2114		97.00 %	0.00 %	97			\$843,746
B1010	Floor Construction	\$11.42	S.F.	146,994	100	2014	2114		97.00 %	0.00 %	97			\$1,678,671
B1020	Roof Construction	\$7.60	S.F.	146,994	100	2014	2114		97.00 %	0.00 %	97			\$1,117,154
B2010	Exterior Walls	\$8.84	S.F.	146,994	100	2014	2114		97.00 %	0.00 %	97			\$1,299,427
B2020	Exterior Windows	\$12.78	S.F.	146,994	30	2014	2044		90.00 %	0.00 %	27			\$1,878,583
B2030	Exterior Doors	\$0.81	S.F.	146,994	30	2014	2044		90.00 %	0.00 %	27			\$119,065
B3010130	Preformed Metal Roofing	\$9.66	S.F.	146,994	30	2014	2044		90.00 %	0.00 %	27			\$1,419,962
C1010	Partitions	\$4.70	S.F.	146,994	75	2014	2089		96.00 %	1.91 %	72		\$13,200.00	\$690,872
C1020	Interior Doors	\$2.44	S.F.	146,994	30	2014	2044		90.00 %	0.00 %	27			\$358,665
C1030	Fittings	\$1.48	S.F.	146,994	20	2014	2034		85.00 %	0.00 %	17			\$217,551
C2010	Stair Construction	\$1.29	S.F.	146,994	100	2014	2114		97.00 %	0.00 %	97			\$189,622
C3010	Wall Finishes	\$2.56	S.F.	146,994	10	2014	2024		70.00 %	0.00 %	7			\$376,305
C3020	Floor Finishes	\$10.94	S.F.	146,994	20	2014	2034		85.00 %	0.00 %	17			\$1,608,114
C3030	Ceiling Finishes	\$10.56	S.F.	146,994	25	2014	2039		88.00 %	0.00 %	22			\$1,552,257
D2010	Plumbing Fixtures	\$8.83	S.F.	146,994	30	2014	2044		90.00 %	0.00 %	27			\$1,297,957
D2020	Domestic Water Distribution	\$1.64	S.F.	146,994	30	2014	2044		90.00 %	0.00 %	27			\$241,070
D2030	Sanitary Waste	\$2.59	S.F.	146,994	30	2014	2044		90.00 %	0.00 %	27			\$380,714
D2090	Other Plumbing Systems -Nat Gas	\$0.15	S.F.	146,994	40	2014	2054		92.50 %	0.00 %	37			\$22,049
D3020	Heat Generating Systems	\$6.93	S.F.	146,994	30	2014	2044		90.00 %	0.00 %	27			\$1,018,668
D3030	Cooling Generating Systems	\$7.18	S.F.	146,994	25	2014	2039		88.00 %	0.00 %	22			\$1,055,417
D3040	Distribution Systems	\$8.37	S.F.	146,994	30	2014	2044		90.00 %	0.00 %	27			\$1,230,340
D3050	Terminal & Package Units	\$4.16	S.F.	146,994	15	2014	2029		80.00 %	0.00 %	12			\$611,495
D3060	Controls & Instrumentation	\$2.65	S.F.	146,994	20	2014	2034		85.00 %	0.00 %	17			\$389,534
D4010	Sprinklers	\$3.63	S.F.	146,994	30	2014	2044		90.00 %	0.00 %	27			\$533,588
D4020	Standpipes	\$0.55	S.F.	146,994	30	2014	2044		90.00 %	0.00 %	27			\$80,847
D5010	Electrical Service/Distribution	\$1.60	S.F.	146,994	40	2014	2054		92.50 %	0.00 %	37			\$235,190
D5020	Branch Wiring	\$4.55	S.F.	146,994	30	2014	2044		90.00 %	0.00 %	27			\$668,823
D5020	Lighting	\$10.64	S.F.	146,994	30	2014	2044		90.00 %	0.00 %	27			\$1,564,016
D5030810	Security & Detection Systems	\$1.97	S.F.	146,994	15	2014	2029		80.00 %	0.00 %	12			\$289,578
D5030910	Fire & Alarm Systems	\$3.56	S.F.	146,994	15	2014	2029		80.00 %	0.00 %	12			\$523,299
D5030920	Data Communication	\$4.61	S.F.	146,994	15	2014	2029		80.00 %	0.00 %	12			\$677,642
D5090	Other Electrical Systems	\$0.67	S.F.	146,994	20	2014	2034		85.00 %	0.00 %	17			\$98,486
E1010	Commercial Equipment	\$0.11	S.F.	146,994	20	2014	2034		85.00 %	0.00 %	17			\$16,169
E1020	Institutional Equipment	\$13.04	S.F.	146,994	20	2014	2034		85.00 %	0.00 %	17			\$1,916,802
E1090	Other Equipment	\$5.36	S.F.	146,994	20	2014	2034		85.00 %	0.00 %	17			\$787,888
E2010	Fixed Furnishings	\$4.98	S.F.	146,994	20	2014	2034		85.00 %	0.00 %	17			\$732,030
Total									89.49 %	0.05 %			\$13,200.00	\$28,763,784

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: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

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System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

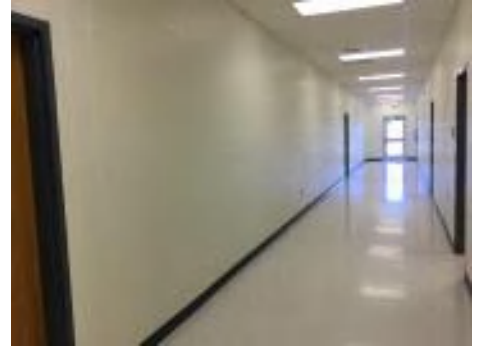
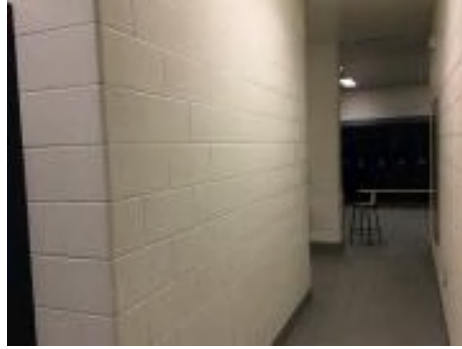
System: B3010130 - Preformed Metal Roofing



Note:

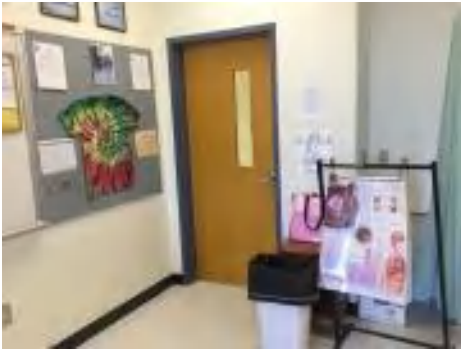
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System: C1010 - Partitions



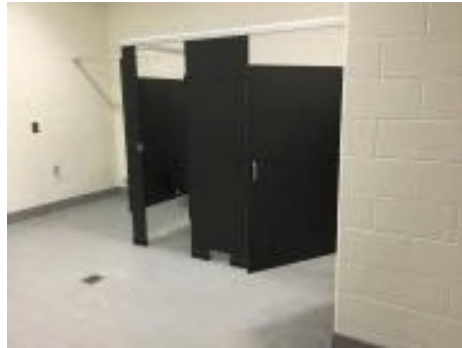
Note:

System: C1020 - Interior Doors



Note:

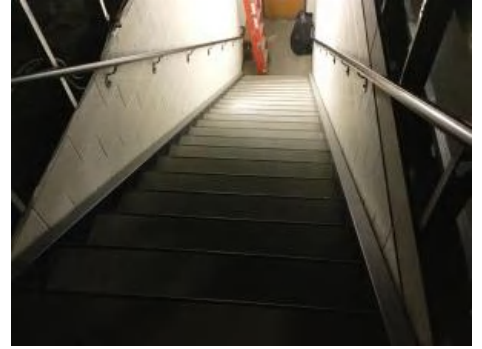
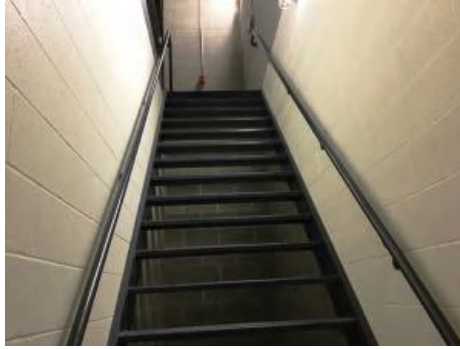
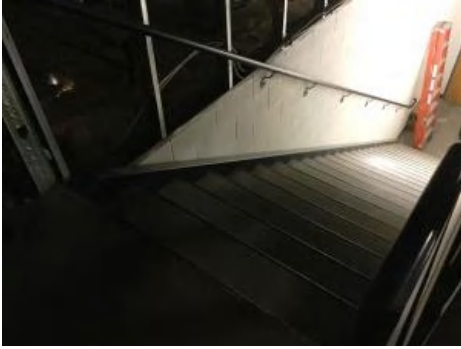
System: C1030 - Fittings



Note:

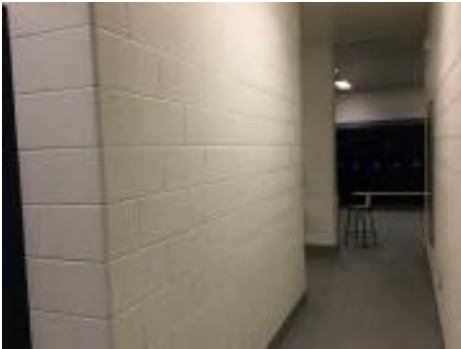
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System: C2010 - Stair Construction



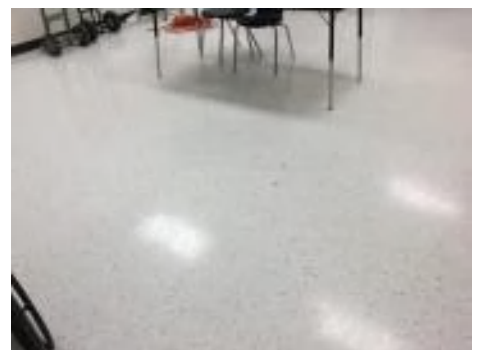
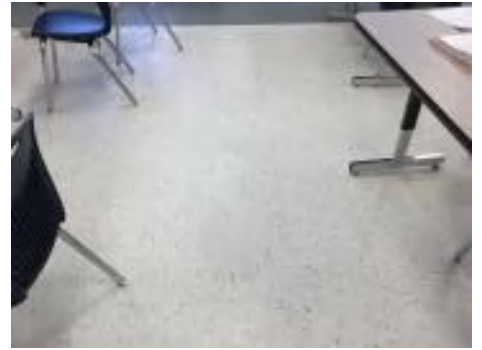
Note:

System: C3010 - Wall Finishes



Note:

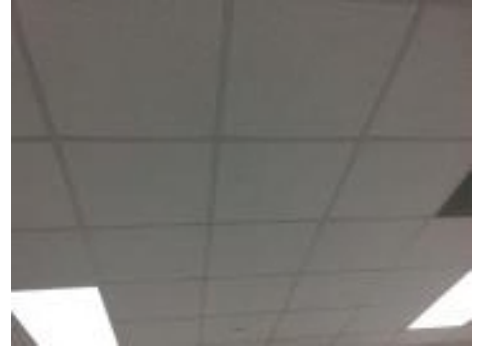
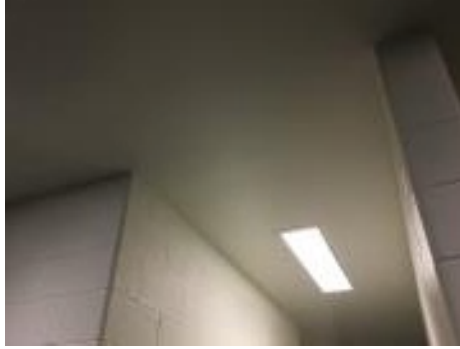
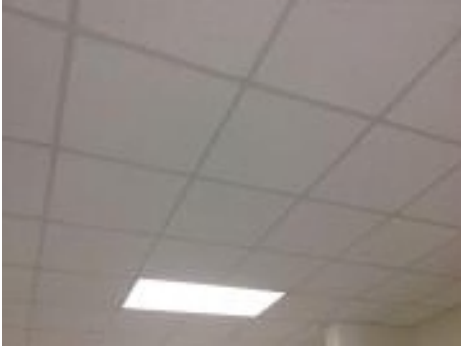
System: C3020 - Floor Finishes



Note:

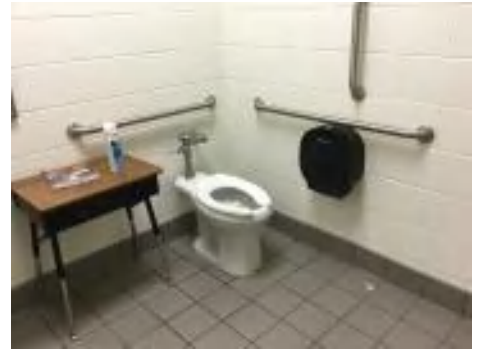
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System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

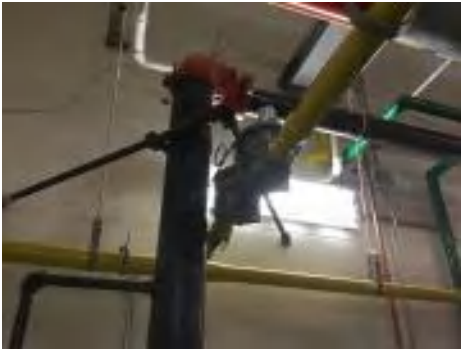
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System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3020 - Heat Generating Systems



Note:

Campus Assessment Report - 2014 Main Building

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

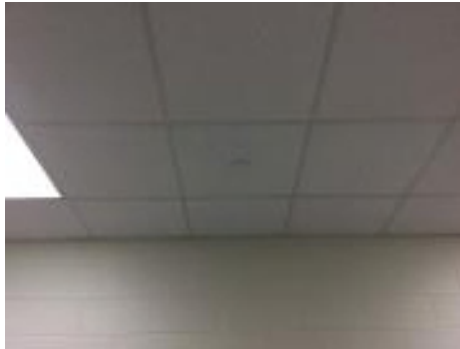
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System: D3060 - Controls & Instrumentation



Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes



Note:

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System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

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System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire & Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

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System: D5090 - Other Electrical Systems



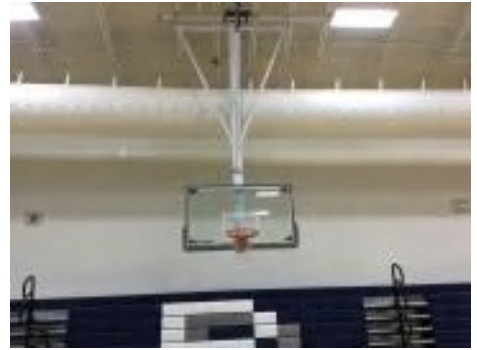
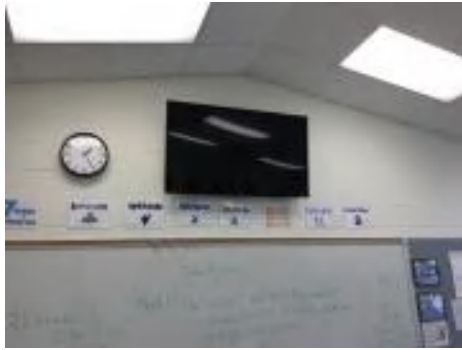
Note:

System: E1010 - Commercial Equipment



Note:

System: E1020 - Institutional Equipment



Note:

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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
Total:	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$509,088	\$0	\$0	\$0	\$522,288
* 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
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$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
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	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
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
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$509,088	\$0	\$0	\$0	\$509,088
C3020 - Floor Finishes	\$0	\$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	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire & Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1010 - Commercial 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
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

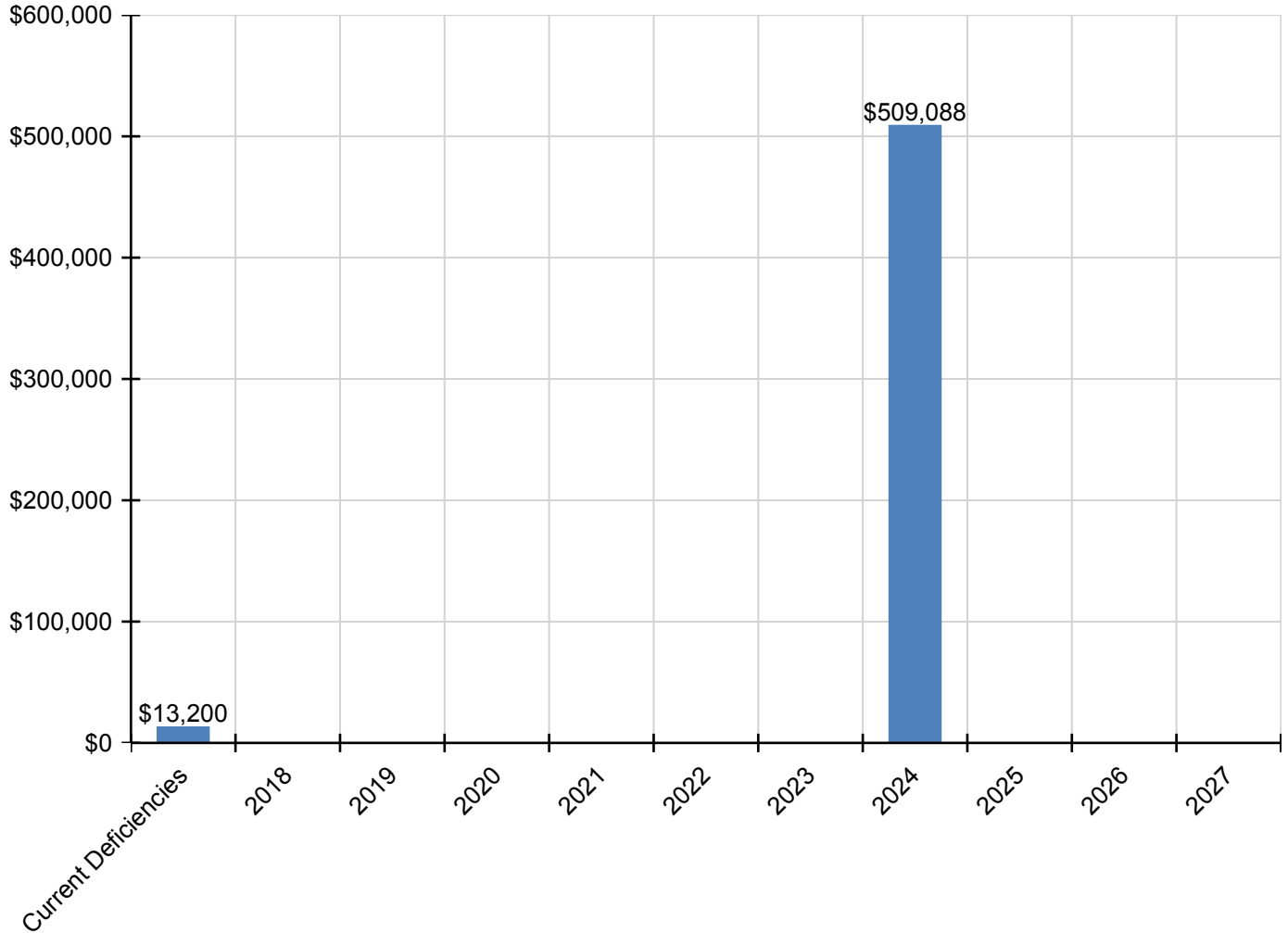
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E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

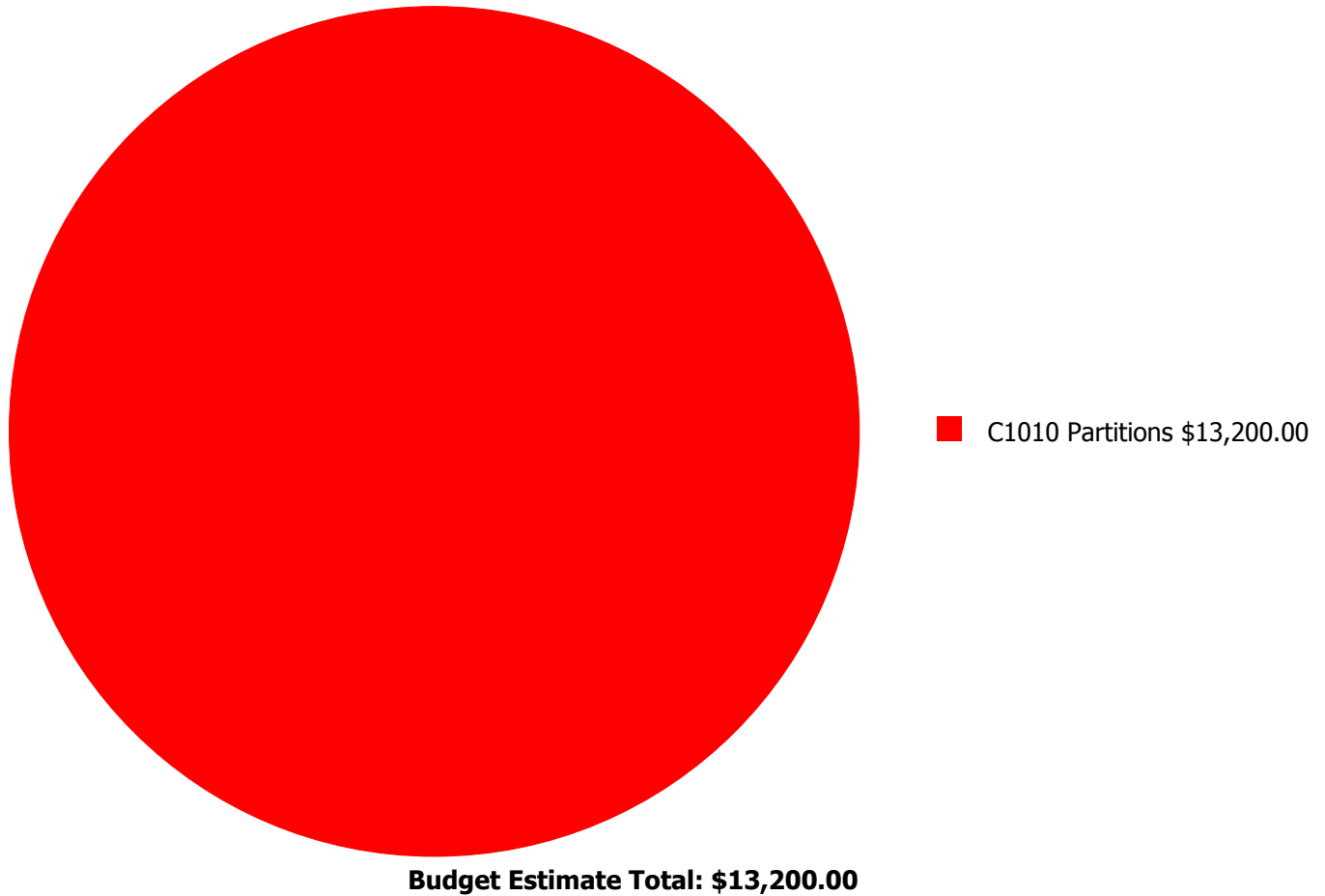
Forecasted Capital Renewal Requirement

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



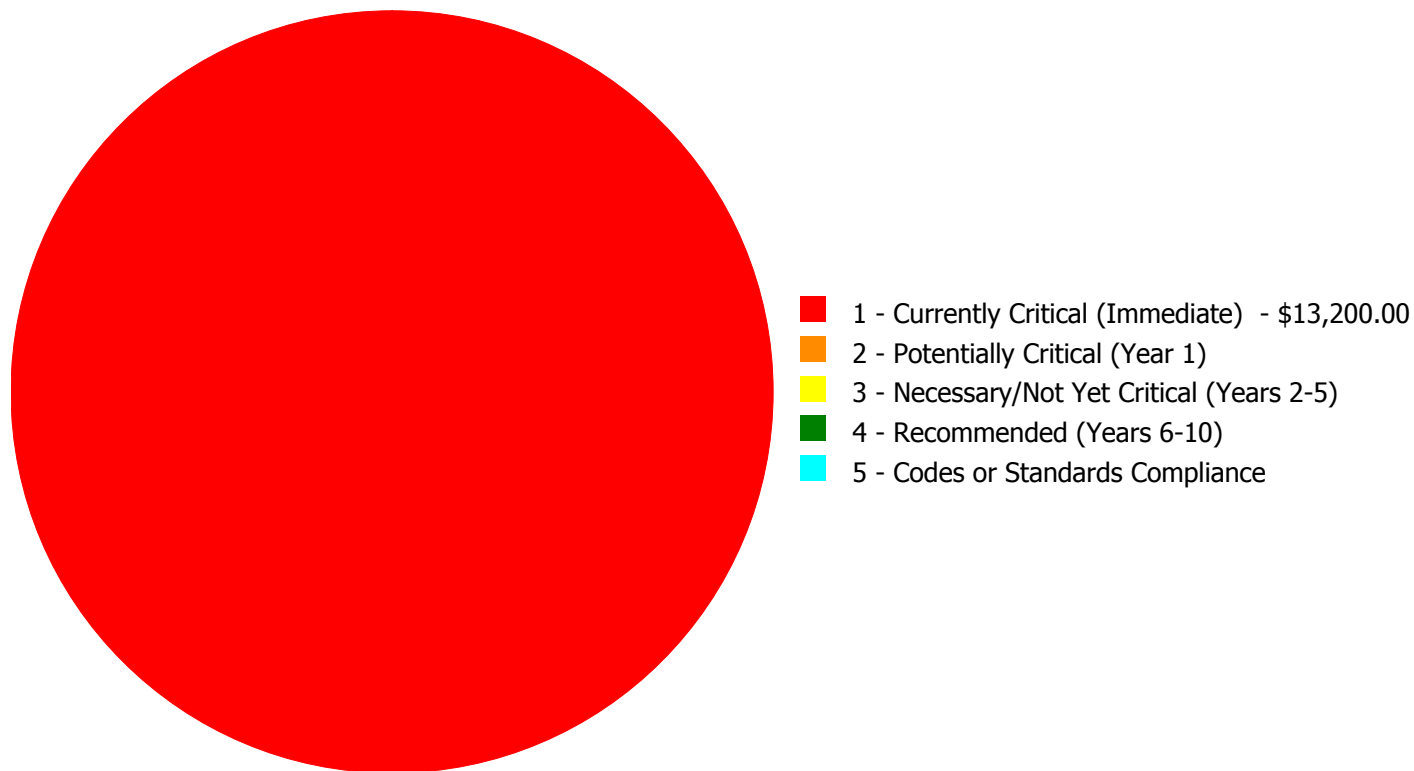
Deficiency Summary by System

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: \$13,200.00

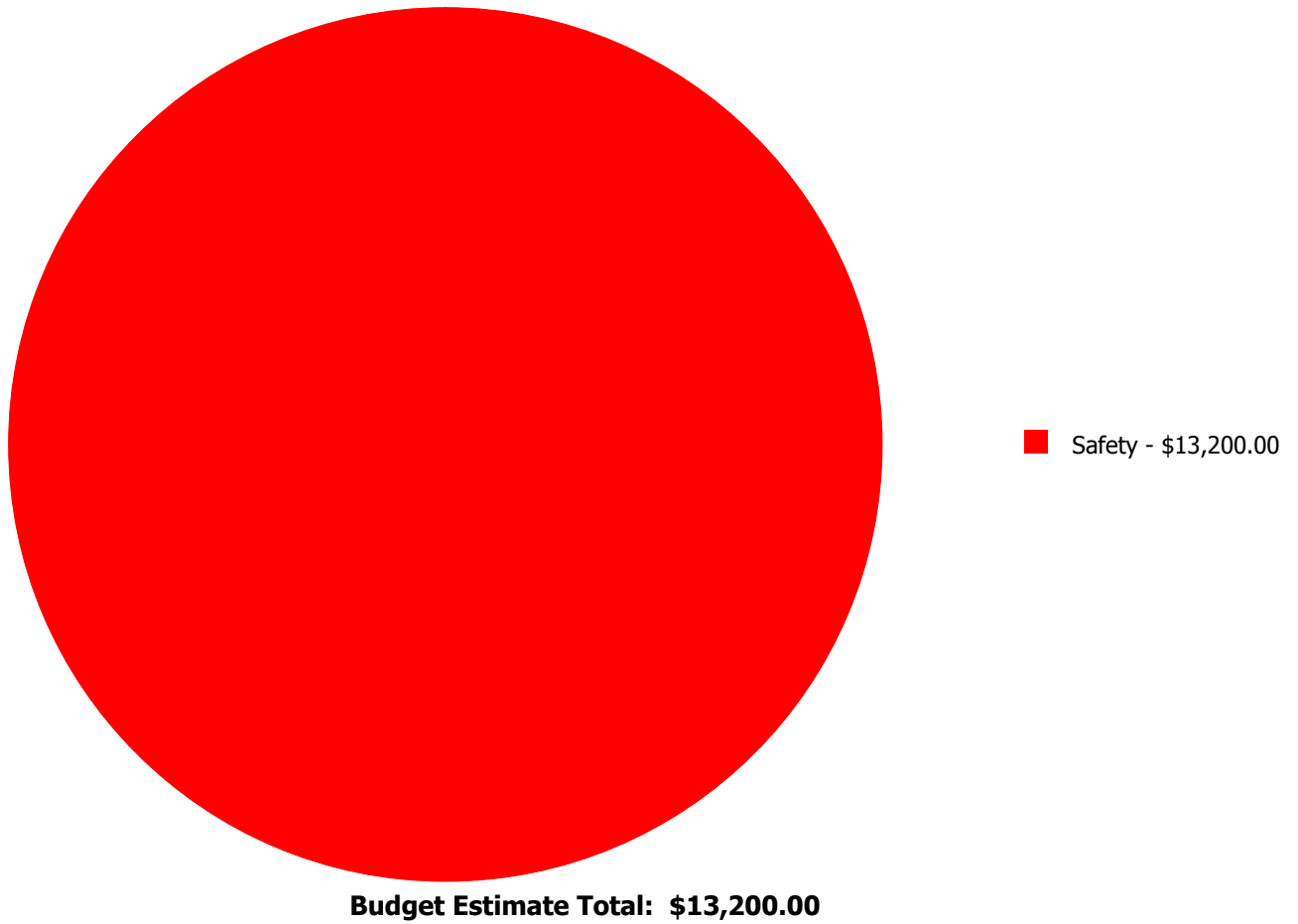
Deficiency By Priority Investment Table

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
C1010	Partitions	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00
	Total:	\$13,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,200.00

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: C1010 - Partitions



Location: Art Room and Room 238
Distress: Failing
Category: Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$13,200.00
Assessor Name: Somnath Das
Date Created: 02/01/2017

Notes: There are visible cracks on the partition wall which should be studied by a professional engineer.

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):	192,796
Year Built:	2014
Last Renovation:	
Replacement Value:	\$7,470,844
Repair Cost:	\$385,112.64
Total FCI:	5.15 %
Total RSLI:	84.59 %
FCA Score:	94.85



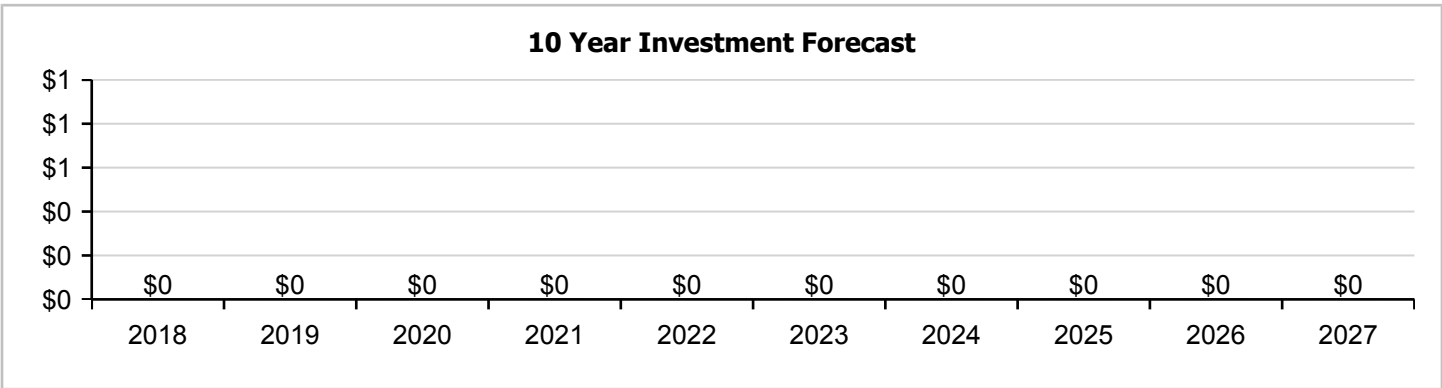
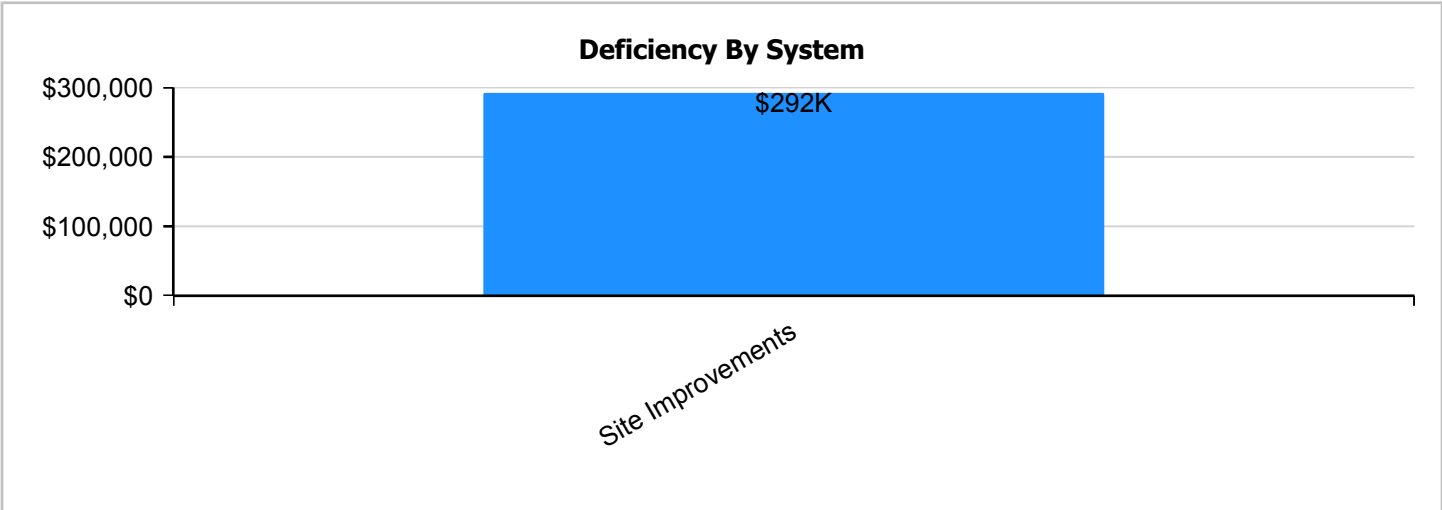
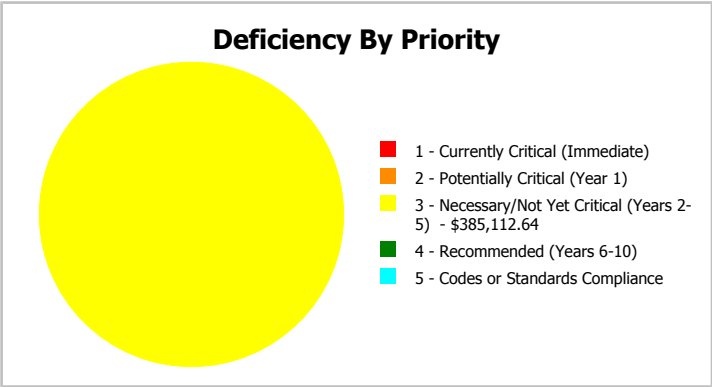
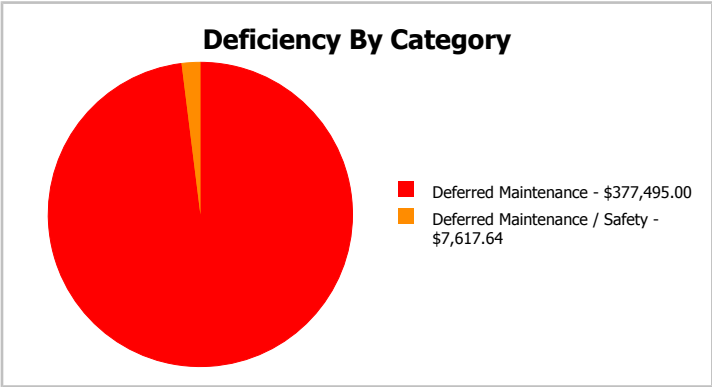
Description:

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:	192,796
Year Built:	2014	Last Renovation:	
Repair Cost:	\$385,113	Replacement Value:	\$7,470,844
FCI:	5.15 %	RSLI%:	84.59 %



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	79.78 %	8.25 %	\$385,112.64
G30 - Site Mechanical Utilities	93.84 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	90.20 %	0.00 %	\$0.00
Totals:	84.59 %	5.15 %	\$385,112.64

Photo Album

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

- 1). Aerial Image of Bertie High School - 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 \$
G2010	Roadways	\$3.76	S.F.	192,796	25	2014	2039		88.00 %	0.00 %	22			\$724,913
G2020	Parking Lots	\$1.61	S.F.	192,796	25	2014	2039		88.00 %	0.00 %	22			\$310,402
G2030	Pedestrian Paving	\$1.98	S.F.	192,796	30	2014	2044		90.00 %	2.00 %	27		\$7,617.64	\$381,736
G2040105	Fence & Guardrails	\$1.20	S.F.	192,796	30	2014	2044		90.00 %	0.00 %	27			\$231,355
G2040950	Baseball Field	\$5.78	S.F.	192,796	20	2014	2034		85.00 %	0.00 %	17			\$1,114,361
G2040950	Covered Walkways	\$0.81	S.F.	192,796	25	2014	2039		88.00 %	0.00 %	22			\$156,165
G2040950	Football Field	\$3.38	S.F.	192,796	20	2014	2034		85.00 %	0.00 %	17			\$651,650
G2040950	Softball Field	\$2.01	S.F.	192,796	20	2014	2034		85.00 %	0.00 %	17			\$387,520
G2040950	Track	\$1.78	S.F.	192,796	20	1995	2015		0.00 %	110.00 %	-2		\$377,495.00	\$343,177
G2050	Landscaping	\$1.91	S.F.	192,796	15	2014	2029		80.00 %	0.00 %	12			\$368,240
G3010	Water Supply	\$2.42	S.F.	192,796	50	2014	2064		94.00 %	0.00 %	47			\$466,566
G3020	Sanitary Sewer	\$1.52	S.F.	192,796	50	2014	2064		94.00 %	0.00 %	47			\$293,050
G3030	Storm Sewer	\$4.67	S.F.	192,796	50	2014	2064		94.00 %	0.00 %	47			\$900,357
G3060	Fuel Distribution	\$1.03	S.F.	192,796	40	2014	2054		92.50 %	0.00 %	37			\$198,580
G4010	Electrical Distribution	\$2.44	S.F.	192,796	50	2014	2064		94.00 %	0.00 %	47			\$470,422
G4020	Site Lighting	\$1.57	S.F.	192,796	30	2014	2044		90.00 %	0.00 %	27			\$302,690
G4030	Site Communications & Security	\$0.88	S.F.	192,796	15	2014	2029		80.00 %	0.00 %	12			\$169,660
Total									84.59 %	5.15 %			\$385,112.64	\$7,470,844

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 - Baseball Field



Note:

System: G2040950 - Covered Walkways



Note:

Campus Assessment Report - Site

System: G2040950 - Football Field



Note:

System: G2040950 - Softball Field



Note:

System: G2040950 - Track



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

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

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.

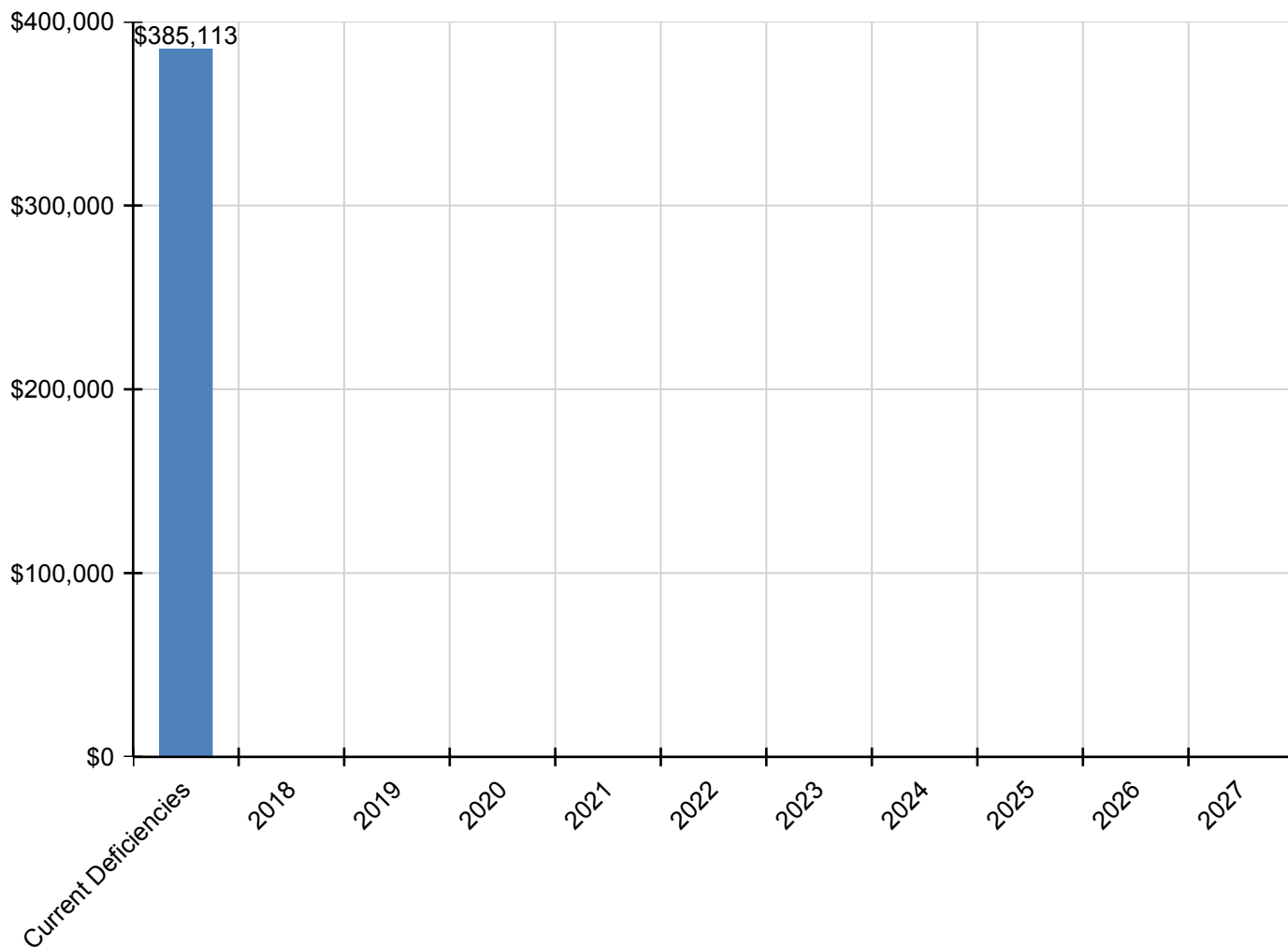
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$385,113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$385,113
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$7,618	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,618
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Baseball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Football Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Softball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Track	\$377,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$377,495
* 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
G3060 - Fuel Distribution	\$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
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

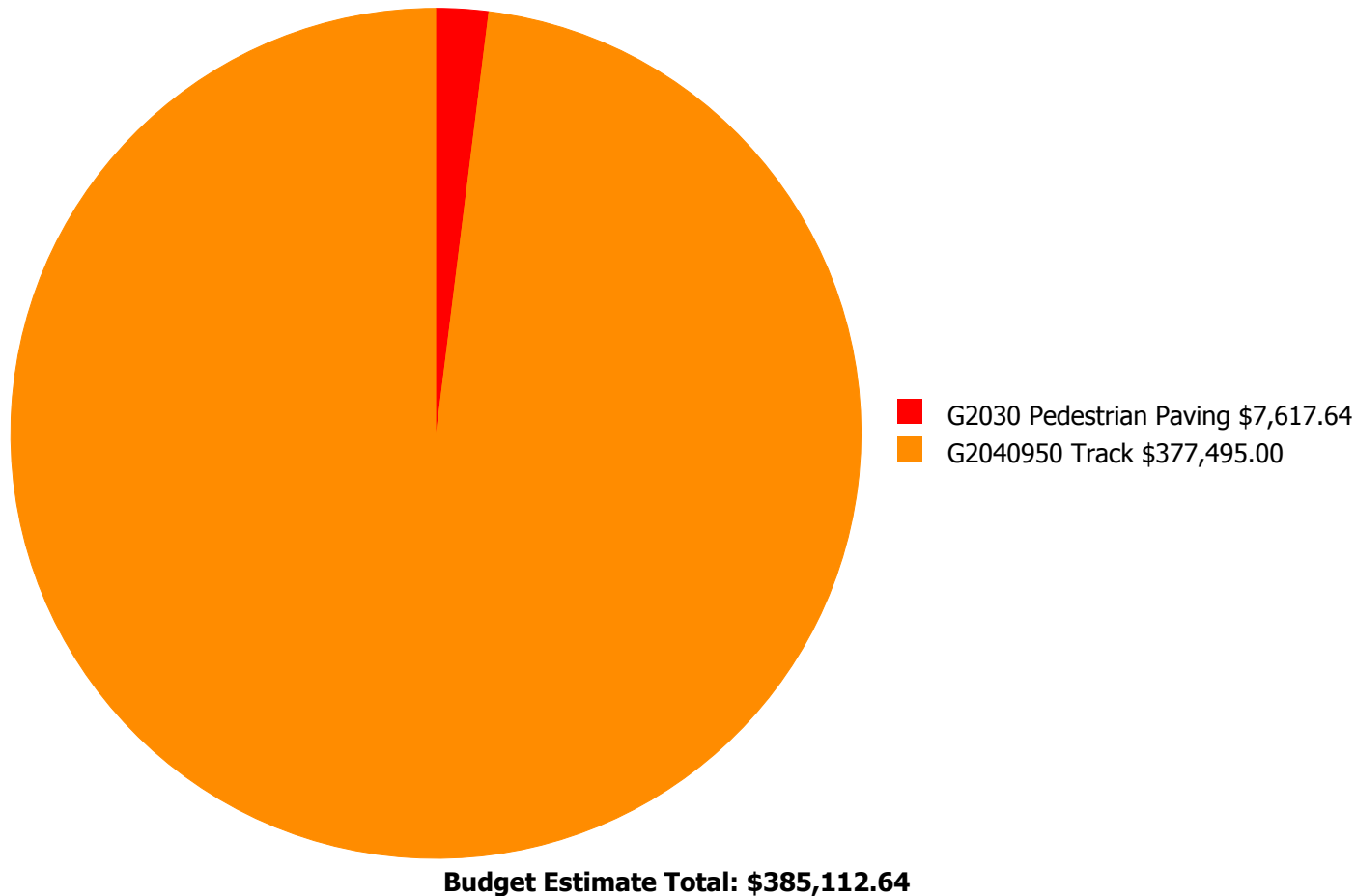
Forecasted Capital Renewal Requirement

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



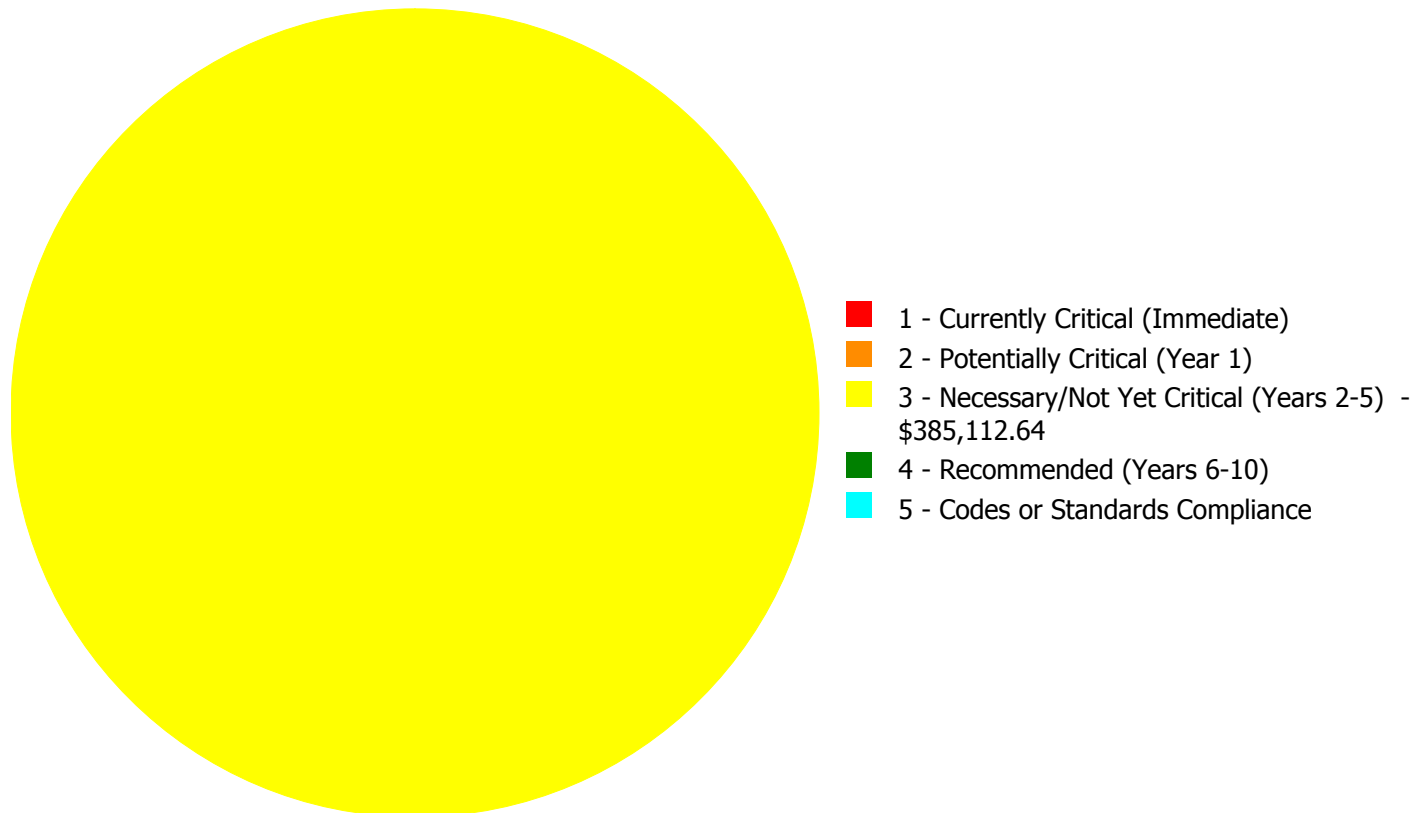
Deficiency Summary by System

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: \$385,112.64

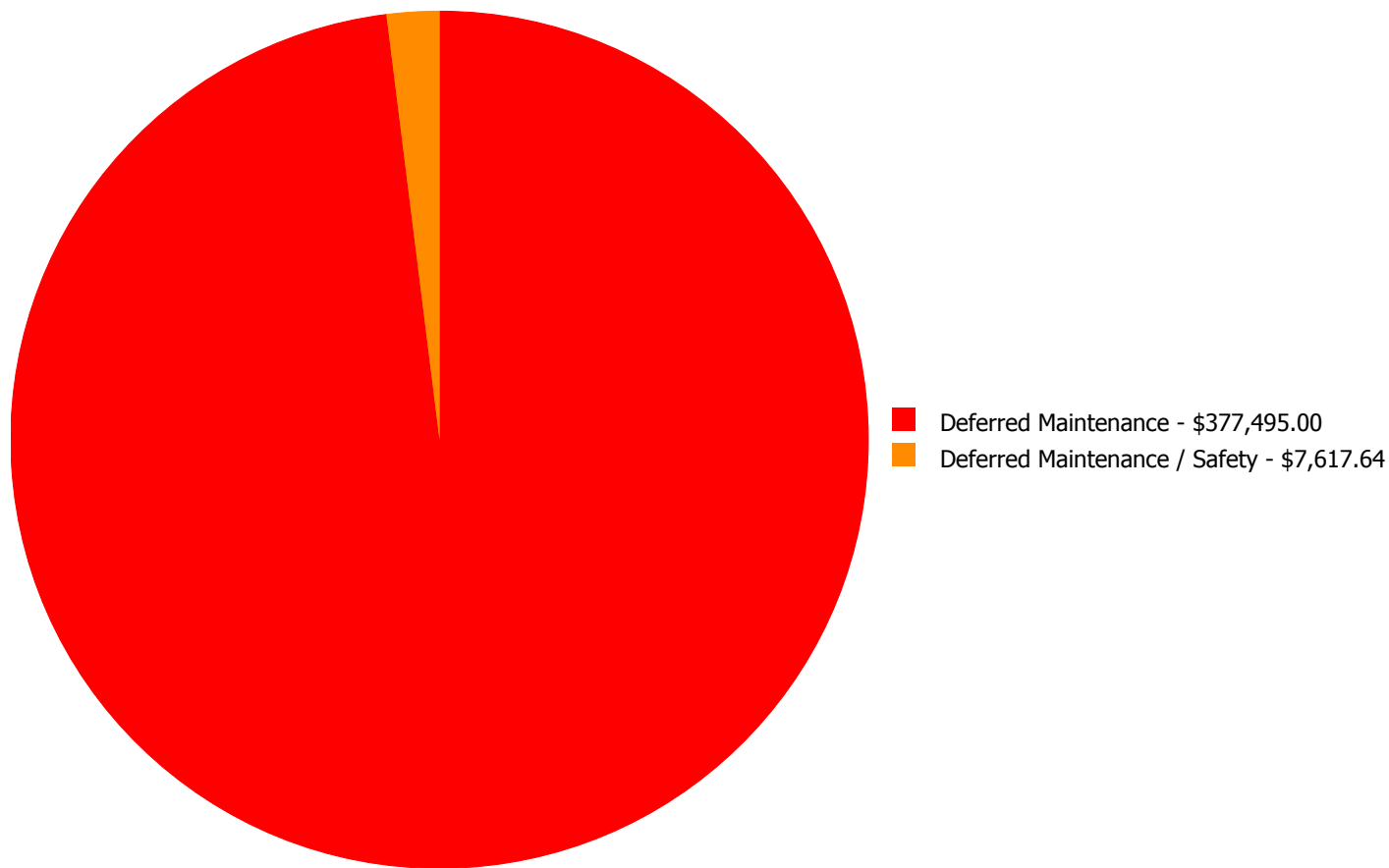
Deficiency By Priority Investment Table

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	\$7,617.64	\$0.00	\$0.00	\$7,617.64
G2040950	Track	\$0.00	\$0.00	\$377,495.00	\$0.00	\$0.00	\$377,495.00
	Total:	\$0.00	\$0.00	\$385,112.64	\$0.00	\$0.00	\$385,112.64

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: \$385,112.64

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 for the older buildings
Distress: Failing
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Remove and replace concrete sidewalk, 4' wide
Qty: 150.00
Unit of Measure: L.F.
Estimate: \$7,617.64
Assessor Name: Eduardo Lopez
Date Created: 02/02/2017

Notes: The pedestrian paving is cracked and level difference will cause tripping hazards, the pedestrian paving should be corrected.

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: 192,796.00
Unit of Measure: S.F.
Estimate: \$377,495.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

Notes: The track has asphalt top and is considered a hazard, thus the students are not allowed to use the track. The track should be replaced.